

WOBURN, MASSACHUSETTS

B-N DISTRICT | BY-RIGHT LAND USES

COMMERCIAL, INSTITUTIONAL & RESIDENTIAL USES

Uses marked “X” in the City’s B-N column. Numbers in brackets identify the table rows. SF means gross floor area unless stated otherwise.

Offices & services

- **Business, professional and general offices:** under 15,000 SF. [30a]
- **Medical and dental offices:** general outpatient care and diagnosis, projects up to 5,000 SF. [33a, first entry]
- **Medical and dental offices:** general outpatient care and diagnosis, projects over 5,000 SF. [33a, second entry]
- **Office-related services:** business, personal or consumer services connected with office operations. Note 4 applies. [31]
- **Dwelling conversion:** a dwelling under 2,000 SF converted to office or institutional use. [32]
- **Business service and business sales establishments:** includes repair or adjustment of apparel, appliances or office equipment; this category does not authorize retail sales. [27]
- **Veterinarian offices.** [34]
- **Funeral homes.** [26]

Retail & related uses

- **Retail establishments:** less than 5,000 SF; operating-hour restrictions apply (see page 3). [22a]
- **Personal service establishments:** includes barber and beauty shops, shoe repair, retail dry cleaning and self-service laundromats. [25]
- **Commercial greenhouses.** [36]

Education, clubs & public services

- **Public elementary or secondary schools,** including recreational facilities. [11a]
- **Private elementary or secondary schools,** including recreational facilities. [11b]
- **Child care centers.** [12]
- **Business or trade schools.** [13]
- **Private membership clubs.** [18]
- **Essential public services.** [51]

Residential & temporary housing

- **Accessory dwelling unit:** attached to, within, or detached from a legally preexisting nonconforming single-family dwelling; subject to Section 35. [1b]
- **Temporary mobile home:** during reconstruction after fire or other disaster, for no more than 12 months. Note 2. [7]

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ACCESSORY, CONSERVATION & ENERGY USES

Accessory uses

- **Home occupation or office:** no more than two nonresidents on site; no more than 25% of the floor area of one story of the dwelling. [54a]
- **Home occupation or office:** no more than two nonresidents on site; no more than 25% of the dwelling unit's floor area. [54b]
- **Accessory structures:** 900 SF or less, with no doors over 8 feet high; examples include private garages, playhouses, greenhouses, tool sheds, security gatehouses and private pools for occupants. [55]
- **Accessory storage:** one trailer, one unregistered automobile or one boat; Note 9 location and use restrictions apply. [57]
- **Construction trailer** used with an ongoing building permit. [57c]
- **Parking one business vehicle** used by a resident; Note 10 capacity and cargo restrictions apply. [58]
- **Accessory repair and interior storage** in a business or industrial establishment; Note 11 area and setback restrictions apply. [59]
- **Necessary accessory outside storage** for a permitted business or industrial use; Note 6 requires enclosure. [60]

Accessory uses (continued)

- **Accessory retail or consumer services** in an apartment dwelling, office building, industrial building or hospital; Note 4 applies. [61]
- **Required accessory off-street parking and loading facilities,** subject to Section 8. [63]
- **Coin-operated recreation or entertainment machines** inside a public or private building; up to three by right. Note 22. [64]

Other uses

- **Conservation of water, plants and wildlife** in their natural state. [67]
- **Agriculture, horticulture or floriculture** on parcels of five acres or more. [68a]
- **Temporary modular/mobile structure:** accessory to an established religious or nonprofit institution or structure; maximum 90 days. [78]
- **Indoor wireless communications link;** Note 19 excludes municipal property from by-right treatment. [81c]

Solar systems - Section 26

- **Roof-mounted solar photovoltaic system.** [87]
- **Off-grid solar photovoltaic system.** [92]
- **Passive solar system.** [93]
- **Solar thermal system.** [94]

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CONDITIONS & SOURCE REFERENCES

Conditions affecting by-right status

- **Retail hours (Note 16):** convenience stores, supermarkets and variety stores require a special permit for hours beyond 7 a.m.-10 p.m.; ownership transfers require City Council approval. Table rows 76-77 also restrict late-hour retail activity.
- **Accessory retail (Note 4):** within the principal structure and limited to the lesser of 5% of its gross floor area or 2,500 SF. The separate 20% service-use cap in Note 4(a) applies to I-P, O-P and I-G districts.
- **Outside storage (Note 6):** materials must be enclosed by a solid fence or wall at least 8 feet high, except at entrances and exits.
- **Stored vehicle (Note 9):** inside a principal/accessory structure, or at least 50 feet from a street line and within side-yard setbacks; no sleeping or dwelling use.
- **Resident's business vehicle (Note 10):** maximum capacity of two tons or 12 passengers; no noxious, flammable or other dangerous cargo.
- **Accessory repair/storage (Note 11):** maximum 25% of gross floor area; not within 15 feet of a street lot line unless separated by a solid wall.
- **Entertainment machines (Note 22):** more than three require a special permit.
- **Wireless links (Note 19):** those on municipally owned property or structures require a special permit.

How to use this list

- **Scope:** all 38 entries marked X in the base B-N column of the City's posted Section 5.1 table, including the two separately listed medical/dental size categories. Descriptions are condensed.
- **By right is subject to compliance:** applicable dimensional, parking, building, site-plan and other requirements remain in effect. Accessory uses must support a lawful principal use.
- **Parcel-specific overlays** and state-protected uses may change what is allowed at a particular property. This is a base-district table summary.
- **Posted amendments:** the City also posts a November 20, 2025 virtual-currency-kiosk amendment. Its PDF refers to an attached use schedule that is not present in the posted one-page file; B-N treatment cannot be verified from that notice. Confirm with the City if relevant. The May 7, 2026 amendment concerns the Section 28 overlay.

Official sources

- [Section 5.1 - Table of Use Regulations](#), B-N column, all ten pages.
- [Section 5 - Use Regulations and Notes](#).
- [City of Woburn - Zoning Code](#): current compilation dated August 29, 2025, and separately posted amendments. Source links are clickable in this PDF.
- **City website:** woburnma.gov
Government > City Clerk > Ordinances > Zoning Code.