

ZONING

173 Attachment 2

Table of Use Regulations Town of Northbridge

In the Table of Use Regulations, the uses permitted by right in the district shall be designated by the letter P. Those uses that may be permitted by special permit in the district, in accordance with § 173-47, shall be designated by the letter S. Uses designated "—" shall not be permitted in the district.

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Residential:												
One-family detached dwelling	P	P	P	P	S	P	—	—	—	—	—	S
Two-family dwelling	—	S	S	P	P	S	—	—	—	—	—	S
Multifamily dwelling [Amended 1-23-1996 STM, Art. 12; 10-22-2024 ATM by Art. 7]	—	—	—	S	P	S	S ²	—	—	—	—	—
Accessory residential building such as toolshed, boathouse, playhouse, shelter for domestic pets, private greenhouse, private swimming pool and private detached garage for noncommercial vehicles	P	P	P	P	P	P	—	—	—	—	—	P
Planned townhouse development	—	—	—	—	—	S	—	—	—	—	—	—
Community facilities:												
Church or other religious purpose	P	P	P	P	P	P	P	P	P	P	P	P
Educational purpose which is religious, sectarian, denominational or public	P	P	P	P	P	P	P	P	P	P	P	S

NORTHBRIDGE CODE

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Nonprofit recreational facility, not including a membership club	P	P	P	P	P	P	S	S	S	—	—	S
Nonprofit country, hunting, fishing, tennis or golf club	P	P	P	S	S	P	—	—	—	—	—	—
Nonprofit day camp or other nonprofit camp	P	P	P	S	S	P	—	—	—	—	—	S
Town building, except equipment garage	P	P	P	P	P	P	P	P	P	S	S	P
Town cemetery, including any crematory therein	S	S	S	S	S	S	S	S	S	—	—	—
Historical association or society	S	S	S	S	S	S	P	P	P	—	—	P
Nonprofit hospital or sanitorium	S	S	S	S	S	S	—	—	—	—	—	—
Street, bridge, tunnel	P	P	P	P	P	P	P	P	P	P	P	P
Town equipment garage	—	—	—	—	—	—	S	S	—	P	P	—
Public utility, water filter plant, except power plant, sewage treatment plant and refuse facility [Amended 5-3-2011 ATM, Art. 25]	P	P	P	P	P	P	P	P	P	P	P	S
Power plant, sewage treatment plant and refuse facility [Amended 5-3-2011 ATM, Art. 25]	—	—	—	—	—	—	—	—	—	P	S	—

ZONING

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Large-scale solar photovoltaic facilities, see Article XX [Added 10-22-2013 ATM, Art. 10]	—	—	—	—	—	—	—	—	P	P	P	—
Agricultural:												
Agriculture, horticulture and floriculture, except a greenhouse or stand for retail sale	P	P	P	P	P	P	P	P	P	P	P	P
Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products [Amended 6-11-2002 ATM, Art. 23; 10-23-2007 ATM, Art. 12]	S	S	S	S	S	S	P	P	P	S ³	S ³	—
Temporary (not to exceed erection or use for a period exceeding 3 months in any 1 year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises [Amended 10-23-2007 ATM, Art. 12]	P	P	P	S	S	P	P	P	P	S	S	—
Raising and keeping livestock, horses and poultry, including dairy farming, not including the raising of swine or fur animals for commercial use	P	P	S	S	—	S	—	—	—	—	—	—

NORTHBRIDGE CODE

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures [Amended 5-2-2017 ATM, Art. 17]	S	S	S	S	—	S	—	S	—	—	—	—
Noncommercial forestry and growing of all vegetation	P	P	P	P	P	P	P	P	P	P	P	P

Retail and service:

Stores usually selling a combination of 2 or more of the following: dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware and food [Amended 6-11-2002 ATM, Art. 23; 10-23-2007ATM, Art. 12; 5-3-2016 ATM, Art. 20]	—	—	—	—	—	—	P	P	P	S ³	S ³	—
--	---	---	---	---	---	---	---	---	---	----------------	----------------	---

ZONING

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Establishment primarily selling food and drink for home preparation and consumption or on its premises [Amended 6-11-2002 ATM, Art. 23; 10-23-2007 ATM, Art. 12; 5-3-2016 ATM, Art. 21]	—	—	—	—	—	—	P	P	P	S ³	S ³	—
Sales by dispenser-type vending machines	—	—	—	—	—	—	P	P	P	P	P	—
Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household trailers [Amended 10-23-2007 ATM, Art. 12]	—	—	—	—	—	—	S	P	S	S	S	—
Hotels and motels [Amended 6-11-2002 ATM, Art. 23; 10-23-2007 ATM, Art. 12]	—	—	—	—	S	—	P	P	P	S ³	S ³	—
Lodging house [Amended 10-22-1996 ATM, Art. 22]	—	—	S	S	S	—	—	—	—	—	—	—

NORTHBRIDGE CODE

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Bed-and-breakfast inn [Added 10-22-1996 ATM, Art. 22; amended 10-22-2002 ATM, Art. 10]	S	S	S	—	—	S	S	—	—	—	—	S
Personal service establishments [Amended 6-11-2002 ATM, Art. 23; 10-23-2007 ATM, Art. 12]	—	—	—	—	—	—	P	S	P	S ³	S ³	—
Funeral home or mortuary establishment	—	—	S	S	P	—	P	S	—	—	—	S
Convalescent or nursing home	S	S	S	S	S	—	—	—	—	—	—	S
Membership club	S	S	S	S	S	S	P	S	S	—	—	S
Miscellaneous business offices and services [Amended 6-11-2002 ATM, Art. 23; 10-23-2007 ATM, Art. 12; 5-3-2016 ATM, Art. 22; 10-25-2016 ATM, Art. 10]	—	—	—	—	—	—	P	P	P	S ³	S ³	P
Home occupation (subject to § 173-13)	P	P	P	P	P	P	P	P	P	P	P	P

ZONING

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Automotive repair, automobile services and garages (not including a junkyard or open storage of abandoned automobiles or other vehicles) [Amended 6-15-2004 ATM, Art. 29]	—	—	—	—	—	—	S ⁵	P	—	S	S	—
Automotive or other junkyard or open storage of abandoned automobiles or other vehicles	—	—	—	—	—	—	—	S	—	S	—	—
Miscellaneous repair service	—	—	—	—	—	—	S	P	—	—	—	—
Motion-picture establishment [Amended 6-11-2002 ATM, Art. 23; 10-23-2007 ATM, Art. 12]	—	—	—	—	—	—	P	P	P	S ³	S ³	—
Amusement and recreation services [Amended 10-24-2017 ATM by Art. 8]	—	—	—	—	—	—	S	S	S	S ⁷	S ⁷	—
Commercial recreation, exercise and athletic facilities [Added 6-15-2004 ATM, Art. 25; amended 5-5-2009 ATM, Art. 22]	—	—	—	—	—	—	S ⁶	S ⁶	S ⁶	S	S	—

NORTHBRIDGE CODE

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Horse racing facility and all accessory uses incidental to a horse track, on a site containing at least 50 acres, provided that no accessory uses will be permitted on the site until a track is constructed for live horse racing [Added 1-25-1992 STM, Art. 1]	—	—	—	—	—	—	—	—	—	—	P	—
Taxi and bus terminals	—	—	—	—	—	—	P	P	S	—	—	—
Communications and television towers	S	S	—	—	—	—	S	S	—	S	S	—
Airport and landing strip	S	—	—	—	—	—	—	—	—	S	S	—
Commercial parking lot or structure [Amended 1-23-1996 STM, Art. 10]	—	—	S	S	S	—	P	P	P	S	S	—
Planned business development [see § 173-47B(2)] [Amended 6-11-2002 ATM, Art. 23; [Amended 10-23-2007 ATM, Art. 12]	—	—	—	—	—	—	S	S	P	S	S	—
Accessory use	S	S	S	S	S	—	S	S	S	P	P	—

ZONING

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Use accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production. The accessory use does not have to be located on the same parcel as the principal use. In issuance of the special permit, the Board of Appeals must find that the proposed accessory use does not substantially derogate from the public good	S	S	S	S	S	S	S	S	S	S	S	S
Retail use accessory to a wholesale trade when that retail use occupies 10% or less of the total square footage of the building housing that wholesale trade [Added 10-22-1996 ATM, Art. 21]	N	N	N	N	N	—	N	N	N	P	P	N

NORTHBRIDGE CODE

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Office for administrative, executive, professional, sales and other similar uses [Added 11- 14-2000 ATM, Art. 18; amended 2-21-2012 STM, Art. 3; 5-3-2016 ATM, Art. 23; 10-25-2016 ATM, Art. 10]	—	—	—	—	—	—	P	P	P	S	P	P
Research & Development (laboratory for scientific, agricultural, or industrial research) [Added 11-14-2000 ATM, Art. 18]										S	P	
Tattoo parlor/ body piercing studio [Added 10-22-2002 ATM, Art. 9]							S		S			
Historic inns [Added 6-17-2003 ATM, Art. 20]						S						
Marijuana establishments [Added 10-23-2018 ATM, Art. 3]												
Marijuana cultivator	—	—	—	—	—	—	—	—	—	S	S	—
Marijuana product manufacturer	—	—	—	—	—	—	—	—	—	S	S	—
Marijuana research facility	—	—	—	—	—	—	—	—	—	S	S	—

ZONING

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Independent testing laboratory	—	—	—	—	—	—	—	—	—	S	S	—
Marijuana retailer	—	—	—	—	—	—	—	S	S	S	S	—
Any other type of licensed marijuana-related business for the non-medical use of marijuana, as set forth in MGL c. 94G	—	—	—	—	—	—	—	—	—	S	S	—
Agri-Tourism Farm [Added 5-4-2010 ATM, Art. 15]	P	P	P	P	P	P	P	P	P	—	—	—
Wholesale and manufacturing:												
Mining and quarrying	—	—	—	—	—	—	—	—	—	S	S	—
Construction activities or suppliers	—	—	—	—	—	—	—	—	—	S	S	—
Manufacturing and light industries	—	—	—	—	—	—	S	S	—	P	P	—
Railroads and railway express service	—	—	—	—	—	—	S	S	—	P	P	—
Trucking service and warehousing	—	—	—	—	—	—	—	S	—	P	P	—
Other transportation services (taxicabs)	—	—	—	—	—	—	—	S	—	P	P	—
Wholesale trade	—	—	—	—	—	—	—	S	S	P	P	—
Registered marijuana dispensary [Added 5-6-2014 ATM, Art. 19]	—	—	—	—	—	—	—	—	—	—	S	—
Contractor's Yard [Added 5-3-2016 ATM, Art. 28]	—	—	—	—	—	—	—	S	S	S	S	—

NORTHBRIDGE CODE

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3 ¹	I-1	I-2	H
Adult entertainment uses [Added 10-28-1997 ATM, Art. 19]												
Adult bookstore	—	—	—	—	—	—	—	—	—		S	—
Adult motion-picture theater	—	—	—	—	—	—	—	—	—	—	S	—
Adult paraphernalia store	—	—	—	—	—	—	—	—	—	—	S	—
Adult video store	—	—	—	—	—	—	—	—	—	—	S	—
Adult live entertainment establishment	—	—	—	—	—	—	—	—	—	—	S	—
Processing & Transfer Facilities [Added 9-23-2003 STM, Art. 1]												
Infectious Waste Transfer Station	—	—	—	—	—	—	—	—	—	S	S	—
Infectious Waste Processing Facility	—	—	—	—	—	—	—	—	—			

NOTES:

¹ **[Added 9-11-1990 STM, Art. 20]**

² The area, width and yard requirements for such use shall be as required in the R-5 District.

³ Use shall only be allowed if part of a Planned Business Development.
[Added 6-11-2002 ATM, Art. 23]

⁴ Parking shall be provided as per Article VIII; said parking shall be prohibited within the front yard, as defined herein.
[Added 6-17-2003 ATM, Art. 20]

⁵ No special permit shall be required for automobile service stations in the B-1 district that primarily sell gasoline, do not provide automobile repair services and are located on a parcel of land containing at least 40,000 sq.ft. of area.
[Added 6-15-2004 ATM, Art. 29]

ZONING

NOTES:

⁶ No special permit shall be required for commercial recreation, exercise and athletic facilities in the B-1 District when the square-footage of the building designated for such use is less than or equal to 1,000 square feet. No special permit shall be required for commercial recreation, exercise and athletic facilities in the B-2 District when the square-footage of the building designated for such use is less than or equal to 3,000 square feet. No special permit shall be required for commercial recreation, exercise and athletic facilities in the B-3 District when the square-footage of the building designated for such use is less than or equal to 7,000 square feet.

[Added 5-5-2009 ATM, Art. 22]

⁷ Use allowed by special permit of the Planning Board.

[Added 10-24-2017 ATM by Art. 8]