

ZONING

295 Attachment 1

Town of Sudbury

Section 2230 Appendix A

Table of Principal Use Regulations

[Amended 4-2-2002 ATM by Art. 37; 4-7-2003; 4-6-2010 ATM by Art. 20; 5-4-2011 ATM by Art. 23; 5-8-2012 ATM by Art. 20; 5-7-2018 ATM by Art. 20; 9-12-2020 ATM by Art. 37; amendment pending]

A-RES=A-Residential	LID=Limited Industrial District	ZBA=Use requires a special permit by the Zoning Board of Appeals
C-RES=C-Residential	IP=Industrial Park District	BOS=Use requires a special permit by the Select Board
WI=Wayside Inn Historic Preservation Zone	RD=Research District	PB=Use requires a special permit by the Planning Board
BD=Business District	Y=Permitted use	
LBD=Limited Business District	N=Prohibited use	
VBD=Village Business District		
ID=Industrial District		

Principal Use	Districts									
	A-RES	C-RES	WI	BD	LBD	VBD ¹	ID	LID	IP	RD
A. RESIDENTIAL										
1. Single-family dwelling	Y	Y	Y	N	ZBA	Y	N	N	N	N
2. Residential apartments on second and/or third floors, above ground level business uses	N	N	N	N	N	Y	N	N	N	N
3. Boarding house	ZBA	ZBA	ZBA	N	ZBA	ZBA	N	N	N	N
4. Cluster development (Section 5100)	PB	PB	PB	N	N	N	N	N	N	N
5. Flexible development (Section 5200)	PB	PB	PB	N	N	N	N	N	N	N
6. Senior residential community (Section 5300)	PB	PB	PB	N	PB	PB	N	N	N	PB
7. Incentive senior development (Section	PB	PB	N	N	PB	PB	N	N	N	PB

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Principal Use	Districts									
	A-RES	C-RES	WI	BD	LBD	VBD ¹	ID	LID	IP	RD
5400)										
8. Residential care facility	N	N	N	N	N	N	N	N	N	Y
B. EXEMPT AND INSTITUTIONAL USES										
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Family day care	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Child-care facility (in existing building)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Child-care facility (not defined in MGL c. 28A, § 9)	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
6. Use of land for the primary purpose of agriculture, horticulture, floriculture, or in accordance with MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Municipal purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Essential services	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZB	ZBA	ZBA

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Principal Use	Districts									
	A-RES	C-RES	WI	BD	LBD	VBD ¹	ID	LID	IP	RD
								A		
C. COMMERCIAL										
1. Agricultural use, nonexempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Educational use, nonexempt	N	N	N	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
3. Farm stand, nonexempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Animal clinic or hospital	N	N	N	BOS	N	N	BOS	N	N	N
5. Kennel	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
6. Nursing or convalescent home and assisted care facility	ZBA ²	ZBA ²	ZBA ²	N	ZBA ²	ZBA ²	N	N	N	Y
7. Funeral home	N	N	N	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
8. Adult day-care facility	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
9. Bed-and-breakfast	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
10. Motel or hotel	N	N	N	ZBA	N	Y ³	ZBA	N	N	N
11. Retail stores and services not elsewhere set forth	N	N	N	Y	Y	Y	Y	Y	N	N
12. Motor vehicle sales and rental	N	N	N	ZBA	N	N	ZBA	N	N	N
13. Motor vehicle general and body repair	N	N	N	ZBA	N	N	ZBA	N	N	N
14. Motor vehicle light service	N	N	N	ZBA	N	N	ZBA	N	N	N
15. Personal service establishment	N	N	N	Y	Y	Y	N	N	N	N
16. Restaurant	N	N	N	Y	Y	Y	Y	N	N	N
17. Business or professional office	N	N	N	Y	Y	Y	Y	Y	Y	Y
18. Medical center or clinic	ZBA	ZBA	ZBA	N	ZBA	ZBA	N	N	N	Y
19. Bank, financial agency	N	N	N	Y	Y	Y	Y	Y	Y	Y
20. ATMs, kiosks and similarly sized service booths and detached structures ¹⁵	N	N	N	N	N	N	N	N	N	N

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Principal Use	Districts									
	A-RES	C-RES	WI	BD	LBD	VBD ¹	ID	LID	IP	RD
21. Drive-in establishments regularly dispensing merchandise or money from inside a building to persons outside but excluding the dispensing of food or drink	N	N	N	Y	N	N	N	N	N	N
22. Indoor commercial recreation	N	N	N	ZBA	N	Y	ZBA	ZB A	N	N
23. Outdoor commercial recreation	N	N	N	N	N	N	ZBA	Y	N	N
24. Club or lodge, private	N	N	N	Y	Y	Y	Y	Y	N	N
25. Major commercial project	N	N	N	ZBA	ZBA	ZBA	ZBA	ZB A	ZBA	ZBA
26. Pools, private (reference Subsection 2325)	Y	Y	Y	N	ZBA	Y	N	N	N	N
27. Pools, public or semipublic (reference Subsection 2325)	ZBA	ZBA	ZBA	N	ZBA	ZBA	N	N	N	N
28. Marijuana establishment	N ⁸	N ⁸	N ⁸	N ⁸	N ⁸	N ⁸	N ⁸	N ⁸	N ⁸	N ⁸
D. INDUSTRIAL										
1. Light manufacturing	N	N	N	Y ⁵	Y ⁵	Y ⁵	Y	Y	Y	Y ⁶
2. Laboratory for research and development	N	N	N	Y	N	N	N	Y	Y	Y ⁶
3. Wholesale, warehouse, self-storage, mini warehouse or distribution facility	N	N	N	N	N	N	Y	Y	Y	N
4. Manufacturing	N	N	N	N	N	N	Y	Y	Y	Y ⁶
5. Wholesale or retail lumber yard	N	N	N	N	N	N	Y	ZB A	N	N
6. Small-scale ground-mounted solar energy system	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷
7. Large-scale ground-mounted solar energy system	N	N	N	ZBA ⁷	ZBA ⁷	ZBA ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷

¹. Any single occupancy of more than 10,000 square feet of building area, exclusive of basement or attic storage space shall not be permitted in the Village Business District.

². Provided that: (1) such use is on a parcel with a minimum size of five acres; (2) the facility can comply with minimum setbacks of 50 feet from front yard and 50 feet from the side and rear yard property lines; (3) if abutting a residential use, the facility must comply with a

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minimum 100-foot setback on any side abutting such use; (4) wastewater disposal shall only be by means of an on-site subsurface system complying with the requirements of Title 5, 310 CMR 15.000.

- ³. Hotels shall have a maximum of 10 guest rooms.
- ⁴. Located, at their closest point, more than 10 feet from an exterior wall of a lawful existing building, the sole purpose of which is to dispense or provide products, service or entertainment, including, but not limited to financial information or transaction services.
- ⁵. Incidental to and usual in connection with any permitted uses on the same premises, provided that the major portion of the products are sold at retail on the premises and that not more than 1,000 square feet of floor area per establishment are used for such manufacturing.
- ⁶. Only as incidental to research, development or engineering work.
- ⁷. See Section 4800.
- ⁸. For medical marijuana treatment centers, see Section 4620.