

# ZONING

## 198 Attachment 3

### Town of Wayland

#### Table of Permitted Principal Uses by Districts

[Amended 5-27-1981 ATM by Art. 17; 4-30-1986 ATM by Art. 30; 11-13-1991 STM by Art. 5; 11-13-1991 STM by Art. 6; 5-4-1992 STM by Art. 1; 5-14-1998 ATM by Art. 55; 5-5-1999 STM by Art. 10; 4-30-2001 ATM by Art. 26; 5-5-2005 ATM by Art. 29; 4-7-2011 ATM by Art. 19; 4-7-2011 ATM by Art. 21; 11-15-2016 STM by Art. 4; 4-2-2018 ATM by Art. 32; 11-13-2018 STM by Art. 6; 4-29-2019 ATM by Art. 22; 5-14-2022 ATM by Art. 13; 4-7-2025 ATM by Art. 20; 4-7-2025 ATM by Art. 21]

Key to symbols:      Yes            = Allowed as of right  
                              R                = Required  
                              No              = Not allowed  
                              TM             = Allowed by two-thirds majority Town Meeting vote  
                              NR             = Not required  
                              SP             = Allowed by special permit  
                              TAU          = See Table of Accessory Uses by Districts  
                              NA             = Not applicable

Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
<b>Business Uses</b>							
1. Automobile sales, automobile service garage, automobile service station	No	No	SP	No	SP	No	R
2. Bank	No	No	Yes	Yes	Yes	Yes	R
3. Boat or canoe rental	SP	SP	Yes	Yes	Yes	Yes	R
4. Home occupation Customary	TAU	TAU	Yes	Yes	Yes	Yes	R
5. Funeral home	SP	SP	Yes	Yes	Yes	Yes	R
6. Medical/dental care center	TAU	TAU	Yes	Yes	Yes	Yes	R
7. Reserved for possible future use							
8. Office	TAU	TAU	Yes	Yes	Yes	Yes	R
9. Parking facility	SP	SP	Yes	Yes	Yes	Yes	R
10. Personal and other service establishments	No	No	Yes	Yes	Yes	No	R
11. Restaurant <sup>3</sup>	No	SP	SP	SP	SP	No	R
12. Retail store	No	No	Yes	Yes	Yes	No	R
13. Roadside stand	No	SP	Yes	Yes	Yes	Yes	R
14. Stables with horses for hire	SP	SP	No	No	Yes	No	R
15. Trade shop	No	TAU	Yes	No	Yes	No	R
<b>General Uses</b>							
16. Agriculture	Yes	Yes	Yes	Yes	Yes	Yes	R <sup>1</sup>
17. Cemetery	Yes	Yes	Yes	Yes	Yes	Yes	R
18. Conservation Land	Yes	Yes	Yes	Yes	Yes	Yes	NR
19. Earth removal	SP	SP	SP	SP	SP	SP	NR
20. Kennel	TAU	TAU	No	No	No	No	NR
21. Membership club, nonprofit	SP	SP	Yes	Yes	Yes	Yes	R
22. Membership club, for profit	No	SP	Yes	Yes	Yes	Yes	R
23. Recreation/park	Yes	Yes	Yes	Yes	Yes	Yes	R

# WAYLAND CODE

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Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
<b>Government, Institutional and Public Service</b>							
24. Assisted/independent living	No	SP	SP	SP	No	No	R
25. Bus terminal	No	No	Yes	Yes	Yes	No	R
26. Educational	Yes	Yes	Yes	Yes	Yes	Yes	R <sup>1</sup>
27. Hospital	SP	SP	No	No	Yes	Yes	R
28. Low-income elderly housing	TM	TM	No	No	No	No	R
29. Multi-family unit: low-income	TM	TM	No	No	No	No	R
30. Museum or library	Yes	Yes	Yes	Yes	Yes	Yes	R <sup>1</sup>
31. Nursery school or day care	Yes	Yes	Yes	Yes	Yes	Yes	R <sup>1</sup>
32. Nursing home	No	SP	No	No	Yes	Yes	R
33. Public or charitable institution	SP	SP	No	No	Yes	Yes	R
34. Railroad station/railroad-right-of-way	Yes	Yes	Yes	Yes	Yes	Yes	R
35. Religious building or structure	Yes	Yes	Yes	Yes	Yes	Yes	R <sup>1</sup>
36. Studio	SP	SP	Yes	Yes	Yes	No	R
37. Town uses	Yes	Yes	Yes	Yes	Yes	Yes	R
38. Utility facility	Yes	Yes	Yes	Yes	Yes	Yes	R
<b>Industrial Uses</b>							
39. Construction yard	No	No	No	No	Yes	No	R
40. Heavy vehicle repair garage	No	No	No	No	Yes	Yes	R
41. Light manufacturing	No	No	No	No	Yes	Yes	R
42. Research and development laboratories/offices not exceeding 15,000 square feet	No	No	No	No	Yes	Yes	R
43. Research and development laboratories/offices exceeding 15,000 square feet	No	No	No	No	No	SP	R
44. Warehouse/Distribution not exceeding 15,000 square feet	No	No	No	No	No	Yes	R
45. Warehouse/Distribution exceeding 15,000 square feet	No	No	No	No	No	SP	R

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Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
<b>Prohibited Uses</b>							
46. Aircraft landing and taking off	No	No	No	No	No	No	NA
47. Drive-through restaurant	No	No	No	No	No	No	NA
48. Hazardous material storage	No	No	No	No	No	No	NA
49. Junkyard	No	No	No	No	No	No	NA
50. Ungaraged and unregistered motor vehicles, more than one	No	No	No	No	No	No	NA
51. All uses not listed herein	No	No	No	No	No	No	NA
52. Boarding houses	No	No	No	No	No	No	NA
<b>Residential Uses</b>							
53. Accessory dwelling Unit	TAU	TAU	No	No	No	No	NR
Reserved for future use							
54. Conservation cluster	SP	SP	No	No	No	No	NR
55. Dwelling, Single-family	Yes	Yes	No	No	No	No	NR
56. Letting of rooms	TAU	TAU	No	No	No	No	NR
57. Dwelling, Multi-family	SP <sup>2</sup>	SP <sup>2</sup>	No	No	No	No	NA
<b>Refuse Disposal District</b>	Requirements of § 198-1201 apply						
<b>Overlay Districts</b>							
Aquifer Protection District	Requirements of Article 16 apply						
Conservation Cluster Development District	Requirements of Article 18 apply — SP						
Floodplain, Federal Flood Plain Protection Districts	Requirements of Article 17 apply — SP						
Planned Development District	Requirements of Article 19 apply — SP						
Senior and Family Housing Overlay District	Requirements of Article 21 apply — SP						
Southeast Wayland-Cochituate Planning District	Requirements of Article 20 apply — SP						
Wireless Communications Services District	Requirements of Article 15 apply — SP						
Planned Wireless Communications Services District	Requirements of Article 15A apply						
Municipal Services Overlay District	Requirements of Article 24 apply						
River's Edge Housing Overlay District	Requirements of Article 25 apply						
Medical Marijuana District	Requirements of Article 26 apply — SP						
Multi-Family Housing Overlay District	Requirements of Article 27 apply						

## WAYLAND CODE

### NOTES:

- <sup>1</sup> Site plan review shall be limited as set forth under § 198-603.3 of this Zoning Bylaw.
- <sup>2</sup> Multi-family dwellings may only be allowed by special permit in accordance with Article 18 Conservation Cluster Development District.
- <sup>3</sup> See, § 198-1102.1.1.1 applicable to outdoor dining and § 198-603.1.3.