

Section 4: Table 4.2 Schedule of Use Regulations
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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
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						

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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
Commercial greenhouse	sp	A	A		sp	sp	sp	sp	sp			A		A	A	sp	
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

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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
Cemetery	sp				sp	sp	sp	sp	sp			sp	sp				
Medical facility	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		
Community center	sp		sp	sp	sp	sp	sp	sp	sp		sp	sp	sp				
Continuing Care Retirement Community								sp	sp	sp		A					
Assisted Living Facility								sp	sp	sp		A					
Convalescent Home	sp				sp	sp	sp	sp	sp	sp		A					
Hospital			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
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

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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
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

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

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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
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
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

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4.2.5 Business																	
Ambulance service			sp						sp			sp	sp	sp	sp		
Limousine and charter service		sp	sp									A		sp	A		
Motel and hotel			sp	sp					sp			A	sp			sp	sp
Big box retail or retail facility larger than 50,000 square feet in size												sp					
Retail store for packaged alcoholic beverages		sp	sp	sp								sp	sp	sp	sp		
Convenience store		sp	sp	sp					A	A		A	A	sp	A		
Drive through establishment, other than restaurants		sp	sp	sp								sp	sp	sp	sp		sp

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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
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
Commercial dry cleaning establishment and commercial hand laundry, provided only nonflammable solvents are used for cleaning															A		
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
Banks and financial institutions		sp	A	A					sp		sp	A	A	sp			A
Office for doctors, dentists, engineers and other professionals		sp	A	A					sp			A	A	sp	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		
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		
Restaurant without alcoholic beverages		sp	A	A					A			A	A	sp	A	A	sp

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Restaurant with alcoholic beverages		sp	sp	sp								Λ	Λ		sp	sp	sp
Restaurant with alcoholic beverages offered for sale from a service bar only		sp	sp	sp								Λ	Λ		sp	sp	sp
Fast food restaurant		sp	sp									sp		sp	Λ		
Restaurant with drive-through window		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
Indoor recreation		sp	Λ	Λ								Λ	sp	sp			
Health club		sp	Λ	Λ					sp			Λ	Λ	sp	sp	Λ	sp
Funeral establishment	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	
Kennel			sp	sp								sp	sp		sp	sp	
Public Garage (greater than 10 spaces)			sp	sp								sp	sp		sp		
Automotive sales or rental including sales of tires or other motor vehicle accessories			sp	sp								sp			Λ	Λ	
Automotive storage of undamaged and operable vehicles												sp				sp	
Automotive service station			sp	sp								sp		sp	Λ	Λ	
Automotive repair shop, provided all work is carried on inside a building			sp	sp								sp			sp		
Automotive body or paint shop, provided all work is carried on inside a building			sp	sp								sp			sp		
Marine / boat sales or rental			sp									sp			sp		
Marine / boat repair facility for repair, service, or storage			sp												sp		
Auto washing establishment using mechanical equipment or hand power-washing equipment			sp									sp			sp		
Storage warehouse and wholesaling activities			sp									sp			Λ	Λ	sp
Storage, self service			sp									Λ			sp		
Radio and television broadcasting studios			Λ	Λ								Λ	Λ		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
Adult bookstore (see Section 6.5.2)												sp					
Adult motion picture theater (see Section 6.5.2)												sp					

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Adult paraphernalia store, adult video store, establishment which displays live nudity for its patrons (see Section 6.5.2)												sp					
4.2.6 Industrial																	
Printing, binding, publishing and reproduction establishments and engraving plants			A	A								A	A		A	A	A
Electrical laboratories and shops			sp												A	A	A
Bakery, wholesale			sp												A	A	A
Food processing, wholesale, provided all work including storage is carried on inside a building			sp												A	A	A
Glass fabrication and installation			sp	sp											A	A	A
Research and development			sp	sp											A	A	A
Machine shop			sp	sp											A	A	A
Trucking terminal												sp			sp	sp	sp
Manufacture of corrugated cardboard, paper and cardboard boxes and liner paper															A	A	A
Manufacture of carbide-tipped drills, saws and tools; aluminum windows, doors, shutters, awnings and sidings; machinery and engine parts; shoe machinery; stamps, nails, decals and mailing devices; mica parts and devices and similar types of products.															A	A	A
Materials testing and research			sp	sp											A	A	A
Metal fabrication, light			sp	sp											A	A	A
Molding, shaping or assembly or products for sale from prepared materials															A	A	A
Monument works and stone cutting, shaping and finishing provided all work is carried on inside a building and there is no outdoor storage or display			sp									sp			A	A	A
Optical and scientific instruments, jewelry manufacturing			sp	sp								sp			A	A	A
Paint, oil, shellac, turpentine or varnish manufacture															sp	sp	sp
Recycling and recovery of solid waste materials provided all activities are carried on inside a building															sp	A	A
Recycling Collection Center															sp	A	A
Sign painting shop			A	A									A		A	A	A

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Truck service and repair provided all work is carried on inside a building and no outdoor storage overnight												sp			sp	sp	sp
Wearing apparel fabrication and processing			sp	sp											A	A	A
Welding shop			sp	sp											A	A	A
4.2.7 Accessory																	
Family accessory living area, in any single-family dwelling	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
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 four (4) persons	A	A			A	A	A	A	A					A			
The storage or keeping of not more than one commercial vehicle:																	
a. In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	A	A	A	A	A	A	A	A	A	A	A		A	A			
b. Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling		A	sp	sp									sp	A			
Salesrooms and display rooms incidental to permitted uses		A	A	A								A	A	A	A	sp	sp