

ZONING BYLAWS



Town of Burlington
Massachusetts
01803

As Amended Through
May 2024 (Awaiting AG Approval)

ARTICLE IV: USE REGULATIONS

SECTION 4.1.0 APPLICABILITY OF REGULATIONS

Except as otherwise provided by the General Laws or by this Bylaw, no building or structure shall be constructed, and no building, structure or land, or part thereof shall be used for any purpose or in any manner other than for one (1) or more of the uses or accessory uses set forth in Sections 4.2.0 and 4.3.0. In each district any construction, reconstruction or alteration shall also be subject to Site Plan Approval as provided by Article IX, Sections 9.3.0 through 9.3.6. In the RO and FP Districts a Site Plan is required in some cases, as further specified herein.

4.1.1 Symbols in Use Regulation Schedules

- Yes Permitted as of right
- No Prohibited
- SP Permitted only by a special permit, as provided by Article IX, Sections 9.2.0 through 9.2.7.
- YES₁ – Permitted by right in an **MCMOD**, CC or CBD overlay district, even if prohibited or allowed only by SP in the underlying zoning district.
- SP₁ – Permitted only by a special permit in a CC or CBD overlay district, even if prohibited in the underlying zoning district.

4.1.2 Pre-existing Uses and Structures

Any use or structure existing and permitted as of right at the time of establishment, and subsequently subject to a special permit or prohibited shall be considered a pre-existing lawful nonconforming use or structure. Such pre-existing use or structure, may be continued subject to the maintenance of the then existing character and extent of operations and structures. A change in use, degree of use or structure shall be subject to Article VI and shall require a special permit as provided in Article IX, Sections 9.2.0 through 9.2.7 as may be applicable under those provisions.

4.1.3 Temporary Accessory Uses

The Inspector of Buildings may grant a permit for a temporary building, structure, or use incidental to a construction project. Such permit may be issued for an initial period of not more than one (1) year and may be renewed for periods of six (6) months.

(a) Temporary tents shall be allowed in all districts for a period not to exceed four days for any given event, and shall be subject to the review of the Inspector of Buildings.

Temporary tents shall be allowed for such uses, including but not limited to: weddings, social functions, business gatherings, special promotions related to a permitted use.

Temporary tents related to retail uses or activities shall not generate additional parking demands beyond what can be accommodated by existing on-site parking or offsite parking within 300 feet of the subject property.

Applications for temporary tent permits shall be made to the Inspector of Buildings. Applicants shall provide all such information requested by the Inspector of Buildings, including but not limited to:

1. Means of ingress/egress.
2. Number of available on-site and offsite parking spaces.
3. Estimate number of cars attributable to the event or activity for which the tent is needed.
4. The presence or availability of sanitary facilities on site. Adopted 5-23-88, Art. 72.

4.1.4 Use Limitations

Any other provisions of this Bylaw notwithstanding, no use shall be permitted which would create a nuisance because of, but not limited to, noise, vibration, smoke, gas, fumes, illumination, odors, and dust; or which would create a hazard of radiation, fire, explosion or contamination of the water supply

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4.2.0 PRINCIPAL USE REGULATION SCHEDULE																	
REF. NO	USE DESIGNATION	DISTRICT											OVERLAY DISTRICTS*				
		RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.1	RESIDENTIAL USES																
4.2.1.1	Dwelling, One Family	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.2	Dwelling, 2-Family	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.2.1.3	Dwelling, 3-Family	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.2.1.4	Dwelling, Garden Apartment	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES ₁
4.2.1.5	Dwelling, Garden Apartment (Operated by the Burlington Housing Authority)	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.2.1.6	Dwelling, Multi-Family	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES ₁
4.2.1.7	Hotel	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.8	Hotel, Residence	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.9	Hotel, Motor Hotel or Motel	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.10	Short-Term Rental	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.11	Dormitories	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.1.12	One Family Dwellings (Operated by the Burlington Housing Authority)	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.13	Garden Apartment (Operated as Affordable and Subsidized Living Units)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.14	Tents, Trailers, Campers, and Mobile Homes	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.15	Dormitories (Other than those specified in 4.2.1.10)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.16	Open Space Residential Development	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.17	Assisted Living Facility	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.18	Independent Living Facility	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.19	Custodial Care Facility, Group Care Facility	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.20	Congregate Living Facility	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.21	Continuing Care Retirement Community	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO

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4.2.1.22	Group Care Facility	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.1.23	Inn, Bed & Breakfast	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.2	INSTITUTIONAL & RECREATIONAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.2.1	Religious Institutions	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.2.2.2	Non-Profit Institution	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.2.2.3	Child Care Center	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.2.2.4	Family Child Care Home	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.2.2.5	Adult Day Health Center	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.6	Cemeteries and Related Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO
4.2.2.7	Fire Stations and Sub-Fire Stations	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.8	Police Stations	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.9	Municipal Maintenance and Garage Facilities	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	SP	NO	SP	NO
4.2.2.10	Public Parks, Community Centers, Public Libraries, Public Museums, Public Art Galleries and Related Facilities	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.2.2.11	Recreation Facility, Indoor Commercial	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.12	Recreation Facility, Outdoor Commercial	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.14	Educational Use, For Profit	NO	NO	NO	SP	YES	SP	YES	SP	SP	SP	NO	YES	YES	YES	YES	NO
4.2.2.15	Places and Buildings for Public Assembly (Other Than Above)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.2.16	Hospitals	NO	NO	NO	NO	NO	NO	SP	SP	SP	SP	NO	NO	SP	NO	NO	NO
4.2.2.17	Urgent Care Facility	NO	NO	NO	NO	NO	NO	SP	SP	SP	SP	NO	NO	SP	NO	YES	NO
4.2.2.18	Long-Term Care Facility	NO	NO	YES	NO	NO	NO	SP	SP	SP	SP	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.19	Communications Switching Station	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.20	Public Transportation Facility	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP	NO
4.2.2.21	Radio and television transmitting sites	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.22	Theaters and cinemas	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.23	Public Water & Sewer Distribution Structures	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	NO

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4.2.2.24	Performance Theater or Center	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.2.25	Registered Marijuana Dispensary	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.26	Marijuana Establishment	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.2.27	Fitness Centers (> 5,000 but < 20,000 sq. ft.)	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.2.28	Fitness Studios (< 5,000 sq. ft.)	NO	NO	NO	YES	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.4	OFFICE USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.4.1	Professional Services	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.4.2	Medical Offices, Center, or Clinic	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.4.3	Public Offices	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.4.4	Conference Center	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.4.5	Collaborative Workspace	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.4.6	Banking & Financial Services	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.4.7	Data Center	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	NO	NO
4.2.5	AUTOMOTIVE SALES AND SERVICE USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.5.1	Motor Vehicle General Repair and Maintenance	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.2	Motor Vehicle Body Painting and Body Repair	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.3	Car Wash Establishments	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.4	Retail Sales and Rental of Heavy Machinery and Vehicles	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.5	Automobile Dealership	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.6	Used Car Sales Establishment	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.7	Automotive Rental Agency	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.8	Outdoor Storage of Motor Vehicles (See 2.15) (at least 1,100 ft. from RO zone)	NO	NO	NO	NO	NO	SP	NO	SP	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.9	Motor Vehicle Dealership Structured Parking Facility (See 2.13) (w/in 200 ft. of Rt. 128/95 and at least 200 ft. from RO)	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.10	Fueling Station/Convenience Store	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

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4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.6.1	Personal Services	NO	NO	NO	SP	YES	YES	YES	NO	NO	YES	NO	SP	SP	YES ₁	YES ₁	NO
4.2.6.2	Convenience Store	NO	NO	NO	SP	SP	SP	YES	NO	NO	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.3	Retail Stores (<= 10,000 sq. ft.)	NO	NO	NO	NO	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.4	Retail Stores (> 10,000 sq. ft.)	NO	NO	NO	NO	NO	NO	YES	NO	NO	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.5	Supermarket	NO	NO	NO	NO	NO	NO	SP	NO	NO	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.6	Post Offices	NO	NO	NO	NO	NO	NO	YES	SP	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.7	Household Goods Repair and Services	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	SP	YES ₁	YES ₁	NO
4.2.6.8	Laundry and Dry Cleaning Establishments (Other Than Pickup Stations or Self-Service)	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	YES ₁	NO
4.2.6.9	Dry-Cleaning and Laundry Pickup Stations	NO	NO	NO	SP	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.10	Restaurant, Fast Order Food and Take-Out	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.11	Restaurants	NO	NO	NO	NO	NO	NO	SP	SP (see Art. 10.4.0)	NO	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.12	Bakeries and Delicatessen	NO	NO	NO	NO	NO	NO	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.13	Commercial Kennel	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	SP	SP	SP	SP ₁	NO
4.2.6.14	Plumbing and HVAC Sales and Services	NO	NO	NO	NO	NO	NO	SP	NO	NO	SP	NO	YES	YES	YES	YES ₁	NO
4.2.6.15	Contractor Services	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO	YES	YES	SP	SP ₁	NO
4.2.6.16	Funeral Home	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	SP	YES	YES	NO
4.2.6.17	Laboratories, Diagnostic Medical	NO	NO	NO	NO	SP	SP	YES	YES	SP	SP	NO	NO	SP	YES ₁	YES ₁	NO
4.2.6.18	Kiosk	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.19	Massage Parlors	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.20	Massage Therapy	NO	NO	SP	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.21	Photo Processing	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	NO	NO	NO	YES ₁	YES ₁	NO
4.2.6.22	Printing and Copying Services	NO	NO	NO	NO	NO	NO	YES	NO	NO	YES	NO	SP	SP	YES ₁	YES ₁	NO
4.2.6.23	Adult Bookstore	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO

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4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.6.24	Adult Club (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.25	Adult Paraphernalia Store (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.26	Adult Theater (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.27	Adult Video Store (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.28	Body Art	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.29	Self-Storage Facility	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.6.30	Retail, Experiential & Commercial Interactive Venue (20,000 SF or Less)	NO	NO	NO	SP	SP	YES	YES	NO	SP	YES	NO	YES	YES	YES	YES	NO
4.2.6.31	Retail, Experiential & Commercial Interactive Venue (Above 20,000 SF)	NO	NO	NO	SP	SP	SP	SP	NO	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.32	Pharmacy	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.33	Liquor Store	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.34	Pet Store	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.35	Hardware Store (< 15,000 sq. ft. gross floor area)	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.36	Caterer/Wholesale Food Production	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	NO	SP	SP	SP ₁	SP ₁	NO
4.2.6.37	Brewery, Distillery, Cidery, Winery with Tasting Room	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.7	INDUSTRIAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.7.1	Light Manufacturing	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	SP	SP	SP	SP	NO
4.2.7.2	Research and Development	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	SP	SP	SP	SP	NO
4.2.7.3	Printing Establishments (Other than those under 4.2.6.22)	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	NO	SP	YES	YES	NO
4.2.7.4	Food Processors and Bakeries (Not operated for retail)	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.7.5	Laboratory	NO	NO	NO	NO	NO	NO	SP	SP	YES	SP	NO	SP	SP	NO	SP	NO
4.2.7.6	Laboratory, Life Science (<i>Research & Development</i>)	NO	NO	NO	NO	NO	SP	SP	SP	YES	NO	NO	SP	SP	SP	SP	NO
4.2.7.7	Laboratory, Life Science (<i>Commercial Manufacturing</i>)	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	SP	SP	SP	SP	NO
4.2.7.8	Wholesale Trade	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	YES	YES	YES	YES	NO

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4.2.7	INDUSTRIAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.7.9	Distribution Facility	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO
4.2.7.10	Warehouse	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO
4.2.7.11	Electronics Industries	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO
4.2.7.12	Electroplating and Metal Finishing	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.7.13	Hazardous and Toxic Materials and Chemicals Manufacture	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.7.14	Hazardous and Toxic Materials and Chemicals Use Storage, Transport, Disposal or Discharge	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO
4.2.7.15	Commercial Hazardous Waste Storage and Treatment Facility	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.7.16	Solar Energy System, Ground-Mounted	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	NO
4.2.7.17	Generation or Storage of Hazardous Waste (Limited to the volumes classified as a very small quantity generator (VSQG))	NO	NO	-	NO	NO	NO	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO
4.2.7.18	Generation or Storage of Hazardous Waste (In excess of the volumes classified as a very small quantity generator (VSQG))	NO	NO	-	NO	NO	NO	NO	SP	SP	SP	NO	NO	SP	YES	YES	NO
4.2.7.20	Creative Workspace and Industrial Arts Facility	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO

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4.3.0 ACCESSORY USE REGULATION SCHEDULE																		
4.3.1	USES NORMALLY ACCESSORY TO RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD	
4.3.1.1	Accessory Apartment	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	
4.3.1.2	Short-Term Rental	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO	
4.3.1.3	Home Occupation 1	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	
4.3.1.4	Home Occupation 2	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	
4.3.1.5	3- Car Garage (Not apply to farms).	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	
4.3.1.6	Towers, antenna, windmills, and similar structures:																	
	(a) towers and antennas for generation or transmission of telecommunication signals other than those covered by subsection 4.2.2.24 and Section 8.4.0	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	NO	
	(b) antennas, other than satellite dish antennas, for the purpose of private reception of telecommunication signals, which antennas do not exceed 12 feet in height above the ground or 12 feet above the roof of a building on which they are mounted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
	(c) towers, windmills and similar structures that do not exceed 12 feet in height measured from the ground	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP	YES	YES	YES	YES	NO
	(d) towers, windmills and similar structures that exceed 12 feet in height measured from the ground	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	NO
	(e) satellite dish antennas that are 8 feet or less across at their greatest width <u>and</u> which do not exceed 12 feet in height above the ground or above the roof of a building on which they are mounted <u>and</u> which are at least 100 feet away from property that is zoned RO One Family Dwelling	NO	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO

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4.3.1	USES NORMALLY ACCESSORY TO RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.1.3.6 (cont.)	(f) satellite dish antennas that are greater than 8 feet across at their greatest width <u>or</u> which exceed 12 feet in height above the ground or the roof of a building on which they are mounted <u>or</u> which are located on or within 100 feet of property that is zoned RO One Family Dwelling	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	NO
	(g) Wireless Communications Facilities which are subject to Section 8.4.0 shall be permitted in the Wireless Communications Overlay Districts in accordance with the map depicting the districts and the provisions of Section 1.0 of the Zoning Bylaws	(refer to Wireless Communication Overlay Districts map for allowed uses)															
4.3.1.7	Outdoor parking of not more than one unregistered motor vehicle or one boat per dwelling unit	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.8	Swimming Pool	YES	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO
4.3.1.9	Greenhouse (limited to 250 sq. ft. and not used for commercial purposes)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP	YES	YES	YES	YES	NO
4.3.1.10	Tennis Courts	YES	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO
4.3.1.11	Bomb Shelters	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.1.12	Roadside Stands (Limited to sales of produce grown on the premises)	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.13	Sheds, Barns, and Similar Structures	YES	YES	SP	NO	NO	NO	NO	NO	NO	NO	SP	YES	YES	YES ₁	YES ₁	NO
4.3.1.14	Aviculture	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.15	Buildings and Structures Normally Accessory to Multi-Family Development	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.3.1.16	Mobile Homes, Temporary and Trailers	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.3.1.17	Temporary Tents on Residential Sites	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.1.18	Family Child Care Home	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.1.19	Residential Garage (For more than three automobiles)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.3.1.20	Solar Energy System, Roof-Mounted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO

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4.3.1.21	Solar Energy System, Ground-Mounted	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	NO
4.3.1.23	Community Garden	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.2	USES NORMALLY ACCESSORY TO NON- RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.1	Incidental Retail - Service Uses	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	YES	YES	YES	YES	NO
4.3.2.2	Incidental Food Uses	NO	NO	NO	NO	SP	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.3.2.3	Incidental Retail and Restaurant	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.3.2.4	Delicatessens, lunch counters and soda fountains incidental to the permitted business of a drug store, food store	NO	NO	NO	NO	SP	SP	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.3.2.5	Protective Animal Keeping (More Than One)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	NO
4.3.2.6	Outdoor Storage of Supplies and Equipment (Incidental to permitted uses, subject to requirements for location, lighting, screening, fencing, cover and safety precautions)	YES	NO	SP	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	SP	SP	NO
4.3.2.7	Off-Street Outdoor Overnight Parking of Freight-Carrying or Material-Handling Vehicles and Equipment or Buses	NO	NO	NO	NO	NO	SP	YES	YES	YES	YES	NO	YES	YES	SP	SP	NO
4.3.2.8	Maintenance Shops, Power Plants, Machine Shops and Similar Structures to Support Permitted Uses	NO	NO	NO	NO	NO	SP	SP	YES	YES	YES	NO	SP	SP	SP	SP	NO
4.3.2.9	Parking garages and/or parking structures for more than three (3) vehicles including both enclosed and open garages and structures, above and below ground	NO	NO	NO	NO	NO	NO	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.3.2.10	Parking Structure, Detached	NO	NO	NO	NO	NO	NO	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.3.2.11	Parking Structure, Integrated	NO	NO	NO	NO	NO	NO	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.3.2.12	Parking Deck	NO	NO	NO	NO	NO	NO	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.3.2.13	Off-street outdoor parking of vehicles, other than those in 4.3.2.7, only if the principal use to which the parking relates (or is accessory to) is permitted or permitted by special permit in the zoning district in which the off-street outdoor parking will be located	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO

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4.3.2	USES NORMALLY ACCESSORY TO NON- RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.14	On Premises Permanent Resident or Proprietor Unit	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.3.2.15	Warehousing Incidental to Permitted Principal Use (Except hazardous and toxic materials/chemicals)	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	NO	NO	NO
4.3.2.16	Distribution Facility incidental to a Permitted Principal Use (Except hazardous and toxic materials/chemicals)	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	SP	SP	NO
4.3.2.17	Storage Facility (Incidental to a permitted principal use except hazardous and toxic materials/chemicals)	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.3.2.18	Self-Storage Facility	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.3.2.19	Kiosks	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.3.2.20	Incidental sale at retail of the same merchandise sold at wholesale	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	YES	YES	YES	YES	NO
4.3.2.21	Storage and disposal of oils and fuels/ petroleum products	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	NO	NO	SP	SP ₁	SP ₁	NO
4.3.2.22	Storage of hazardous and toxic materials/chemicals for retail sale	NO	NO	-	NO	NO	SP	SP	NO	NO	SP	NO	SP	SP	SP ₁	SP ₁	NO
4.3.2.23	Off-street outdoor overnight parking of freight-carrying or material-handling vehicles and equipment containing toxic and hazardous materials/chemicals	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO
4.3.2.24	Temporary Tents on Non-Residential Sites	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.2.25	Child and Family Day Care	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.2.26	Farmer's Markets	NO	NO	NO	YES	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.3.2.27	Drive-Through Facility	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	SP	SP	NO	SP ₁	NO
4.3.2.28	Solar (See Section 10.9.0)																
4.3.2.29	Solar Energy System, Roof-Mounted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.2.30	Solar Energy System, Ground-Mounted	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	NO
4.3.2.31	Food Hall or Public Market	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	SP	NO	SP	SP	SP	NO
4.3.2.32	Mobile Food Market, Vendor's Court	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	SP	NO	SP	SP	SP	NO

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4.3.2.33	Single-User Shared-Transport Station (Bike/Scooter/Moped)	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.2.34	Parklet	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO
4.3.2.35	Outdoor Merchandise Display	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	NO	NO	NO	NO	SP	NO
4.4.1	PRINCIPAL USES IN THE WETLANDS DISTRICT	RO	RG	RC	BN	BL	BG	BT	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.4.1.1	Conservation of soil, water plants, and wildlife including wildlife management shelters	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.4.1.2	Outdoor noncommercial recreation limited to nature study areas, walkways, boating or fishing where otherwise legally permitted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.4.1.3	Agriculture, horticulture and floriculture	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	See 4.2.3	See 4.2.3	YES	YES	NO
4.4.1.4	Maintenance or repair of existing structures, roadways and utilities	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.4.1.5	Periodic maintenance of existing water courses	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.4.1.6	Creation of a pond or pool or other changes in water courses for swimming, fishing or other recreational uses, agricultural uses, scenic features, drainage improvements	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	SP	YES	YES	NO
4.4.1.7	Structures for essential services	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO
4.4.1.8	Dredging expressly for mosquito or flood control by an authorized public agency	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO
4.4.1.9	Temporary, not to exceed three months, storage of materials (excluding fill materials and hazardous and toxic materials) or equipment	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO
4.4.1.10	Outdoor noncommercial recreation not specifically permitted by right in section 4.4.1.2 including public parks, non-paved playfields, and similar activities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO
4.4.1.11	Discharges from manmade structures into the wetlands	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	NO
4.4.1.12	Structures for radio or television transmission by participants in emergency broadcast system	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	NO

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4.4.2	ACCESSORY USES IN THE WETLANDS DISTRICT	RO	RG	RC	BN	BL	BG	BT	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.4.2.1	Accessory uses limited to fences, flagpoles, noncommercial signs, docks	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO

* (4.3.2.9) Except permitted by Special Permit in an (IG) District only as an accessory use to a Hospital principal use at which, at a minimum (i) inpatient and outpatient care and services are provided; and (ii) such facility has not less than fifty (50) beds for inpatient treatment.

In approving a special permit for such parking structure or structures, the Planning Board may (1) limit the number of structures permitted on any site, and (2) determine the maximum number of parking spaces to be permitted and contained on or within a parking structure or structures, as the Planning Board deems appropriate. Further, in approving a special permit for parking structure or structures, the Planning Board may require that specific numbers of existing surface parking spaces, or existing paved or impervious surface areas on a site or sites, be removed and be converted to pervious surface areas, or landscaped areas. In addition, the Planning Board may require that approval of a special permit for a parking structure or structures not result in a net increase of the total number of parking spaces in existence at the time of application for such special permit.

***OVERLAY DISTRICTS LEGEND**

Aquifer (A) and Water Resource (WR) Districts: See Article VIII, Section 8.3.3 Interpretation and Application

Civic Center (CC) & Central Business District (CBD) Districts

YES = Allowed use in the CC and/or CBD only if the underlying zoning permits.

SP = Allowed use in the CC and/or CBD by Special Permit only if the underlying zoning permits.

YES₁ and SP₁ = Allowed use by right or special permit in the CC MCMOD and/or CBD districts superseding any underlying zoning.

NO = Is not allowed in the CC or CBD regardless of underlying zoning provisions