

ZONING

500 Attachment 2

Town of Plainville

Use Regulation Schedule  
(§ 500-19 of the Zoning Bylaw)

[Adopted 6-6-2011 ATM by Art. 28; amended 6-6-2011 ATM by Art. 29; 6-2-2014 ATM by Arts. 54, 59, 60;  
6-6-2016 ATM by Art. 45; 6-6-2016 ATM by Art. 50; 6-6-2016 ATM by Art. 51; 6-5-2017 ATM by Arts. 51, 53;  
11-26-2018 STM by Art. 5; 6-6-2022 ATM by Art. 29; 6-6-2022 ATM by Art. 31]

**Symbols used:**

P – A permitted use

O – An excluded or prohibited use (also see § 500-37, Water resource protection)

A – A use specifically authorized by special permit. The Planning Board shall be the special permit granting authority under § 500-19.

	RA	RB	RC	RD	CA	CB	CC	CD	IA <sup>15</sup>	IB	IC	TCD <sup>16</sup>	TCD <sup>17</sup>
<b>Agricultural uses</b>													
Farm crops	P	P	P	P	P	P	P	P	P	P	P	P	A
Poultry	P <sup>1</sup>	P <sup>1</sup>	O	O	O	O	O	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	O	O	A
Fur	O	O	O	O	O	O	O	O	O	O	O	O	A
Pig	O	O	O	O	O	O	O	O	O	O	O	O	A
Other stock	P	P	A	A	A	A	A	P	P	P	O	A <sup>17</sup>	A
Roadside stand	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	A
Nursery or greenhouse													
Private	P	P	P	P	P	P	P	P	P	P	P	P	A
With retail sales	O	O	A <sup>3</sup>	A	P	P	P	P	P	P	P	P	A
Wholesale only	P	P	A	A	P	P	P	P	P	P	P	P	A
Wildlife raising	P	P	P	P	P	P	P	P	P	P	P	P	A

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	RA	RB	RC	RD	CA	CB	CC	CD	IA <sup>15</sup>	IB	IC	TCD <sup>16</sup>	TCD <sup>17</sup>
<b>Commercial uses <sup>9</sup></b>													
Adult entertainment	O	O	O	O	O	O	O	A	O	O	O	O	O
Child-care/day-care center	P	P	P	P	P	P	P	P	P	P	P	O	A
Funeral home	O	O	O	O	O	P	P	O	O	O	O	P	A
Home occupation	P	P	P	P	P <sup>3</sup>	P	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P	A
Animal kennel or hospital	A	A	O	O	O	A	A	O	O	O	O	A <sup>17</sup>	A
Tattoo parlor/body piercing studio	O	O	O	O	O	O	A	O	O	O	O	O	O
Business, retail	O	O	O	O	P	P	P	A	A	A	A	P	A
Wholesaling												P	A
Without storage	O	O	O	O	P	P	P	P	P	P	P	P	A
With storage indoor only	O	O	O	O	P	P	P	P	P	P	P	P	A
With storage	O	O	O	O	P	P	P	P	P	P	P	P	A
Motor vehicle, boat, and farm implement sales or rental	O	O	O	O	O	A	P	O	O	A <sup>18</sup>	O	A <sup>17</sup>	A
Filling station	O	O	O	O	A	A	A	O	O	O	A	A <sup>17</sup>	A
General repairs	O	O	O	O	O	A	P	O	O	O	O	A <sup>17</sup>	A
Body repairs	O	O	O	O	O	O	O	P	P	P	O	O	O
Used parts and dismantling	O	O	O	O	O	O	O	O	O	O	O	O	O
Business offices	O	O	O	O	P	P	P	P	P	P	P	P	A
Printing shop	O	O	O	O	A	A	P	P	P	P	P	A <sup>17</sup>	A
Restaurant, indoor	O	O	O	O	P	P	P	P	P	A	A	P	A

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	RA	RB	RC	RD	CA	CB	CC	CD	IA <sup>15</sup>	IB	IC	TCD <sup>16</sup>	TCD <sup>17</sup>
With outdoor service	O	O	O	O	A	A	P	O	O	O	O	P	A
Parking													
Business	O	O	O	O	P	P	P	P	P	P	P	P	A
Private	P	P	P	P	P	P	P	P	P	P	P	P	A
Public	O	O	O	O	P	P	P	P	P	P	P	P	A
Medical marijuana and marijuana establishments	O	O	O	O	O	A <sup>21</sup>	O	O	A	O	O	O	O
Drive-through window	O	O	O	O	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>	A <sup>19</sup>
Firearm business uses and indoor shooting ranges	O	O	O	O	A	A	A	A	A	A	O	O	O
Billboard	O	O	O	O	A <sup>20</sup>	O	O	O	O	O	O	O	O
<b>Industrial uses<sup>9</sup></b>													
Industry	O	O	O	O	A	A	O	P	P	P	A	O	A
Bulk storage	O	O	O	O	A	O	O	A	A	A	A	O	O
Contractor's yard	O	O	O	O	A	O	O	P	P	A	O	O	O
Junk yard	O	O	O	O	O	O	O	O	O	O	O	O	O
Transport terminal	O	O	O	O	O	O	O	P	P	A	O	O	O
Earth removal; subject to § 500-34 provisions in all districts												A <sup>17</sup>	A
Warehouses	O	O	O	O	A <sup>8</sup>	A	O	P	P	P	A <sup>8</sup>	O	A
Self-storage facility	O	O	O	O	A	A	A	O	P	P	A	O	O
Radio transmission	O	O	O	O	A	O	O	P	P	A	O	O	A

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	RA	RB	RC	RD	CA	CB	CC	CD	IA <sup>15</sup>	IB	IC	TCD <sup>16</sup>	TCD <sup>17</sup>
Garbage and refuse incinerators or the dumping of refuse matter not originating on the premises	O	O	O	O	O	O	O	O	O	O	O	O	O
Distillation of bones, rendering of fat, manufacture of animal glue, or the reduction of animal matter	O	O	O	O	O	O	O	O	O	O	O	O	O
Slaughterhouses	O	O	O	O	O	O	O	O	O	O	O	O	O
Cement, concrete and bituminous product manufacture and similar operations causing dust, noise and odor	O	O	O	O	O	O	O	O	O	O	O	O	O
Ground-mounted solar photovoltaic facility	A	A	O	O	O	O	O	O	P	P	O	O	O
<b>Institutional uses</b>													
Municipal use	P	P	P	P	P	P	P	P	P	P	P	P	A
Religious use	P	P	P	P	P	P	P	P	P	P	P	P	A
Hospital	P	P	A	P	O	O	O	O	O	O	O	O	A
Cemetery	A	A	A	O	O	O	O	O	O	O	O	O	A
Public utility													
Building without service area	A	A	A	A	A	P	P	P	P	P	P	P	A
Building with service area	O	O	O	O	A	O	A	P	P	P	P	O	A
Service area, no building	O	O	O	O	A	O	A	P	P	P	P	O	O
School													

ZONING

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Private	O	A	A	A	A	P	P	O	O	O	O	P	A
Nursery	O	P	P	P	O	P	O	O	O	O	O	P	A
Other	P	P	P	P	P	P	P	P	P	P	P	P	A
Philanthropic institutions	O	A	A	A	O	A	A	O	O	O	O	A <sup>17</sup>	A
<b>Recreational uses</b>													
Commercial recreation													
Indoor	O	O	O	O	P	P	P	A	A	A	A	P	A
Outdoor, including drive-in	O	O	O	O	P	O	O	O	O	O	O	A	A
Private club	O	O	P	P	P	P	P	P	P	P	O	P	A
Sportsmen's club	P	P	O	O	A	P	P	P	P	P	A	P	A
Golf course	P	P	P	P	P	P	P	P	P	P	O	P	A
Camping													
Commercial	O	O	O	O	O	O	O	O	O	O	O	O	O
Supervised	P	P	O	O	O	O	O	O	O	O	O	O	O
Boathouse													
Private	P	P	P	P	P	P	P	P	P	P	P	P	A
Public	O	O	O	O	O	O	O	O	O	O	O	O	A
Stables													
Public	O	O	O	O	O	O	O	O	O	P <sup>4</sup>	O	O	A
Private	P <sup>4</sup>	P <sup>4</sup>	O	O	O	O	O	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	O	O	A
Game preserves	P	P	O	O	O	P	P	P	P	P	O	-	-

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	RA	RB	RC	RD	CA	CB	CC	CD	IA <sup>15</sup>	IB	IC	TCD <sup>16</sup>	TCD <sup>17</sup>
Outdoor shooting ranges	O	O	O	O	O	O	O	O	A	O	O	O	O
<b>Residential uses</b>													
Dwelling													
Single-family	P	P	P	P	O	P	O	A	A	A	O	P	A
Two-family	O	O	P	P	O	P	O	O	O	O	O	P	A
Multifamily, up to 4 families	O	O	O	P	O	O	O	O	O	O	O	O	A
Multifamily over 4	O	O	O	A	O	O	O	O	O	O	O	O	A
Mobile	A	A	A	A	A	A	A	A	A	A	A	A <sup>17</sup>	A
Conversion <sup>9</sup>	O	O	P	P	O	P	O	O	O	O	O	P	A
Residential cluster (attached/detached)	A	A	A	A	O	O	O	O	O	O	O	O	A
Residential cluster (two-family/attached)	O	O	A	A	O	O	O	O	O	O	O	O	A
Residential cluster (multifamily up to 6 families)	O	O	O	A	O	O	O	O	O	O	O	O	A
Boardinghouse <sup>6</sup> ; guesthouse													
Commercial	O	O	P	O	O	P	O	O	O	O	O	P	A
Private	P	P	P	P	P	P	P	P	P	P	P	P	A
Motel or autocourt	O	O	O	O	P	O	P	A	A	A	O	O	A
Mobile home park	O	O	O	O	O	O	A	O	O	O	O	O	A
Hotel or inn	O	O	O	O	P	P	P	A	A	A	O	P	A
Nursing, convalescent or rest home	O	O	A	A	O	O	O	O	O	O	O	O	A

ZONING

	RA	RB	RC	RD	CA	CB	CC	CD	IA <sup>15</sup>	IB	IC	TCD <sup>16</sup>	TCD <sup>17</sup>
<b>Other uses</b>													
Temporary structures	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	A
Signs <sup>14</sup>	P	P	P	P	P	P	P	P	P	P	P	P	A
Mobile structures	O	O	O	O	O	O	O	O	O	O	O	O	A
Airport	O	O	O	O	O	O	O	O	O	O	O	O	A

**Explanation of coded numbers appearing in the schedule above:**

1. Provided that no buildings, housing, poultry are within 200 feet of any street or 100 feet of any adjoining property line.
2. Provided that 75% of the products sold must be raised on the premises. Not permitted within 20 feet of a lot line or 15 feet of a street line.
3. In existing dwellings only.
4. Providing the structure is at least 200 feet from any lot line.
6. Not more than four boarders.
7. For a period of time not exceeding the greater of the two following time periods: 1) for a period of 60 days; or 2) for a period commensurate with any diligent pursuit of any construction, renovation or alteration to a building or buildings on the premises.
8. As accessory building only.
9. See § 500-37, Community and water resource protection.
10. (Reserved)
11. (Reserved)
12. Providing the use is connected to the municipal sewer system.
13. See regular use regulation.
14. Neon signs prohibited.
15. Uses in the IA Zone, which are also listed in § 500-41C(2) of the Commercial Interchange District of the Zoning Bylaw as subject to the issuance of a special permit from the Planning Board, shall be subject to the issuance of a special permit by the Planning Board and said permit shall be subject to ALL the special permit requirements listed in § 500-41 in its entirety.
16. Uses in the TCD which are also listed in § 500-26E(1) of the Town Center District of the Zoning Bylaws and subject to all requirements listed in § 500-26 in its entirety.

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17. Uses in the TCD which are also listed in § 500-26E(2) of the Town Center District of the Zoning Bylaws as subject to the issuance of a special permit from the Planning Board shall be subject to the issuance of a special permit by the Planning Board and said permit shall be subject to ALL special permit requirements listed in § 500-26 in its entirety.
18. No sales or rental uses shall occur on a lot with frontage and/or access on a state numbered route.
19. Special permit to be issued by the Planning Board.
20. Special permit to be issued by the Planning Board. A billboard is only allowed in the CA Zoning District on a lot that abuts Route 495. Billboards shall:
  - a. Have a maximum surface area of 672 square feet;
  - b. Have a maximum height of 95 feet to the top of the sign;
  - c. Be a minimum of 500 feet from another billboard;
  - d. Be a minimum of 10 feet off all lot lines;
  - e. Comply with the Commonwealth of Massachusetts Regulations set forth in 700 CMR 3.00: Control and Restrictions of Billboards, Signs and Other Advertising Devices, as amended, or its successor regulations;
  - f. Be oriented to be visible from Route 495;
  - g. Be permanent freestanding signs. No portable billboards shall be permitted.
21. Medical marijuana and marijuana establishments are allowed in the CB District only to the north of Route 106 along Route 1.