

# ZONING

## 198 Attachment 4

### Town of Wayland

**Table A: Mixed-Use Overlay District Table of Uses**  
**[Added 5-3-2006 STM by Art. 2; amended 4-15-2009 STM by Art. 2]**

Key to symbols:    A        =    Allowed as of right  
                           MSP     =    Allowed by mixed-use project master special permit. In the case of any use item and/or designation "MSP" for any use item, that is added by amendment to this Table A after the issuance of a mixed-use project master special permit, such use item shall conclusively be deemed allowed by such previously issued mixed-use project master special permit.  
                           SP        =    Allowed by mixed-use project master special permit together with a separate special permit  
                           N        =    Not allowed

<b>Principal uses</b>	
<b>Residential uses</b>	
Multifamily or attached dwelling (containing 3 or more dwelling units)	MSP
Dwelling unit above office, retail, or service uses	SP
Single- or two-family dwelling	N
Any multifamily dwelling containing more than 20 dwelling units	SP
<b>Office uses</b>	
Professional offices such as accountants, attorneys, engineers, architects; medical and dental offices; offices of licensed physical and mental health professionals	MSP
Offices of sales agents; agents and representatives of manufacturing, distributing, insurance, and wholesale companies without storing of goods for sale	MSP
Administrative, general, executive, and similar office space	MSP
Diagnostic medical laboratories appurtenant to offices of physicians and dentists	SP
Residential sales or rental office	MSP
Bank or financial institutions without drive-up window	MSP
Bank or financial institutions with drive-up window	SP
<b>Institutional uses</b>	
Municipal uses	A
Post office	MSP
Community center and public recreation space	SP
Post office use exceeding 15,000 square feet of gross floor area	SP
<b>Retail uses</b>	
Retail sales	MSP
Retail sales conducted with an applicable license outside a building	MSP
Food store, not to exceed 45,000 square feet of gross floor area - maximum one	MSP
Shop of artist or craftsman	MSP
Pharmacy or drugstore without drive-up window	MSP
Pharmacy or drugstore with drive-up window, maximum one such pharmacy or drugstore	MSP
Retail sales in a building with more than 60,000 square feet of gross floor area	N

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<b>Service establishments</b>	
General service establishments, including appliance repair, radio or TV repair	MSP
Personal service establishments, including barber, hairdresser, photography studio, decorator, stationer, dressmaking, tailor, shoe repair	MSP
Dry cleaning or laundry establishment	SP
Dry cleaning or laundry pick-up station	MSP
Travel agency or travel service	MSP
Printers and similar shops or trades	SP
<b>Place of assembly</b>	
Outdoor commercial recreation other than campgrounds	SP
Theaters and cinemas	SP
Indoor commercial recreation, including tennis club, health or fitness club, day spa	MSP
<b>Restaurants</b>	
Restaurant and/or bakery, with no outside seating and no drive-up window	MSP
Restaurant and/or bakery, with outside seating and no drive-up window	SP <sup>1</sup>
Restaurant, fast-food	N
<b>All other uses</b>	N
<b>Accessory uses</b>	
Outdoor storage of products for sale	N
Cafeteria, lunch or soda counter, ice cream establishment, or food service in food store	MSP
Cafeteria, lunch or soda counter, ice cream establishment, or food service other than in food store	SP
Uses and structures customarily incidental to principal use	MSP
Outdoor display of goods for sale at retail establishment	MSP
Child-care facility (not to exceed 2,500 gross square feet)	MSP
Bank automated teller machine	MSP
Management or maintenance office (not to exceed 2,500 gross square feet)	MSP
Parking structure with parking on multiple levels	SP
Photo processing if self-contained process	MSP
Garage space - above or below ground level	SP
Garage space - at ground level	MSP
Drive-up windows	N

NOTES:

<sup>1</sup> Special permit limited to the outside seating only.