

TABLE OF PRINCIPAL USE REGULATIONS

ADOPTED MAY 19, 2003

REVISED JANUARY 12, 2004

FURTHER REVISED MAY 5, 2004

D I S T R I C T S

PRINCIPAL USE														
A. RESIDENTIAL USES	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Single-family dwelling	Y	Y	Y	N	N	N	N	N	Y	N	N	N	N	N
Two-Family dwelling	Y	Y	Y	N	N	N	N	N	Y	N	N	N	N	N
Three-family dwelling	N	Y	Y	N	N	N	N	N	Y	N	N	N	N	N
Multifamily dwelling with four or more dwelling units	N	SP	Y	Y	Y	N	N	N	SP	N	N	SP	Y	N
Dwellings containing six (6) or fewer dwelling units.	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Multifamily dwelling at a minimum density of twelve (12) units and a maximum density of thirty-five (35) units per acre	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Conversion of a dwelling	Y	Y	Y	N	Y	N	N	N	N	N	N	Y	N	N
Dwelling above the first floor of a building containing retail or office use	N	N	Y⁽¹⁾	Y	Y	N	N	N	N	N	N	SP	N	N
Retail or professional service business, or business or professional office, within a dwelling structure	N	N	N	N	N	N	N	N	N	N	N	N	SP	N
Lodging or boarding house	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
Congregate housing	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Assisted and/or Independent Living Facility	SP	SP	SP	SP	SP	N	N	N	SP	N	N	N	SP	N
Shared elderly housing	SP	SP	SP	SP	SP	N	N	N	SP	N	N	N	SP	N
Community residence	SP	SP	SP	SP	SP	N	N	N	SP	N	N	N	SP	N

B. EXEMPT AND INSTITUTIONAL USES	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y
Family day care home, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Family day care home, large	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Adult day care facility, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult day care facility, large	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Child care facility in existing building	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Child care facility in new building	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP
Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital	N	N	N	SP	SP	SP	SP	SP	N	SP	N	N	N	N
Non Commercial Research Facility	N	N	N	N	N	N	SP	N	SP	SP	SP	SP	N	N
Parks and playgrounds	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

C. COMMERCIAL USES	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Nonexempt educational use	N	N	N	Y	Y	Y	SP	Y	Y	N	N	N	Y	Y
Nonexempt educational use with a minimum of 20,000 sf	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Animal clinic or veterinary hospital	N	N	N	SP	SP	N	N	SP	N	SP	N	N	N	N
Kennel	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Private club or lodge	N	N	N	Y	Y	SP	N	SP	N	N	N	N	N	N
Nursing or convalescent home	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N
Funeral home	N	N	N	SP	N	SP	N	SP	N	N	N	N	SP	SP
Hotel, inn, motel, tourist home	N	N	N	SP	SP	SP	Y	SP	SP	N	N	N	N	Y
Hotel, Motel - Extended Stay	N	N	N	SP	SP	SP	Y	SP	SP	N	N	N	N	Y
Planned development	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bakery, delicatessen, candy, fish, including accessory food service	N	N	N	Y	Y	Y	SP	Y	Y	N	SP	N	N	Y
Book, stationery, gift, clothing, dry goods, hardware, jewelry, or variety store	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	Y
Convenience store with hours of operation not to exceed 5AM to 11 PM	N	N	N	Y	Y	Y	N	SP	N	N	N	N	N	SP
Convenience store or supermarket with hours of operation exceeding 5AM to 11 PM	N	N	N	SP	SP	SP	N	N	N	N	N	N	N	N
Supermarket and Grocery Store	N	N	N	SP	SP	SP	N	SP	N	N	N	N	N	N
Department store, discount house	N	N	N	SP	SP	SP	N	SP	N	N	N	N	N	N
Retail stores and services not elsewhere set forth	N	N	N	SP	SP	SP	N	SP	N	N	N	N	N	N
**Major Commercial Project	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
**Motor vehicle sales and rental	N	N	N	N	N	SP	N	N	N	N	N	N	N	N
**Motor vehicle repair services and washing and waxing establishments	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N
**Motor vehicle service station	N	N	N	SP	N	SP	N	N	N	Y	N	N	N	N
**Motor vehicle parts stores	N	N	N	SP	N	SP	N	Y	N	N	N	N	N	N
Motor vehicle storage and repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N
**Boat and accessory sales, service and rental establishments	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boat storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boatbuilding and shipbuilding	N	N	N	N	N	N	N	N	N	N	N	N	N	N

**Ferries and excursion facilities	N	N	N	N	N	N	N	N	SP	N	N	N	N	N
Fishing, commercial, and industrial vessel berthing, including docks	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
***Fishing pier	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Fabrication, storage, and repair of fishing equipment	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Fueling and bunkering of vessels	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Harbor and marine supplies and services	N	N	N	N	N	N	N	N	N	N	N	N	N	N
**Commercial docks and marinas	N	N	N	N	N	N	N	N	N	N	N	N	N	N
**Marinas, including boat storage and boat repair	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
Yacht club, boat rental	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Marine construction and salvage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Marine intermodal transportation terminals and facilities	N	N	N	N	N	N	N	N	SP	N	N	N	N	N
Marine offices	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Marine pollution control facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Tugboat, fireboat, pilot boat and similar services	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Food handling and preparation facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, including service of alcoholic beverages	N	N	N	Y	Y	Y	Y	Y	SP	N	N	N	Y	Y
Restaurant, drive-in or fast-food	N	N	N	N	N	SP	N	SP	N	N	N	N	N	N
Professional, business and governmental offices	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Medical Centers	N	N	N	N	N	SP	N	SP	N	SP	N	SP	N	N
Substance Abuse Treatment Center	N	N	N	N	N	SP	N	SP	N	SP	N	N	N	N
Bank, financial agency	N	N	N	Y	Y	Y	SP	Y	Y	Y	N	N	Y	Y
Indoor commercial recreation	N	N	N	N	N	Y	N	Y	N	SP	N	N	N	Y
Personal service establishment	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N	Y
General service establishment	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N	Y
Adult entertainment establishment	N	N	N	N	N	SP	N	SP	N	N	N	N	N	N
Bed and breakfast	N	SP	SP	N	SP	N	N	N	N	N	N	N	N	N

	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Parking facilities	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	SP	SP
Park and ride/park and fly facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Storage of vehicles for hire or return from hire	N	N	N	N	N	N	SP	N	N	N	N	N	N	N
Theaters, concert halls and cinemas	N	N	N	Y	Y	Y	N	Y	N	SP	N	N	N	Y
Trade and craft establishments	N	N	N	Y	Y	Y	N	Y	N	Y	N	Y	N	N
Health and fitness club	N	N	N	SP	Y	SP	Y	Y	SP	SP	SP	SP	N	N
Art use	N	N	N	SP	SP	SP	N	N	N	Y	Y	Y	N	N

D. INDUSTRIAL USES	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Light manufacturing	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
Wholesale business and storage in connection with the wholesale business	N	N	N	N	N	N	N	N	N	Y	Y	SP	N	N
Inside display and sale of merchandise by distributors or manufacturers	N	N	N	N	N	N	N	N	Y	SP	Y	SP	N	N
Manufacturing	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Manufacturing - Bio-Tech	N	N	N	N	N	N	SP	N	SP	SP	SP	N	N	N
Fabrication of marine related goods	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
Marine related research, laboratories, and scientific development	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Marine related wholesale, warehouse, or storage	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Materials recovery facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Research and development, including related offices	N	N	N	N	N	n	SP	N	SP	SP	SP	SP	N	SP
Contractor's yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bulk storage of cargo and freight	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bulk storage of petroleum products and by-products	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Container shipping operations, marine cargo handling facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Freight forwarding facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Seafood processing, seafood packaging and seafood distribution	N	N	N	N	N	N	N	N	SP	N	N	N	N	N
E. OTHER USES														
Drive-in window services at retail or other use	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP
Municipal education buildings being rehabilitated or converted from such use to a non-municipal use	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

(1) For buildings fronting on Broadway only, provided that sufficient off-street parking is available for the residential uses.

