

ZONING

200 Attachment 1

City of Greenfield

APPENDIX A

Table of Uses

[As amended through 5-15-2024]

The attached Table of Uses is general in nature and is provided for reference only. The text under Use Regulation Schedule, Article IV, must be consulted for details.

The Floodplain and Water Supply Protection Districts are established as overlay districts. All uses in the underlying district(s) are permitted subject to the restrictions in §§ 200-20, 200-21, and 200-22. The text must be consulted for details.

The following abbreviations are used in the Schedule:

Rural Residential District	RC
Suburban Residential District	RB
Urban Residential District	RA
Semi-Residential District	SR
Health Service District	H
Central Commercial District	CC
Limited Commercial District	LC
General Commercial District	GC
Office District	O
General Industry District	GI
Planned Industry District	PI
Floodplain District	F
Water Supply Protection District	WP
Yes, a permitted use	Y
No, an excluded or prohibited use	N
The use requires a special permit	SP

GREENFIELD CODE

Table of Uses

City of Greenfield
Ch. 200, Zoning

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Agricultural uses											
Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Farms or the keeping of livestock or poultry on parcels of less than 5 acres	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Greenhouse, nursery, or farm stand where 50% or more of the products for sale have been produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Greenhouse, nursery, or farm stand where 50% or more of the products for sale have not been produced on the premises	SP	SP	SP	SP	N	Y	Y	Y	N	N	N
Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Residential Uses											
Single-family dwelling	Y	Y	Y	Y	Y	SP	Y	SP	N	N	N
Two-family dwelling	Y	Y	Y	Y	Y	SP	Y	Y	N	N	N
Three-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
Multifamily dwelling	SP	SP	SP	SP	SP	Y	SP	SP	N	SP	N
Congregate housing for the elderly or handicapped	N	SP	SP	SP	SP	SP	N	N	N	N	N
Family day-care home	SP	SP	SP	Y	Y	N	N	N	N	N	N
Lodging/boarding house	N	N	SP	SP	N	SP ¹	N	SP	N	N	N
Dormitories	SP	SP	N	N	SP ²	N	N	SP	N	N	N
Shared housing	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Open space/cluster development	Y	Y	Y	N	N	N	N	N	N	N	N
Home occupation (Certain uses require a special permit. Refer to § 200-30)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bed-and-breakfast or tourist home	SP	SP	SP	SP	N	SP	Y	Y	N	N	N
Accessory dwelling unit, within pursuant to § 200-56	Y	Y	Y	Y	Y	Y	Y	Y	N	SP	N
Accessory dwelling unit, attached pursuant to § 200-56	Y	Y	Y	Y	Y	Y	Y	Y	N	SP	N
Accessory dwelling unit, detached pursuant to § 200-56	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N
Institutional and Municipal Uses											
Hospital	N	SP	SP	N	Y	N	N	N	N	N	N
Educational or religious uses exempt from zoning regulation under the Zoning Act, MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Assisted living facility	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N
Nursing home, convalescent home, rest home	N	SP	SP	N	Y	N	N	N	N	N	N
Philanthropic or charitable institution	N	N	N	Y	N	Y	Y	Y	Y ³	Y ³	Y

ZONING

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Private school not exempt from zoning under § 200-8B(1)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP ⁴
Cemetery	SP	SP	SP	N	N	N	N	N	N	N	N
Recreational Uses											
Crematory	SP	SP	N	SP	SP	N	Y	Y	N	N	N
Municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal or commercial parking lot or garage	N	N	SP ⁵	N	SP	Y	Y	Y	N	N	SP
Indoor recreation	N	N	N	N	N	SP	SP	SP	N	N	N
Outdoor recreation	SP	SP	N	N	N	N	N	N	N	N	N
Commercial camping	SP	N	N	N	N	N	N	N	N	N	N
Public park, public playground or other public recreational facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Communication, Utility, and Transportation Uses											
Radio, television transmission or other communications use:											
Excluding towers	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP
Including towers	SP	N	N	N	N	N	N	SP	N	SP	SP
Power plant	N	N	N	N	N	N	N	N	N	SP	SP
Public or private utility, substation	SP	SP	SP	SP	N	N	SP	SP	SP	SP	Y ⁶
Bus or railroad passenger terminal or taxi dispatch	N	N	N	N	N	Y	Y	Y	N	SP	N
Commercial Uses											
Adult entertainment ⁷	N	N	N	N	N	N	N	SP	N	N	N
Animal kennel or hospital	SP	SP	SP	SP	N	N	N	SP	N	N	N
Automotive repair and servicing shop	N	N	N	N	N	N	SP	SP	N	SP	N
Bulk storage and/or sale of fuel or other fluid other than waste	N	N	N	N	N	N	N	SP	N	SP	SP
Car wash (on public sewer only)	N	N	N	N	N	N	Y	Y	N	N	N
Construction supply establishment	N	N	N	N	N	N	Y	Y	N	Y	N
Funeral home	N	N	SP	SP	SP	SP	Y	Y	N	N	N
Gas station	N	N	N	N	N	N	SP	SP	N	N	N
Hotel, motel, inn	N	N	N	N	N	SP	Y	Y	N	N	N
Conference center	N	N	N	N	N	SP	Y	Y	N	N	N
Medical center/clinic including accessory research	N	N	N	N	Y	SP	Y	Y	Y	Y	N
Photocopying and data processing	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Newspaper, printing, publishing	N	N	N	N	N	SP	SP	SP	Y	Y	Y
Business and professional offices	N	N	N	Y ⁸	Y ⁹	Y	Y	Y	Y	Y	Y
Office park	N	N	N	N	N	N	N	N	Y	Y	Y
Personal and consumer service establishment	N	N	N	N	N	Y	Y	Y	N	SP	N
Retail establishment	N	N	N	N	N	Y	Y	Y	N	Y	N
Restaurant, bar or lounge for serving food or drinks primarily within the building	N	N	N	N	N	Y	Y	Y	N	Y	N
Take-out restaurant	N	N	N	N	N	Y	Y	Y	N	N	N
Drive-in or drive-through restaurant	N	N	N	N	N	N	Y	Y	N	N	N
Sale or leasing of motor vehicles, boats, farm implements, campers or other vehicles or heavy equipment	N	N	N	N	N	N	Y	Y	N	SP	N

GREENFIELD CODE

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Sale, leasing repair and servicing of new and used motor vehicles with a Class 1 Motor Vehicles License issued by the City of Greenfield	N	N	N	N	N	SP	SP	SP	N	SP	N
Service and repair shops for appliances, small equipment, business and consumer products	N	N	N	N	N	Y	Y	Y	N	SP	SP
Theatre	N	N	N	N	N	Y	Y	Y	N	N	N
Trucking firm (on public sewer only)	N	N	N	N	N	N	N	N	N	Y	Y
Warehouse or freight transport terminal	N	N	N	N	N	N	N	SP	N	Y	Y
Wholesale laundry or dry-cleaning plant	N	N	N	N	N	SP	SP	SP	N	SP	SP
Wholesale trade and distribution	N	N	N	N	N	SP	SP	SP	Y	Y	Y
Self storage	N	N	N	N	N	N	SP	Y	Y	Y	N
Trade shop including carpenter, builder, electrician, plumber, landscaper or similar trade with indoor storage of tools, supplies, and equipment	N	N	N	N	N	SP	Y	Y	N	Y	N
Garden center	N	N	N	N	N	Y	Y	Y	N	N	N
Commercial biomass energy system pursuant to § 200-57	N	N	N	N	SP	SP	SP	SP	SP	Y	Y
Industrial Uses											
Accessory activities connected with scientific research	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Assembly, bottling, packaging or finishing plant in an enclosed building	N	N	N	N	N	N	N	SP	SP	Y	Y
Makerspace	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Craft workshop and light assembly with retail component	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Contractor's yard	N	N	N	N	N	N	N	SP	N	Y	N
Open storage of raw materials, finished goods, or equipment	N	N	N	N	N	N	N	SP	N	Y	SP
Light industry, manufacturing or processing plant	N	N	N	N	N	N	N	SP	N	Y	Y
Research and development facilities	N	N	N	N	SP ¹¹	SP	SP	SP	SP	Y	Y
Salvage/junkyard	N	N	N	N	N	N	N	N	N	SP	N
Waste hauling establishment	N	N	N	N	N	N	N	SP	N	SP	N
Large-scale ground-mounted solar photovoltaic installations pursuant to § 200-53	SP	SP	N	N	N	N	N	SP	SP	Y	Y
Renewable/alternative energy R&D facility	N	N	N	N	N	N	N	SP	N	Y	Y
Renewable/alternative energy manufacturing facility	N	N	N	N	N	N	N	N	N	Y	Y
Building-integrated solar energy system pursuant to § 200-54	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small-scale ground-mounted solar energy system pursuant to § 200-54	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
Other Uses											
Conservation area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

ZONING

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Processing of earth authorized for removal under the City of Greenfield Soil Removal Ordinance	SP	N	N	N	N	N	N	N	N	SP	N
Mixed residential/business uses	N	N	N	SP ¹²	SP ¹²	Y	Y	Y	SP ¹²	SP ¹²	N
Private club or membership organization	N	N	N	SP	N	Y	Y	Y	N	N	N
Marijuana dispensary pursuant to § 200-55	N	N	N	N	SP	SP	SP	SP	N	SP	N
Craft marijuana cooperative pursuant to § 200-55	SP	N	N	N	N	N	N	SP	N	SP	SP
Marijuana cultivator pursuant to § 200-55	SP	N	N	N	N	N	N	SP	N	SP	SP
Marijuana retailer pursuant to § 200-55	N	N	N	N	N	SP	SP	SP	N	N	N
Marijuana independent testing laboratory pursuant to § 200-55	N	N	N	N	SP	SP	SP	SP	SP	N	SP
Marijuana standards testing laboratory pursuant to § 200-55	N	N	N	N	SP	SP	SP	SP	SP	N	SP
Marijuana research facility pursuant to § 200-55	N	N	N	N	SP	SP	SP	SP	SP	N	SP
Marijuana product manufacturer pursuant to § 200-55	N	N	N	N	N	SP	SP	SP	N	SP	SP
Marijuana courier pursuant to § 200-55	N	N	N	N	N	SP	SP	SP	N	SP	SP
Marijuana delivery operator pursuant to § 200-55	N	N	N	N	N	SP	SP	SP	N	SP	SP
Accessory Uses											
Cafeterias for employees, automatic teller machines, automated vending kiosks, day-care centers and other normal accessory uses to a nonresidential use	N	N	N	N	Y ¹³	Y	Y	Y	Y	Y	Y
Retail sales incidental to a permitted use or use allowed by special permit	N	N	N	N	N	SP	Y	Y	SP	SP	Y
Marijuana product manufacturing and marijuana retailer as accessory uses to the use "marijuana cultivator pursuant to § 200-55"	SP	N	N	N	N	N	N	N	N	N	N
Uses Not Elsewhere Classified	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

- (1) Only as a mixed residential/business use in accordance with § 200-48.
- (2) In conjunction with a medical training facility only.
- (3) Philanthropic institution only.
- (4) Industrial or trade school only.
- (5) Municipal parking lot or garage only.
- (6) In an enclosed building only.
- (7) Only adult bookstore, adult video store, and adult paraphernalia store. See the Entertainment Overlay District § 200-51C for adult cabaret, adult motion-picture theater and establishments which display live nudity for their patrons.
- (8) Offices requiring 10 or fewer parking spaces only.
- (9) Offices related to health services only.
- (11) Medical research and development only.

GREENFIELD CODE

- (12) Mixed residential/office use only in accordance with § 200-48.
- (13) Not including automatic teller machines.