

6.30 TABLE OF USE REGULATIONS

3-31-2017

	PRINCIPAL USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC
A.	RESIDENTIAL USES													
1	Detached dwelling on a separate lot occupied by not more than one family	Y	Y	Y	N	N	N	Y	Y	N	N	N	N	Y
2	One two-family or one duplex on a separate lot	N	SP	SP	N	N	N	N	N	N	N	N	N	N
3	Attached dwelling occupied by not more than one family in each unit between side walls, providing that no row of such units shall consist of more than four (4) such units	N	N	N	N	N	N	N	N	N	N	N	N	N
4	Multi-family dwellings, mixed use (See Section 19)	N	N	N	SP	N	N	N	N	N	N	N	N	N
5	Renting of rooms in an existing dwelling to not more than three (3) persons	SP	Y	Y	SP	SP	Y	SP	Y	SP	SP	N	N	SP
6	Conversions to live-work units	N	N	SP	SP	N	N	N	N	N	SP	N	N	N
7	Trailer and Trailer Park	N	N	N	N	N	N	N	N	N	N	N	N	N
8	Mobile Home and Mobile Home Park* * Except in Section 6.30A.12 Mobile Home Elderly Community	N	N	N	N	N	N	N	N	N	N	N	N	SP
9	Camp Grounds	N	N	N	N	N	N	N	N	N	N	N	N	N
10	Lodging Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
10A.	Licensed Bed and Breakfast (see section 20)	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N
11	Retreat Lot (Ordinance D2016-002)	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
12	Mobile Home Elderly Community (See Section 9.70)	N	N	N	N	N	N	N	N	N	N	N	N	SP
13	Open Space Conservation Development (Ordinance D2016-002)	SP	SP	SP	N	N	N	N	N	N	N	N	N	N

14	Adult Retirement Village (<i>See Section 9.20</i>)(adopted 5/1/2000)	SP	SP	SP	N	N	N	SP	SP	N	N	N	N	N	
15	Renting out of a single family dwelling to no more than three individuals that is not occupied by the owner	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	
B.	INSTITUTIONAL, RECREATIONAL AND EDUCATUIONAL USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	
1	Places of worship	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
2	Religious, sectarian and non-sectarian denominational, private or public school not conducted as a private business for gain	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3	Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4	Recreational facility owned or operated by an agency of town or other government	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
5	Public Utilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
6	Private nonprofit libraries or museums	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
7	Private nonprofit community center building, adult education center or other similar facility provided indoor or outdoor noisy activities shall not be less than one hundred (100) feet from any lot line and shall not be detrimental to the neighborhood by reason of noise in any season	SP	SP	Y	Y	Y	Y	SP	SP	N	N	N	N	SP	
8	Hospital, Infirmary, nursing home, convalescent home	N	SP	Y	SP	SP	Y	N	Y	N	N	N	Y	SP	
9	Day nursery, nursery school, kindergarten or other agency excluding family day care home, but not large family day care home as defined in defined in MGL Section 9 of Chapter28a, giving day care to children provided any outdoor play area is screened by fence, wall, or planting line and from any neighboring residential structure and is not detrimental to the neighborhood by reason of noise	SP	SP	SP	SP	Y	N	Y	SP	N	N	N	Y	SP	
10	Overnight camps for children under 18 years of age	SP	N	N	N	SP	N	N	N	N	N	N	N	SP	
11	Trade, professional, or other school conducted as a private business for gain	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	SP	

12	Trade, professional, or other school conducted as business for gain, limited to one class at a time of no more than thirty (30) students	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	N	
13	Private, nonprofit membership club or lodge	SP	SP	SP	SP	SP	SP	Y	Y	SP	SP	SP	N	SP	
14	Outdoor sports facility conducted for profit such as a golf courses, tennis clubs & marinas	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	
15	Entertainment and recreation facilities operated as a business for gain, including but not limited to bowling alley, health club, theatre or sport arena provided such use is housed indoors in a sound insulated structure protecting neighborhood from inappropriate noise in any season	N	N	N	Y	Y	Y	N	N	Y	N	Y	SP	N	
16	Adult motion picture theatre and/or adult bookstore located no closer than 1,200 ft. from any residential district or any other adult motion picture theatre, adult bookstore or any establishment licensed under Section 12 of chapter 138 of M.G.L. as amended	N	N	N	N	SP	N	N	N	N	N	N	N	N	
17	All town and municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
18	Fraternity or Sorority building, house or use, whether attendant to or formally associated with an educational or institutional facility or not	N	N	N	N	N	N	N	N	N	N	N	N	N	
19	Solar Energy System, Large – Scale Subject to the requirements and limitations set forth in Section 22.	SP	N	N	N	SP	SP	N	N	SP	N		SP	N	
20	Solar Energy System, Small/Medium – Scale Subject to the requirements and limitations set forth in Section 22.	Y	SP	SP	N	Y	Y	N	N	Y	SP		Y	N	
C.	AGRICULTURAL USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	
1	Farms- agricultural, orchard, horticultural or silvicultural	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
2	Farms- livestock or poultry, but not swine, provided that any building housing livestock is not less than fifty(50) feet from property boundary	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	

3	One roadside stand per farm for sale of agricultural products, the major portion of which are grown or produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
D.	OFFICE AND LABORATORY USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC		
1	Business, financial or professional offices	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N		
2	Offices and clinics for medical, psychiatric, or other health services for the examination or treatment of persons as outpatients, including only laboratories that are part of such office or clinic	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N		
3	Laboratory or research facility	N	N	N	Y	Y	Y	SP	SP	Y	Y	Y	Y	N		
4	Radio or Television studio	N	N	N	Y	Y	N	SP	SP	Y	Y	Y	SP	N		
5	Radio or Television transmission facility but not studio	N	N	N	SP	SP	SP	N	N	SP	SP	SP	SP	N		
6	Incubator Innovation Center (Effective 7/22/16 D-2016-001)	N	N	SP	SP	N	N	N	N	N	SP	N	N	N		
E.	RETAIL, BUSINESS AND CONSUMER SERVICE ESTABLISHMENTS	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC		
1	Store serving retail business needs of residents including but not limited to bakery, grocery, meat market, fruit store, hardware or paint store, florist, news and/or tobacco store, drug store, book store, magazine and periodical store, novelty store, stores providing electronic displays of pictures or movies whether coin operated or otherwise, film store, video tape stores, provided all display, storage and sale of materials are conducted within a building and provided there be no manufacturing or assembly on the premises. In addition, said activity shall not include the conveyance of any material involving subject matter as defined in Section 31 of Chapter 272, M.G.L., as amended.	N	N	N	Y	Y	Y	Y	Y	SP*	N	SP*	Y	N		
2	Eating places serving food and beverages, no dancing or live entertainment permitted	N	N	N	Y	Y	Y	N	Y**	SP*	SP	SP*	Y	N		

3	Eating places serving food and beverages with dancing and live entertainment permitted except for those activities relating to sexual conduct or sexual excitement as defined in Section 31 of Ch. 272, M.G.L.	N	N	N	Y	Y	Y	N	N	SP*	N	SP*	Y	N	
4	Service business serving local needs, such as barber shops, beauty shops, shoe repair, tailor, self-serving laundry, dry cleaning drop off/pick-up agency or personal copying/printing establishment	N	N	N	Y	Y	Y	Y	Y	SP	SP	SP	Y	N	
5	On-site dry cleaning business provided personnel is limited to not more than ten persons at any one time on premises	N	N	N	SP	SP	SP	N	Y	SP	SP	SP	Y	N	
6	Mortuary, undertaking or funeral establishments	N	N	N	Y	Y	Y	N	N	SP	N	SP	N	N	
7	Veterinary establishment, or similar establishment provided that animals are kept wholly indoors	N	N	SP	SP	Y	Y	N	Y	N	N	N	N	N	
8	Veterinary establishment, or similar establishment with animals fenced outdoors	N	N	SP	N	Y	Y	N	SP	N	N	N	N	N	
9	Store for retail sale of merchandise such as but not limited to lumber yards and building supply yards wherein merchandise is stored in the open, provided that all merchandise so stored is screened from ground level view from any abutting street or abutting property where such materials are stored	N	N	N	N	Y	Y	N	N	Y	N	Y	Y	N	
10	Banks and similar financial institutions	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
11	Motels (See Section 9.30)	N	N	N	SP	Y	SP	N	N	SP	SP	SP	SP	N	
12	Hotels (See Section 9.30)	N	N	N	SP	Y	SP	N	N	SP	SP	SP	Y	N	
13	Convention/Exposition Center	N	N	N	SP	SP	N	N	N	N	N	N	Y	N	
14	Place for exhibition, lettering, or sale of gravestones	N	N	N	N	Y	Y	N	N	Y	N	Y	N	N	
15	Place for exhibition, lettering, or sale of gravestones conducted entirely within a building	N	N	N	Y	Y	Y	N	N	Y	N	Y	N	N	
E	PRINCIPAL USES (Amended 3-31-2017 - D-2016-007)	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	ERO
16	Registered Marijuana Dispensary (RMD)	N	N	N	N	N	N	N	N	N	N	N	N	N	SP

17	Fast Food and Ice Cream Stands (Ordinance D-2015-010)	N	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	
18	Bank Teller and ATM Kiosks (Ordinance D-2015-010)	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	N	
19	Sidewalk Café (Ordinance D-2016-001)	N	N	N	SP	N	N	N	N	N	N	N	N	N	
* Approval of this uses shall be subject, in part, to the special permit granting authority imposing conditions upon the layout of sites and exterior surface material of buildings which will potentially accommodate other allowable uses within a development of no less than fifteen acres.															
F.	AUTOMOTIVE SERVICE AND OPEN AIR DRIVE-IN RETAIL SERVICE	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	
1	Gasoline service station	N	N	N	SP	SP	Y	N	N	Y	Y	N	N	N	
2	Sale or rental of automobiles, boats or other motor vehicles and accessory storage conducted entirely within an enclosed sound insulated structure to protect the neighborhood from inappropriate noise and other disturbing effects such as but not limited to flashing, fumes, gases, smoke and vapors.	N	N	N	SP	Y	Y	N	N	Y	N	N	N	N	
3	Sale or rental of automobiles, boats or other motor vehicles and accessory storage conducted partly or wholly on open lots	N	N	N	N	Y	Y	N	N	Y	N	N	N	N	
4	Automobile repair shop, provided all work is carried out within the building	N	N	N	SP	Y	Y	N	N	Y	N	N	Y	N	
5	Car washing establishment	N	N	N	N	Y	Y	N	N	Y	N	N	N	N	
6	Sales places for flowers, garden supplies, agricultural produce partly or wholly outdoors, including commercial greenhouses	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	N	
G.	INDUSTRIAL WHOLESALE AND TRANSPORTATION USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	
1	Laundries and dry cleaning plants	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	
2	Printing, binding, publishing and related arts and trades	N	N	N	N	Y	Y	N	N	Y	Y	Y	SP	N	
3	Bottling of Beverages	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	
4	Plumbing, electrical or carpentry shop or other similar service or repair establishment conducted entirely within a building with no more than five (5) employees at any one time on the premises	N	N	N	SP	Y	Y	N	N	Y	Y	Y	Y	N	

5	Place for manufacturing, processing, assembling or packaging of goods, provided that all resulting cinder, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor be effectively confined to the premises or be disposed of in a manner that does not create a nuisance or hazard to safety or health	N	N	N	SP	Y	Y	N	N	Y	Y	Y	SP	N	
6	Wholesale business and storage in a roofed structure	N	N	N	N	Y	Y	N	N	Y	Y	Y	SP	N	
7	Trucking terminals and freight terminals	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	
8	Contractors' yards	N	N	N	N	Y	Y	N	N	Y	Y	Y	N	N	
9	Mini Self-Storage Facility	N	N	N	N	Y	Y	N	N	Y	Y	Y	N	N	
H.	OTHER PRINCIPAL USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	
1	Signs or advertising devices except as permitted by this bylaw	N	N	N	N	N	N	N	N	N	N	N	N	N	
2	Sale, storage of junk or salvaged materials	N	N	N	SP	SP	SP	N	N	SP	SP	SP	SP	N	
3	Regional Materials Recycling Facility (See Section 2.91)	N	N	N	N	SP	SP	N	N	SP	N	SP	N	N	
4	The stripping of loam, peat sand, or gravel or other material except for the reuse on the same property (voted A.T.M 5/5/97)	SP	SP	SP	SP	SP	SP	N	N	SP	SP	SP	SP	SP	
5	Any use detrimental to the health, safety or welfare of the public because of inadequacy of storm water management, site drainage or inaccessibility to fire fighting apparatus or other protective services.	N	N	N	N	N	N	N	N	N	N	N	N	N	
(See Accessory uses on following Page)															

6.30 TABLE OF USE REGULATIONS

I.	ACCESSORY USES AND OFF-STREET PARKING	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	
1	Private greenhouse, stable, tennis court, swimming pool, or other similar structure for domestic use	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	SP	Y	
2	The raising or keeping of livestock or poultry as pets or for use by residents of the premises provided that no building for livestock or poultry may be less than 35 feet from any side or rear lot line nor nearer than 50 feet from any front lot line	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
3	Any customary home occupation or the office of a physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession provided that no more than three (3) persons shall practice or be employed at any one time and provided there is no external change which alters the residential appearance of the building, and further provided that all storage is kept indoors	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
4	The use of a portion of a dwelling or accessory building thereto by a resident builder, carpenter, painter, plumber, electrician or mason or by a resident tree surgeon or landscape gardener or for incidental work and storage in connection with an off-premises occupation, provided there is no external change which alters the appearance of the buildings, and further provided that all storage is kept indoors	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
5	Accessory uses, whether or not the same parcel as the principal use, which are necessary in connection with scientific research, scientific development or related production activities which are permitted by-right. Before granting a special permit, the special permit granting authority must find that the proposed accessory use does not substantially derogate from the public good	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	

6	Open lot storage of materials which is not incidental to a permitted principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
7	Drive-up window facilities incidental to permitted principal use	N	N	N	SP	Y	Y	N	N	Y	SP	Y	Y	N		
8	Off-street parking and loading facilities located on a lot other than that accommodating the principal use they are designed to serve subject to conditions stated in Section 10 of this by-law	N	N	N	SP	Y	Y	N	N	N	N	N	N	N		
9	Common driveways as defined under Section 2.95 and pursuant to Section 9.90	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	
10	Expanded living space (in-law living area) in single family dwelling	Y	Y	Y	SP	SP	SP	Y	Y	SP	SP	SP	SP	SP		
11	Conversion of existing structure into a mixed use with a maximum of one commercial use on the first floor and two residential units* The conversion shall maintain the appearance of the existing structure.	N	N	N	Y	N	N	N	N	N	N	N	N	N		
12	Rooftop Solar Photovoltaic Panels, in all districts except the Historic District, roof top solar photovoltaic panels are allowed by-right subject to a height restriction of five (5) feet above the roof. (Adopted 7-8-2014/Effective 8-8-2014/D-2014-003)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
J.	PLANNED DEVELOPMENTS	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC		
1	(See Section 9.60, Planned Developments)	N	N	N	N	N	N	N	N	N	N	N	SP	N		
K.	PARKING LOTS	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC		
1	Parking lots and parking structures	N	N	N	SP	SP	SP	N	N	SP	SP	SP	SP	N		