

ZONING

375 Attachment 1

**City of Quincy**

**Appendix A**

**Table of Use Regulations**  
**[Amended 6-1-2020 by Order No. 2020-012; 11-15-2021 by Order No. 2021-080]**

	RA	RB	RC	BA	BB	BC	IA	IB
<b>Principal Use</b>								
<b>A. Residential Use</b>								
Single-family dwelling	Y	Y	Y	Y	Y	N	N	N
Two-family dwelling	N	Y	Y	Y	Y	N	N	N
Multifamily dwelling	N	Y	Y	PB	PB	Y	N	N
Trailer or mobile home	N	N	N	N	N	N	N	N
Lodging house	N	N	Y	N	Y	Y	N	N
Dormitory	N	N	Y	N	Y	Y	N	N
Fraternity or sorority on campus site	N	N	Y	N	Y	N	N	N
Assisted living facility	N	N	BA	N	BA	BA	N	N
Mixed use	N	N	N	BA	BA	BA	N	N
Short-term residential rentals	N	BA						
<b>B. Exempt and Institutional Use</b>								
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y
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
Child care center	Y	Y	Y	Y	Y	Y	Y	Y
Use of land for the primary purpose of agriculture, horticulture, floriculture or viticulture on a parcel of more than 5 acres in area	Y	Y	Y	Y	Y	Y	Y	Y
Exempt farm stand	Y	Y	Y	Y	Y	Y	Y	Y
Essential services	BA	BA	BA	BA	BA	BA	Y	Y
Municipal office or administrative facilities, including police and fire	N	Y	Y	Y	Y	Y	Y	Y
Municipal yards and garages	N	N	N	N	Y	Y	Y	Y
Municipal parking lot	N	N	N	Y	Y	Y	Y	Y

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Municipal waste disposal area operated by the City or under contract to the City	N	N	N	N	N	N	N	Y
Cemetery	N	N	N	N	N	N	N	N
Hospital	N	N	Y	N	Y	Y	N	N
Public market	Y	Y	Y	Y	Y	Y	Y	Y
<b>C. Retail Uses - as limited by § 3.1.3</b>								
Retail operation, small (0 to 5,000 gross square feet)	N	N	N	Y	Y	Y	N	N
*No operation 11:00 p.m. to 7:00 a.m. unless special permit granted by BA or PB in CD Districts								
Retail operation, large (5,000 to 20,000 gross square feet)	N	N	N	N	PB	PB	CC	CC
*Larger operation if special permit granted by PB or CC								
Retail operation, general (over 20,000 gross square feet)	N	N	N	N	PB	PB	CC	CC
Retail sales of flowers, garden supplies, indoors	N	N	N	Y	Y	N	Y	Y
Retail sales of flowers, garden supplies or agricultural produce, conducted partly or wholly outdoors	N	N	N	N	Y	Y	N	Y
Retail ancillary to manufacturing	N	N	N	N	BA	BA	BA	BA
Office, display or sales of a wholesale, jobbing or distribution establishment (with not more than 25% of floor space used for assembling, packaging and storing of commodities)	N	N	N	N	Y	Y	Y	Y
Boat sales	N	N	N	Y	Y	Y	Y	Y
<b>D. Restaurant Uses - as limited by § 3.1.3</b>								
Restaurant, local	N	N	N	Y	Y	Y	Y	Y
Restaurant, general	N	N	N	N	Y	Y	Y	Y
Bar or other establishment where alcoholic beverages are sold and consumed, where no dancing or entertainment is permitted	N	N	N	Y	Y	Y	N	N
Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is permitted	N	N	N	N	Y	Y	N	N
Dance hall or similar place of entertainment	N	N	N	N	Y	Y	N	N
<b>E. Miscellaneous Commercial Uses - as limited by § 3.1.3</b>								
Nonexempt educational use	N	N	N	N	Y	Y	Y	Y

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Personal service establishment	N	N	N	Y	Y	Y	N	N
General service establishment	N	N	N	Y	Y	Y	N	N
Business or professional or other general office	N	N	BA	Y	Y	Y	Y	Y
Medical office	N	N	BA	Y	Y	Y	Y	Y
Medical clinic (see 105 CMR 140.020)	N	N	N	BA	BA	BA	Y	Y
Financial services office; bank	N	N	N	Y	Y	Y	Y	Y
Radio or television studio	N	N	N	N	Y	Y	Y	Y
Radio or television transmission tower	N	N	N	N	BA	BA	BA	BA
Nonexempt greenhouse or nursery	N	N	N	Y	Y	N	Y	Y
Outdoor commercial recreation; drive-in theater	N	N	N	N	BA	N	BA	BA
Indoor commercial recreation	N	N	N	N	Y	Y	Y	Y
Animal clinic or veterinary hospital	N	N	N	BA	BA	BA	N	BA
Kennel, commercial	N	N	N	BA	BA	BA	N	BA
Private nonprofit club or lodge	N	N	N	BA	BA	BA	BA	N
Nursing or convalescent home	N	N	Y	N	Y	Y	N	N
Hotel or motel	N	N	N	N	Y	Y	N	Y
Marina	N	N	N	Y	Y	Y	Y	N
Adult use	N	N	N	N	N	N	BA	BA
Bed-and-breakfast	BA	BA	BA	BA	BA	BA	N	N
Body art establishment	N	N	N	N	N	N	BA	BA
Funeral home; crematorium	N	N	N	N	BA	BA	N	N
Wireless communications facility	BA							
Commercial parking area	N	N	N	BA	BA	BA	N	N
<b>F. Motor Vehicle Uses - as limited by § 3.1.3</b>								
Motor vehicle service station	N	N	N	N	Y	N	Y	Y
Motor vehicle general repair	N	N	N	N	BA	N	Y	Y
Motor vehicle sales, service and rental establishments	N	N	N	N	Y	N	Y	Y
Motor vehicle hourly rental station	N	N	BA	Y	Y	Y	Y	Y
Motor vehicle body or paint shop	N	N	N	N	BA	N	BA	Y
<b>G. Drive-In Uses - as limited by § 3.1.3</b>								
Local restaurant, with drive-through window service	N	N	N	N	BA	BA	BA	BA
Drive-in bank and other retail or consumer service establishment, excluding those where food or beverages are sold or consumed, where the motorist does not have to leave the car	N	N	N	N	BA	BA	BA	BA

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Drive-in retail	N	N	N	N	BA	BA	BA	BA
Open air drive-in theater or other outdoor place for entertainment, amusement or athletics, operate for profit	N	N	N	N	N	BA	N	BA
<b>H. Warehouse, Wholesale and Storage Uses — as limited by § 3.1.3</b>								
Commercial storage of boats operation, enclosed or unenclosed	N	N	N	Y	Y	Y	Y	Y
Wholesale business and storage in roofed structure	N	N	N	N	Y	N	Y	Y
Distribution center, parcel delivery center or delivery warehouse	N	N	N	N	Y	N	Y	Y
Storage warehouse/building or cold storage plant, but not including storage or bailing of junk, scrap metals, rags, waste paper or used rubber	N	N	N	N	N	N	Y	Y
Office, display, or sales space of a wholesale, jobbing, or distribution establishment, provided no more than 25% of floor space is used for assembling, packaging, and storing of the commodity	N	N	N	N	Y	BA	Y	N
Open lot storage of new building materials, but not including junk, scrap metal, rags, waste paper and similar materials	N	N	N	N	N	N	Y	Y
Open lot storage of lumber and building materials	N	N	N	N	N	N	Y	Y
Open lot storage of coal, coke and/or other solid fuel or similar material (or such storage in silos or hoppers); all dust and dirt incidental to storage and handling is confined to the premises	N	N	N	N	N	N	N	N
Explosives storage	N	N	N	N	N	N	N	N
Open lot storage of junk, scraps, rags, paper and junked vehicles, provided not over 10 feet in height	N	N	N	N	N	N	N	N
Dismantling/wrecking of used motor vehicles and storage and sale of the parts, provided that open lot storage shall not exceed 12 feet in height	N	N	N	N	N	N	N	N
Open lot storage of construction equipment	N	N	N	N	N	N	Y	Y
Mini storage warehouse	N	N	N	N	BA	BA	Y	Y
<b>I. Industrial Uses - as limited by § 3.1.3</b>								
Laboratory or research facility	N	N	N	N	Y	Y	Y	Y

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Steam laundry or dry-cleaning plant	N	N	N	N	Y	N	Y	Y
Food and beverage manufacturing, bottling or processing or commissary	N	N	N	N	N	N	Y	Y
Assembly or packaging of articles not exceeding 200 pounds, provided no manufacturing or processing is carried out	N	N	N	N	N	N	Y	Y
Printing, binding, publishing and related arts and trades	N	N	N	N	N	BA	Y	Y
Light manufacturing	N	N	N	N	N	N	Y	Y
Manufacture, processing, assembly or other industrial operations	N	N	N	N	N	N	N	BA
Processing of sand and gravel and the manufacture of bituminous concrete	N	N	N	N	N	N	N	BA
Quarrying	N	N	N	N	N	N	N	N
Stonecutting, shaping and finishing in completely enclosed building	N	N	N	N	N	N	BA	BA
Waste recovery facility (resource recovery plants, solid waste recovery plants, any transfer station for solid waste or any other similar facility)	N	N	N	N	N	N	BA	BA
<b>J. Transportation-Related Uses - as limited by § 3.1.3</b>								
Rail freight terminal/storage and yard accessory to railroad operations, provided that such freight terminals are not less than 300 feet from any residence district	N	N	N	N	N	N	Y	Y
Water freight terminal, including docks, piers, wharves and the like, provided that such port facilities are not less than 300 feet from any residential district	N	N	N	N	N	N	Y	Y
Truck terminal, yard or building for storage or servicing of cargo trailers, trucks/buses and parking lot for trucks/buses	N	N	N	N	N	N	Y	Y
Public transportation terminal	N	N	N	N	Y	Y	Y	Y
Airport, heliport facility	N	N	N	N	N	BA	BA	BA
Boat rental facility	BA	BA	BA	BA	Y	Y	Y	Y
<b>Accessory Uses</b>								
<b>K. Residential Accessory Uses</b>								
Family child care home	Y	Y	Y	Y	Y	Y	Y	Y
Family child care home, large	BA							
Adult day care	BA							

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Home occupation — See § 3.3	Y/ BA							
Swimming pool or tennis court	Y	Y	Y	Y	Y	Y	Y	Y
Keeping of animals	Y	Y	Y	Y	Y	Y	Y	Y
Parking of commercial vehicle — See §§ 3.2.3.2 and 3.2.4.1	Y	Y	Y	Y	Y	Y	Y	Y
Other customary accessory uses	Y	Y	Y	N	N	N	N	N
<b>L. Nonresidential Accessory Uses</b>								
In multifamily dwellings or hospitals, a newsstand, barbershop, dining room or similar consumer service for occupants thereof, when conducted and entered only from within the building and no signs or advertising devices are visible from outside the building	N	N	Y	N	Y	Y	Y	Y
In hotels or motels with more than 30 sleeping rooms, a newsstand, barbershop, dining room, bar or other establishment where alcoholic beverages are sold and consumed, whether or not dancing or entertainment is provided, convenience store or other similar consumer services for occupants thereof when conducted and entered only from within the building	N	N	N	N	Y	Y	N	Y
Storage or display or abandonment of more than 1 cubic yard of old scrap, copper, brass, iron, steel, rope, rags, batteries, household appliances, unusable machinery or other similar salvage articles, paper, trash, tires, rubber debris, parts of dismantled motor vehicles, other dismantled objects or dismantled machines, and other pieces of old scrap ferrous or nonferrous materials, and rubbish	N	N	N	N	N	N	N	N
Manufacture of goods for sale on the premises to the ultimate consumer, provided in Business A Districts no products are processed for sale elsewhere and personnel so engaged is limited to 5 persons at any one time	N	N	N	Y	Y	Y	Y	Y
Garage or parking area as per § 3.2.3	Y	Y	Y	Y	Y	Y	Y	Y
Repair garage accessory to motor vehicle sales	N	N	N	N	Y	N	Y	Y
Sale of motor vehicles as an accessory use	N	N	N	N	BA	BA	BA	BA

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Use or storage of combustible and flammable liquids and gases	N	N	N	Y	Y	Y	Y	Y
Other customary accessory uses, provided that such shall be subject to the standards and conditions, if any, attached to the principal use	Y	Y	Y	Y	Y	Y	Y	Y
Accessory scientific uses	BA							
Drop box for clothing or other donated items	N	N	N	BA	BA	BA	BA	BA
<b>M. Other Uses</b>								
Private off-site garage or parking area	Y	Y	Y	Y	Y	Y	Y	Y
Other private garage or parking area for not more than 4 noncommercial vehicles belonging to occupants or users of the lot in residence districts	N	Y	Y	Y	Y	Y	Y	Y
Garaging or parking of not more than 1 commercial vehicle which may not exceed 1 1/2 tons' weight or capacity	N	N	Y	N	Y	Y	Y	Y
Parking area or garage or structure for the parking of passenger cars of employees, customers or guests of establishments or of residents of a multifamily dwelling	N	N	N	N	Y	Y	Y	Y
Public or private accessway, residential	Y	Y	Y	N	N	N	N	N
Public or private accessway, nonresidential	N	N	N	Y	Y	Y	Y	Y