

ZONING

205 Attachment 1

**Town of Westminster
Table of Use Regulations
Chapter 205, Zoning
(Part 1)**

[Amended STM 10-25-1978 by Art. 1; STM 10-2-1978 by Art. 3; STM 10-2-1978 by Art. 4; STM 3-15-1989 by Art. 7; ATM 4-16-1983 by Art. 34; STM 10-10-1995 by Art. 17; STM 10-6-1997 by Art. 21; ATM 5-6-2000 by Art. 30; ATM 5-6-2000 by Art. 31; STM 6-18-2001 by Art. 4; STM 10-26-2004 by Art. 21; STM 10-26-2004 by Art. 22; ATM 5-3-2005 by Art. 43; ATM 5-2-2006 by Art. 56; ATM 5-3-2008 by Arts. 39, 40; ATM 5-5-2012 by Art. 44; ATM 5-3-2014 by Art. 35; STM 11-18-2014 by Arts. 13 and 15; ATM 5-7-2016 by Art. 39; STM 11-28-2017 by Art. 15; STM 11-27-2018 by Art. 12; STM 11-27-2018 by Art. 10; 5-4-2019 ATM by Art. 30; 5-4-2019 ATM by Art. 32; 5-6-2023 ATM by Art. 27]

Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
A. Residential Uses								
(1) Detached dwelling on a separate lot occupied by not more than 1 family	Y	Y	Y	N	N	Y	N	N
(2) 1 2-family or 1 duplex dwelling on a separate lot	Y	Y	N	N	N	Y	N	N
(3) Townhouse apartments (For dimensional requirements, see § 205-33, Apartments and Attached Dwellings.)	SP	N	N	N	N	SP	N	N
(4) Apartments (For dimensional requirements, see § 205-33, Apartments and Attached Dwellings.)	SP	N	N	N	N	SP	N	N
(5) Motels and hotels (See § 205-32, Motels.)	N	N	N	Y	Y	Y	SP	SP
(6) Bed-and-breakfast	SP	SP	SP	Y	Y	Y	N	N
(7) Renting rooms in a dwelling existing at the time of adoption of this chapter to not more than 4 persons, provided that there are no separate cooking facilities	Y	Y	Y	Y	Y	Y	Y	Y
(8) Renting of rooms in an existing dwelling to more than 4 persons	N	N	N	N	SP	SP	N	N
(9) Conversion of a dwelling existing at the time of adoption of this chapter to accommodate not more than 2 families	Y	Y	Y	Y	Y	Y	Y	Y
(10) Conversion of a dwelling existing at the time of adoption of this chapter to accommodate more than 2 families. (For dimensional requirements, see § 205-33, Apartments and Attached Dwellings.)	SP	SP	SP	SP	SP	SP	SP	SP
(11) Trailer or mobile home	N	N	N	N	N	N	N	N
(12) Temporary residential use of a camper or trailer	Y	Y	Y	Y	Y	Y	Y	Y
(13) Temporary mobile homes, camping trailers, utility trailers, horse trailers, trailers, boats or pickup campers	Y	Y	Y	Y	Y	Y	Y	Y
(14) Trailer park or mobile home park	N	N	N	N	N	N	N	N

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(Part 2)

Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
B. Institutional, recreational and educational uses								
(1) Place of worship	Y	Y	Y	Y	Y	Y	Y	Y
(2) Religious, sectarian and nonsectarian denominational, private or public school	Y	Y	Y	Y	Y	Y	Y	Y
(3) Federal, state and municipal buildings and related or supporting facilities	Y	Y	Y	Y	Y	Y	Y	Y
(4) Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y
(5) Federal, state and municipal park, playground or recreational facility	Y	Y	Y	Y	Y	Y	Y	Y
(6) Public utilities	SP	SP	SP	SP	SP	SP	SP	SP
(7) Private nonprofit libraries or museums	SP	SP	SP	Y	Y	Y	SP	SP
(8) Private nonprofit community center building, adult education center or other similar facility	SP	SP	SP	SP	SP	SP	N	N
(9) Hospital or infirmary	Y	Y	Y	Y	Y	Y	Y	Y
(10) Nursing home, convalescent home, or assisted living facility	Y	Y	Y	Y	Y	Y	Y	Y
(11) Day nursery, nursery school or kindergarten	Y	Y	Y	Y	Y	Y	Y	Y
(12) Large family child-care home	Y	Y	Y	Y	Y	Y	Y	Y
(13) Family child-care home [considered an accessory use under Subsection I(12)]	Y	Y	Y	Y	Y	Y	Y	Y
(14) Trade, professional or other school	SP	N	N	Y	Y	Y	SP	SP
(15) Private nonprofit membership or social club or lodge	SP	SP	SP	Y	Y	Y	SP	SP
(16) Country club, golf, swimming, tennis or other recreational facility	SP	SP	SP	Y	Y	Y	SP	SP
(17) Entertainment and recreational facilities	N	N	N	Y	Y	Y	N	N
(18) Domestic charitable corporation kennel	SP-PB	SP-PB	SP-PB	N	N	N	N	N
C. Agricultural uses								
(1) Farms: agriculture, orchard, horticulture, or silviculture	Y	Y	Y	Y	Y	Y	Y	Y
(2) Livestock farms	Y	Y	Y	Y	Y	Y	Y	Y
(3) One roadside stand per farm for sale of agricultural or horticultural products	Y	Y	Y	Y	Y	Y	Y	Y
(4) Sales places for flowers, garden supplies or agricultural produce partly or wholly outdoors, including commercial greenhouses on parcels less than 5 acres	SP	SP	SP	Y	Y	Y	SP	SP
(5) The raising of swine on parcels of five acres or more and exempted under MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y	Y
D. Offices and laboratory								
(1) Business, financial, professional offices	N	N	N	Y	Y	Y	Y	Y

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Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
(2) Medical offices and clinics	N	N	N	Y	Y	Y	Y	Y
(3) Research and development laboratory or research facility, including life science and biotechnology laboratories having Biological Safety Levels 1, 2 and 3 as determined by the CDC	N	N	N	Y	Y	Y	Y	Y
(4) Research and development laboratory or research facility, including life science and biotechnology laboratories having a Biological Safety Level of 4 as determined by the CDC	N	N	N	N	N	N	SP	SP
(5) Radio, movie or television studio	N	N	N	Y	Y	Y	Y	Y
(6) Radio or television transmission	N	SP	SP	SP	SP	SP	SP	SP
E. Retail business and consumer service establishments								
(1) Store for retail sale of merchandise	N	N	N	Y	Y	Y	N	N
(2) Retail store containing more than 25,000 square feet of gross floor area	N	N	N	N	N	N	N	N
(3) Eating places serving food and beverages to be consumed within the building	N	N	N	Y	Y	Y	N	N
(4) Eating places serving food and beverages with an outside patio or deck	N	N	N	SP	SP	SP	N	N
(5) Brewery with restaurant and/or retail component	N	N	N	Y	Y	Y	Y	Y
(6) Stores for the sale or rental of boats, marine supplies and associated items	N	N	N	Y	Y	SP	N	N
(7) Marinas, including sales and repair of boats and related supplies	SP	SP	SP	Y	Y	N	SP	SP
(8) Personal services serving local needs	N	N	N	Y	Y	Y	N	N
(9) Studios for arts and handicrafts	SP	SP	SP	Y	Y	Y	N	N
(10) Mortuary, undertaking or funeral establishment	SP	N	N	Y	Y	Y	N	N
(11) Veterinary kennel	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB
(12) Building supply store	N	N	N	Y	Y	N	N	N
(13) Glass sales and repairs, including auto glass repair and service	N	N	N	Y	Y	SP	SP	SP
(14) Business services	N	N	N	Y	Y	Y	Y	Y
(15) Adult bookstores, adult live entertainment, adult motion-picture theater, adult mini motion-picture theater, adult video store, or adult paraphernalia store (See § 205-35)	N	N	N	N	N	N	SP	SP
(16) Self-storage (mini warehouse facilities)	N	N	N	N	N	N	SP	SP
(17) Commercial boarding or training kennel	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB	SP-PB
(18) Commercial breeder kennel	N	SP-PB	SP-PB	N	N	N	N	N
(19) Drive-in eating places where the motorist does not have to leave his car or where food is normally consumed outside the building	N	N	N	Y	Y	SP	N	N
(20) Place for exhibition, fabrication, lettering or sale of gravestones	N	N	N	Y	Y	Y	Y	Y
F. Automotive service and open air drive-in retail service								
(1) Gasoline service stations	N	N	N	SP	SP	SP	N	N
(2) Sale or rental of automobiles, or other motor vehicles and accessory storage	N	N	N	Y	N	N	N	N
(3) Automobile and motorcycle repair shops, provided that all major work is carried out within the building	N	N	N	Y	Y	SP	SP	SP
(4) Bus or other large vehicle storage or repair	N	N	N	N	N	N	Y	Y
(5) Car washing establishments	N	N	N	Y	Y	Y	N	N

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(Part 4)

Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
G. Industrial, wholesale and transportation uses								
(1) Laundries and dry-cleaning plants	N	N	N	Y	Y	SP	Y	Y
(2) Printing, binding, publishing and related arts and trades	N	N	N	Y	Y	SP	Y	Y
(3) Bottling of beverages, including spring water	N	N	N	N	N	N	Y	Y
(4) Plumbing, electrical or carpentry shop or other similar service or repair establishment	N	N	N	Y	Y	SP	Y	Y
(5) Light manufacturing	N	N	N	N	N	N	Y	Y
(6) Wholesale business and storage in an enclosed and roofed structure	N	N	N	Y	SP	SP	Y	Y
(7) Wholesale business with outside storage	N	N	N	N	N	N	SP	SP
(8) Truck terminals	N	N	N	N	N	N	SP	SP
(9) Artisanal manufacturing	N	N	N	Y	Y	Y	Y	Y
H. Other principal uses								
(1) Mixed-use building containing retail, office, restaurant or consumer service establishments and residential dwelling unit(s)	N	N	N	N	Y	Y	N	N
(2) Open lot storage or sale of junk or salvaged materials	N	N	N	N	N	N	N	N
(3) Any use hazardous to health because of danger of flooding, inadequacy of drainage or inaccessibility to fire-fighting apparatus or other protective service	N	N	N	N	N	N	N	N
(4) Recycling facility	N	N	N	N	N	N	SP	SP
(5) Airports, air pads, private or commercial propeller, jet, helicopter, glider planes, drone parts, sale or rental of craft and storage	N	N	N	N	N	N	SP	SP
(6) Wireless communications towers and facilities	See § 205-39							
(7) Residential wind energy facilities (See § 205-40)	Y	Y	Y	Y	Y	Y	Y	Y
(8) Small wind energy facilities (See § 205-40)	N	SP-PB	N	N	N	N	N	N
(9) Medical marijuana treatment center/registered marijuana dispensaries (See § 205-41)	N	N	N	N	N	N	SP-PB	SP-PB
(10) Large-scale ground-mounted solar photovoltaic installations (See § 205.40.1)	SP	SP	SP	SP	SP	N	SP	SP
(11) Large-scale roof-mounted solar photovoltaic installations	Y	Y	Y	Y	Y	Y	Y	Y
(12) Residential-scale solar photovoltaic installations	Y	Y	Y	Y	Y	Y	Y	Y
(13) Recreational marijuana establishments (See § 205-41.1)	N	N	N	N	N	N	SP	SP
(14) Retail sales of recreational marijuana	N	N	N	N	N	N	SP	SP
I. Accessory uses and off-street parking								
(1) Private garage for residents of a dwelling on the same premises	Y	Y	Y	Y	Y	Y	Y	Y
(2) Private greenhouse, toolsheds, tennis courts, swimming pools or other similar building or structure for domestic use	Y	Y	Y	Y	Y	Y	Y	Y
(3) The raising or keeping of animals, livestock or poultry as pets or for use by residents of the premises, provided that no sty, paddock, building or similar enclosure for any animal may be less than 50 feet from any lot line	Y	Y	Y	Y	Y	Y	Y	Y

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Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
(4) Customary home occupation – office	Y	Y	Y	Y	Y	Y	Y	Y
(5) Customary home occupation – contractor	Y	Y	Y	Y	Y	Y	Y	Y
(6) Restaurants inside a building for the use of the primary occupants of the building, provided that there is no exterior evidence of the same	N	N	N	Y	Y	Y	Y	Y
(7) Restaurants primarily for the use of residents of an apartment building or group of apartment buildings, provided that there is no exterior evidence of the same	SP	N	N	Y	Y	Y	N	N
(8) Beauty shop, barbershop or newsstand for the resident under the same conditions as set forth in Subsection I(7) above	SP	N	N	Y	Y	Y	N	N
(9) Customary home occupation – sales	Y	Y	Y	Y	Y	Y	Y	Y
(10) Customary home occupation – personal services	Y	Y	Y	Y	Y	Y	Y	Y
(11) Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, provided that the proposed accessory use does not substantially detract from the public good	SP	SP	SP	SP	SP	SP	SP	SP
(12) Family day-care service with no more than 6 children under 16 and no children sleeping overnight	Y	Y	Y	Y	Y	Y	Y	Y
(13) Retail use accessory to the principal manufacturing use	N	N	N	N	N	N	SP	SP
(14) Personal kennel	Y	Y	Y	Y	Y	Y	Y	Y
(15) Dish antenna conforming to the building setbacks for primary structures (front, side, rear) required in the zoning district in which it is located.	Y	Y	Y	Y	Y	Y	Y	Y
(16) Accessory dwelling unit	Y	Y	Y	Y	Y	Y	Y	Y
(17) Parking lots for commercial and/or industrial uses	N	N	N	Y	Y	N	Y	Y
(18) Short-term rental (See § 205-32.1)	N	N	N	Y	Y	N	Y	Y