

Section 4: Table 4.2 Schedule of Use Regulations
A = allowed by-right, sp = special permit, blank = prohibited

Uses	Districts																	
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BR1
4.2.1 Residential																		
Single-family dwelling	A	A			A	A	A	A	A					A				
Two-family dwelling		A					A	A	A					A				
Multi-family dwelling							A	A	sp				sp					
Rooming house								sp	sp				sp					
Cluster development/single-family	sp				sp	sp	sp	sp	sp									
Community garage (10 or fewer spaces)	A				A	A	A	A	A	A			sp					
Mobile home/mobile home park											A							

Uses	Districts																	
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BR1
4.2.2 Agricultural and others																		
Farm for cultivating and harvesting of general crops and for the raising of cattle, horses or poultry on property of more than five acres	A	A			A	A	A	A	A	A		A	A	A			A	A
Commercial greenhouse	sp	sp	sp		sp	sp	sp	sp	sp			A		sp	A	sp	sp	A
Salesroom or stand for the sale of nursery, garden or farm products			A	A									A					
Removal of earth products	sp	sp			sp	sp	sp	sp	sp	sp		sp	sp	sp	sp	sp	sp	sp
Mulching/composting operation and/or outdoor storage												sp			sp		sp	

Uses	Districts																	
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BR1
4.2.3 Institutional																		
Church, parish house and other religious facility ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Cemetery	sp				sp	sp	sp	sp	sp			sp	sp					sp
Medical facility	sp		sp	sp	sp	sp	sp	sp	sp			sp	sp		sp	sp	sp	sp
Nonprofit museum, philanthropic institution or cultural facility		sp	sp	sp			sp	sp	sp	sp	sp	sp	sp	sp	sp			sp
Community center	sp		sp	sp	sp	sp	sp	sp	sp		sp	sp	sp					sp
Continuing Care Retirement Community								sp	sp	sp		A						A
Assisted Living Facility								sp	sp	sp		A						A
Convalescent Home	sp				sp	sp	sp	sp	sp	sp		A						A
Hospital			sp									sp				sp	sp	sp
Licensed day care center, family day care home, and nursery school or kindergarten ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

School for education of children in the elementary through high school grades and other nonprofit educational institutions, licensed by the Mass. Department of Education and/or the Department of Public Health ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
College/university, satellite university/college campus, technical or trade school ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Municipal police, fire station, library and any other municipal structure	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp

¹Pursuant to MGL Chapter 40A, these uses shall be permitted by-right in all districts and subject to “reasonable regulations” as defined in this statute. See also Section 8.3.10 in this Ordinance

Uses	Districts																		
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BRI	
4.2.4 Utilities																			
Electric, gas, or steam generator or storage plant	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
Water treatment, sewerage treatment, sewer pumping station, water pumping station, reservoir	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
Utility transmission line and tower, exchange or regulatory station with no auxiliary storage of material or equipment	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp

Uses	Districts																		
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BRI	
4.2.5 Business																			
Ambulance service			sp						sp			sp	sp	sp	sp				sp
Limousine, charter service, and taxi		sp	sp									Λ		sp	Λ				Λ
Motel and hotel			sp	sp					sp			Λ	sp			sp	sp		Λ
Big box retail or retail facility larger than 50,000 square feet in size												sp				sp	sp		sp
Retail store for packaged alcoholic beverages		sp	sp	sp								sp	sp	sp		sp			sp
Convenience store		sp	sp	sp					Λ	Λ		Λ	Λ	sp		sp			Λ
Drive through establishment, other than restaurants		sp	sp	sp								sp	sp	sp	sp		sp		sp
Bakery, retail		sp	sp	sp								sp	sp	sp					
Self Service Storage Facility with Manager Caretaker Quarters												sp							

Uses	Districts																	
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BRI
Retail facility of less than 50,000 square feet in size, including but not limited, to the sale of general merchandise, furniture, food, household goods, dry goods, clothing, hardware, paint, interior decorations, household appliances, books, tobacco, flowers, drugs and antiques including gift shops, department stores, variety stores and newsstands		sp	A	A					A		sp	A	A	sp			sp	A
Personal service establishment, including but not limited to barber shop, beauty shop, shoe repair shop, self-service laundry, retail dry cleaning establishment, tailoring shop, upholstery shop and photographic studio		sp	A	A					A		sp	A	A	sp		sp	sp	A
Commercial dry cleaning establishment and commercial hand laundry, provided only nonflammable solvents are used for cleaning															A	sp	sp	
Business support services including but not limited to actuarial, advertising, copying and printing shops, credit reporting, janitorial, office or business equipment rental or leasing, photofinishing, telecommunications, window cleaning, blueprinting and photocopying, and other such services		sp	A	A					A			A	A	sp	A	A	A	A
Banks and financial institutions		sp	A	A					sp		sp	A	A	sp		sp	A	A
Office for doctors, dentists, engineers and other professionals		sp	A	A					sp			A	A	sp	A	A	A	A
Live/work									sp				sp					
Office and shop for contractors, plumbers, carpenters, electricians, painters, decorators, masons and builders provided all vehicles and materials are stored within a building		sp	A	A								A	sp	sp	A		sp	A
Office and shop for contractors, plumbers, carpenters, electricians, painters, decorators, masons and builders with outdoor storage of vehicles and materials permitted, provided the area so used is surrounded by a six-foot high sight-impervious fence, but is not used for the storage of junk, scrap metal, rags, waste papers and other hazardous materials			sp									sp			sp	sp	sp	
Restaurant without alcoholic beverages		sp	A	A					A			A	A	sp		A	sp	A

	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BR1
Restaurant with alcoholic beverages		sp	sp	sp								Λ	Λ			sp	sp	Λ
Restaurant with alcoholic beverages offered for sale from a service bar only		sp	sp	sp								Λ	Λ			sp	sp	Λ
Fast food restaurant		sp	sp									sp	sp	sp		sp	sp	sp
Restaurant with drive-through window		sp	sp						sp			sp	sp	sp		sp	sp	sp
Theater and public hall		sp	sp	sp					sp		sp	sp	sp	sp			sp	sp
Outdoor recreation	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	Λ	sp
Indoor recreation		sp	Λ	Λ								Λ	sp	sp	sp	sp	sp	Λ
Health club		sp	Λ	Λ					sp			Λ	Λ	sp		Λ	sp	Λ
Funeral establishment	sp	sp	sp		sp	sp	sp	sp	sp		sp	sp	sp	sp				sp
Veterinary establishment with no outside live animals		sp	Λ	Λ					sp			Λ	Λ	sp	Λ	Λ	sp	Λ
Kennel			sp	sp								sp	sp		sp	sp		sp
Public Garage (greater than 10 spaces)			sp	sp								sp	sp		sp	sp	sp	sp
Automotive sales or rental including sales of tires or other motor vehicle accessories			sp	sp								sp			Λ	Λ		sp
Automotive storage of undamaged and operable vehicles limited to parcels of three (3) or more acres of previously undeveloped land. For such purposes, land divided by a public or private way or a waterway shall be construed as one parcel.					sp													
Automotive storage of undamaged and operable vehicles												sp			sp	sp	sp	sp
Automotive service station			sp	sp								sp		sp	Λ	Λ		sp
Automotive repair shop, provided all work is carried on inside a building			sp	sp								sp			sp			sp
Automotive body or paint shop, provided all work is carried on inside a building			sp	sp								sp			sp			sp
Marine / boat sales or rental			sp									sp			sp	sp	sp	sp
Marine / boat repair facility for repair, service, or storage			sp												sp	sp	sp	
Auto washing establishment using mechanical equipment or hand power-washing equipment			sp									sp			sp			sp
Storage warehouse and wholesaling activities			sp									sp			Λ	Λ	sp	sp
Storage, self service			sp									Λ			sp	sp	sp	Λ
Radio and television broadcasting studios			Λ	Λ								Λ	Λ		Λ	sp	sp	Λ
Reference laboratory to receive tissues and fluids for testing by mail or by other delivery, and not to receive patients			sp	sp								sp			sp	sp	sp	sp
Adult bookstore (see Section 6.5.2)												sp						sp
Adult motion picture theater (see Section 6.5.2)												sp						sp
Uses	Districts																	
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4.2.7 Accessory	Districts																		
	R-1	B-N2	GB	GBD	R-1A	R-1B	R-2	R-3	R-4	R-5	MH	B-R	B-C	B-N	I-L	I-P	DDD	BR1	
Family accessory living area, in any single-family dwelling	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupation	A	A	A	A	A	A	A	A	A	A			A	A					
Office within a residence of a physician or other professional with a maximum of two (2) employees	A	A	A	A	A	A	A	A	A	A			A	A					
Renting of rooms to not more than five (5) persons	A	A			A	A	A	A	A					A					
The storage or keeping of not more than one commercial vehicle:																			
Salesrooms and display rooms incidental to permitted uses		A	A	A									A	A	A	A	sp	sp	A

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