TABLE OF USE REGULATIONS (For Parking Code, see Section 6.1.6)

4.22.21 DRAFT

PRINCIPAL USES															
A.	**RESIDENTIAL USES**	**RES A/B**	**RES C**	**RES D**	**CBD**	**SBD**	**BUS B**	**GATEWAY**	**EAST GATEWAY**	**IND A**	**IND B**	**IND E**	**PD**	**MHEC**	**Pkg. Code**
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	A
2	One two-family or one duplex on a separate lot	N	PB	PB	N	N	N	N	N	N	N	N	N	N	B
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	C
4	Multi-family dwellings	N	N	N	N	N	N	N	N	N	N	N	N	N	U
4.a	Mixed use buildings	N	N	N	PB	N	N	N	N	N	N	N	**N**	N	X
5	Renting of rooms in an existing single family dwelling to not more than two (2) persons	BA	Y	Y	BA	BA	Y	BA	Y	BA	BA	N	N	BA	G
6	Conversions to live-work units	N	N	PB	PB	N	N	N	N	N	PB	N	N	N	P
7	Mobile Home and Mobile Home Park* * Except in Section 8.5, Mobile Home Elderly Community	N	N	N	N	N	N	N	N	N	N	N	N	PB	B
8	Licensed Bed and Breakfast (See Section 8.4)	PB	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	G
9	Retreat Lot (See Section 8.2)	BA	BA	BA	N	N	N	N	N	N	N	N	N	N	B
10	Mobile Home Elderly Community (See Section 8.5)	N	N	N	N	N	N	N	N	N	N	N	N	PB	B
11	Open Space Conservation Development (See Section 8.3)	PB	PB	PB	N	N	N	N	N	N	N	N	N	N	B
12	Senior Housing Facility (See Section 8.6)	PB	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	G
13	Renting out of a single family dwelling to no more than three individuals that is not occupied by the owner	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	**N**	N	C

B.	INSTITUTIONAL, RECREATIONAL AND EDUCATIONAL USES	RES A/B	RES C	RES D	CBD	SBD	BUS B	GATEWAY	EAST GATEWAY	IND A	IND B	IND E	PD	MHEC	PC
1	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D
2	Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E
3	Child care center or school-aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	F
4	Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A
5	Essential Services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	**BA**	BA	N/A
6	Private nonprofit libraries or museums	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D
7	Private nonprofit community center	PB	PB	Y	Y	Y	Y	PB	PB	N	N	N	N	PB	D
8	Hospital, Infirmary	N	N	N	PB	PB	Y	N	Y	N	N	N	Y	PB	G
9	Overnight camps for children under 18 years of age	BA	N	N	N	BA	N	N	N	N	N	N	N	BA	D
10	Private, nonprofit membership club or lodge	PB	PB	PB	PB	PB	PB	Y	Y	PB	PB	PB	N	PB	I
11	Outdoor sports facility conducted for profit or nonprofit such as a golf courses, tennis clubs and marinas	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	I
12	Indoor entertainment and recreation facilities operated as a business for gain, including but not limited to bowling alley, health club, theatre or sport arena	N	N	N	Y	Y	Y	N	N	Y	N	Y	SP	N	K
13	All town and municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A
14	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	I
15	Solar Energy System, Large-Scale: Subject to the requirements and limitations set forth in Section 7.5	PB	N	N	N	PB	PB	N	N	PB	N	PB	SP	N	N/A
16	Solar Energy System, Small/Medium-Scale: Subject to the requirements and limitations set forth in Section 7.5	PB	PB	PB	N	Y	Y	N	N	Y	PB	PB	Y	N	N/A

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	PC
1	Agricultural, horticulture, viticulture, silviculture, aquaculture, or floriculture on parcels of five or more acres or two or more qualified acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**Y**	Y	N/A
2	Farms - agricultural, orchard, horticultural or silvicultural	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N/A
3	Farms - livestock or poultry, but not swine or fur bearing animals, 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	N/A
4	Facilities for the sale of produce, wine and dairy products protected by MGL Ch. 40A, Sec. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**Y**	Y	H
5	One roadside stand per farm for sale of agricultural products not protected by statute, the major portion of which are grown or produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	K
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	H

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	PC
1	Business or professional offices	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N	J,Q
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	V
3	Bank or financial institution	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	K
4	Bank Teller and ATM Kiosks	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	N	K
5	Trade, professional, or other school conducted for profit	N	N	N	PB	Y	Y	Y	Y	Y	Y	Y	Y	PB	K
5	Laboratory or research facility	N	N	N	Y	Y	Y	PB	PB	Y	Y	Y	Y	N	J
6	Radio or Television studio	N	N	N	Y	Y	N	PB	PB	Y	Y	Y	SP	N	N/A
7	Radio or Television transmission facility but not studio	N	N	N	PB	PB	PB	N	N	PB	PB	PB	SP	N	N/A
8	Incubator Innovation Center	N	N	PB	PB	N	N	N	N	N	PB	N	N	N	K
9	Licensed Massage Facility	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	**N**	N	H

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	PC
1	Neighborhood Retail	N	N	N	Y	Y	Y	Y	Y	PB	N	PB	Y	N	H
2	General Retail	N	N	N	Y	Y	N	N	N	N	N	PB	Y	N	H
3	Major Retail	N	N	N	N	Y	N	N	N	N	N	PB	Y	N	H
4	Eating places serving food and beverages, no dancing or live entertainment permitted	N	N	N	Y	Y	Y	N	Y	PB	PB	PB	Y	N	L
5	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 MGL Ch. 272, Sec. 31	N	N	N	Y	Y	Y	N	N	PB	N	PB	Y	N	L
6	Fast food and ice cream stands	N	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	M,Q
7	Personal service establishment	N	N	N	Y	Y	Y	Y	Y	PB	PB	PB	Y	N	H
8	General service establishment	N	N	N	Y	Y	Y	Y	Y	PB	PB	PB	Y	N	H
9	On-site dry cleaning business provided personnel is limited to not more than ten persons at any one time on premises	N	N	N	PB	PB	PB	N	Y	PB	PB	PB	Y	N	H
10	Mortuary, undertaking or funeral establishments	N	N	N	Y	Y	Y	N	N	PB	N	PB	N	N	O
11	Veterinary establishment, or similar establishment provided that animals are kept wholly indoors	N	N	PB	PB	Y	Y	N	Y	N	N	N	N	N	K
12	Veterinary establishment, or similar establishment with animals fenced outdoors	N	N	PB	N	Y	Y	N	PB	N	N	N	N	N	K
13	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	N/A
14	Motels (See Section 7.3)	N	N	N	PB	Y	PB	N	N	PB	PB	PB	SP	N	W
15	Hotels (See Section 7.3)	N	N	N	SP	Y	PB	N	N	PB	PB	PB	Y	N	W
16	Convention/Exposition Center	N	N	N	PB	PB	N	N	N	N	N	N	Y	N	K
17	Place for exhibition, lettering, or sale of gravestones	N	N	N	N	Y	Y	N	N	Y	N	Y	N	N	H
18	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	H

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	PC
19	Registered Marijuana Dispensary (RMD)	N	N	N	N	N	N	N	N	N	N	N	N	N	J
20	Adult Use Marijuana Establishment	N	N	N	N	BA	BA	N	N	BA	BA	BA	**N**	N	J
21	Cultivation, Processing, or Manufacture of Cannabis Products	N	N	N	N	BA	BA	N	N	BA	BA	BA	**N**	N	Q
22	Fast Food and Ice Cream Stands	N	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	M,Q
23	Bank Teller and ATM Kiosks	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	N	K
24	Sidewalk Café	N	N	N	PB	N	N	N	N	N	N	N	N	N	E
25	Adult Entertainment Establishment	N	N	N	N	PB	N	N	N	N	N	N	**??**	N	L

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	PC
1	Gasoline service station	N	N	N	PB	PB	Y	N	N	Y	Y	N	N	N	Y
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	PB	Y	Y	N	N	Y	N	N	N	N	N/A
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	N/A
4	Automobile repair shop, provided all work is carried out within the building	N	N	N	PB	Y	Y	N	N	Y	N	N	Y	N	J
5	Car washing establishment	N	N	N	N	Y	Y	N	N	Y	N	N	N	N	J
6	Short term or hourly car rental	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	K

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	PC
1	Laundries and dry cleaning plants	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	H
2	Printing, binding, publishing and related arts and trades	N	N	N	N	Y	Y	N	N	Y	Y	Y	SP	N	J
3	Bottling of Beverages	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	J
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	PB	Y	Y	N	N	Y	Y	Y	Y	N	J
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	PB	Y	Y	N	N	Y	Y	Y	SP	N	J
6	Light Manufacturing	N	N	N	PB	Y	Y	N	N	Y	Y	Y	**N**	N	J
7	Warehouse; Wholesale business and storage in a roofed structure	N	N	N	N	Y	Y	N	N	Y	Y	Y	SP	N	N/A
8	Trucking terminals and freight terminals	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	N/A
9	Contractors' and landscapers' yards	N	N	N	N	Y	Y	N	N	Y	Y	Y	N	N	N/A
10	Mini Self-Storage Facility	N	N	N	N	Y	Y	N	N	Y	Y	Y	N	N	N/A

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	PC
1	Sale, storage of junk or salvaged materials	N	N	N	PB	PB	PB	N	N	PB	PB	PB	SP	N	N/A
2	Regional Materials Recycling Facility	N	N	N	N	PB	PB	N	N	PB	N	SP	N	N	N/A
3	The stripping of loam, peat sand, or gravel or other material except for the reuse on the same property	PB	PB	PB	PB	PB	PB	N	N	PB	PB	PB	SP	PB	N/A
(See Accessory uses on following Page)															

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	PC
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	N/A
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	N/A
3	Any customary home occupation with no customers, employees, pupils, or clients coming to the premises (See Section 3.4.1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N/A
4	Any customary home occupation with customers, employees, pupils, or clients coming to the premises (See Section 3.4.2)	PB	PB	PB	N	PB	PB	PB	PB	N	N	N	Y	N	N/A
5	Trade shop	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N/A
6	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	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	SP	BA	N/A
7	Open lot storage of materials incidental to a permitted principal use on the same lot	N	N	N	N	N	N	N	N	N	N	N	N	N	N/A
8	Drive-up window facilities incidental to permitted principal use	N	N	N	PB	PB	PB	N	N	PB	PB	PB	Y	N	N/A
9	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	PB	Y	Y	N	N	N	N	N	N	N	See Table 10.6
10	Common driveways (See Section 7.2)	N	N	N	PB	PB	PB	PB	PB	PB	PB	PB	SP	N	N/A
11	Family day care home, small	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	F
12	Family day care home, large	PB	PB	PB	N	N	N	N	N	N	N	N	N	N	F

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	PC
13	Adult social day care home	PB	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	D
14	Expanded living space (in-law living area) in single family dwelling	Y	Y	Y	SP	SP	SP	Y	Y	SP	SP	SP	SP	SP	N/A
15	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	U
16	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.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A

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	PC
1	Parking lots and parking structures	N	N	N	PB	PB	PB	N	N	PB	PB	PB	Y	N	N/A