

2300. Use Regulation Schedule

AE Added 3/12/1996, Article 66; DPOD added 3/13/2004, Article 38; IC Added 10/18/2004, Article 10; G2 Added 5/14/2005, Article 41; ID Added 5/15/2010, Article 30; MUD Added 5/15/2010, Article 32; Amended 10/21/2013, Article 26

<u>RESIDENTIAL USES (1,8)</u>	<u>C</u>	<u>R</u>	<u>AA AB</u>	<u>BA</u>	<u>G2</u>	<u>BB</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>	<u>ID</u>	<u>M</u>	<u>M-1</u>	<u>AE</u>	<u>All Others</u>	<u>DPOD</u>	<u>MUD</u>	
Single Family dwelling:	N	Y	Y	SP	Y	Y	N	N	Y	N	N	N	SP	Y	SP	N(7)	
Two-family dwelling:	N	S	Y	SP	SP	Y	N	N	Y	N	N	N	SP	S	SP	N(7)	
Conversion of existing structure to more than two-family dwelling:	N	N	S	SP	SP	S	N	N	SP	N	N	N	SP	N	SP	N(7)	
Boardinghouse:	N	S	S	SP	SP	S	N	S	SP	S	N	N	SP	S	SP	N	
Multi-family dwelling (See Section 4200):	N	N	Y	SP (5)	SP	N	N	N	N	N	N	N	N	N	SP	N(7)	Amended 5/13/2006, Article 30
Open Space Communities (See Section 4300):	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	SP	N(7)	Amended 3/5/1990, Article 52A
Mobile Home:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Campground, mobile home park:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mixed Use Residential/Commercial with Industrial Components (see Section 5000)	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	Added 10/18/2004, Article 10
Senior Living Overlay (see Section 5300) (6)	N	SP	SP	N	SP	SP	SP	SP	N	N	N	N	N	SP	SP	SP	Added 5/15/2010, Article 31

<u>OPEN USES</u>	<u>C</u>	<u>R</u>	<u>AA AB</u>	<u>BA</u>	<u>G2</u>	<u>BB</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>	<u>ID</u>	<u>M</u>	<u>M-1</u>	<u>AE</u>	<u>All Others</u>	<u>DPOD</u>	<u>MUD</u>	
Farm: With pigs, animals raised for pelts: (2)	N	N	S	SP	SP	S	N	S	S	S	N	N	SP	N	N	N	
Nursery, greenhouses (commercial):	S	N	Y	Y	SP	Y	N	Y	Y	Y	N	N	SP	N	SP	N	
Recreational Camps	S	N	N	SP	SP	Y	N	S	S	S	Y	Y	SP	N	N	N	Amended 3/15/2014, Article 21
Cemetery:	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N	N	
Drive-in Theaters, Amusement Park or similar commercial outdoor recreation: (3)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Outdoor recreation other than the above operated by a governmental agency:	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	Y	
Other: (4)																	
Sale of Christmas Trees:	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	Y	

(1) Animal keeping may be subject to permit from the Board of Health.

(2) But no animals kept closer than 500 feet to any lot line.

(3) Temporary carnival sponsored by a non-profit organization permitted upon approval by the Board of Selectmen. (Added 3/2/1992, Article 23)

(4) As determined by the zoning enforcement officer.

(5) Multi-Family dwellings are allowed in the Highway Business (BA) District upon grant of a Special Permit by the Planning Board in accordance with Section 5200 (Added 5/13/2006, Article 30)

(6) In accordance with the requirements and restrictions of Section 5300

(7) These uses are prohibited except when proposed as part of a Senior Living Overlay Project in conformance with Section 5300

(8) Only one dwelling shall be allowed per residential lot unless otherwise specifically allowed in this bylaw

INSTITUTIONAL USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Religious, sectarian, denominational or public educational uses, religious purposes:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Other educational uses: (3)	S	N	N	Y	Y	S	N	S	S	S	Y	Y	Y	N	SP	SP	
Municipal use voted at Town Meeting (not more specifically cited in Section 2300):	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hospital, sanitarium, convalescent, nursing or rest home, congregate housing:	N	S	Y	SP	SP	S	N	S	Y	S	Y	Y	SP	S	SP	SP	
Patriotic, fraternal or social clubs if not conducted for profit; other philanthropic institution or club:	N	N	S	Y	SP	S	N	S	S	S	Y	Y	SP	N	SP	SP	

COMMERCIAL USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Motor vehicle service station (See Section 1300):	N	N	N	S (1)	N	S (1)	N	S (1)	S	S (1)	N	N	S (1)	N	N	N	
Animal kennel or hospital as licensed under Chapter 140, Sec. 137a, General Laws:	N	N	S	SP	SP	Y	N	Y	N	Y	N	N	SP	N	N	N	
Indoor Recreation:	N	N	N	Y	SP	Y	N	Y	SP	Y	N	N	SP	N	SP	SP	
Banks, office space:	N	N	N	Y	SP(4)	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP	
Restaurants, Brew Pubs:	N	N	N	Y(2)	N	Y (2)	N	Y (2)	SP	Y(2)	N	N	SP	N	SP	SP	
Hotel, motel, motor court:	N	N	N	SP	SP	Y	N	Y	SP	Y	N	N	SP	N	SP	SP	
Other retail sales & services:	N	N	N	Y	SP (5)	Y	N	Y	SP	Y	N	N	SP	N	SP	N (6)	
Display and sale of natural products, a significant portion of which are raised by the proprietor in Westborough:	N	S	S	Y	Y	Y	Y	Y	SP	Y	N	N	Y	S	SP	N	Amended 3/5/1990, Article 52F
Micro/Nano Brewery or Distillery:	N	N	N	SP	N	Y	N	Y	SP	Y	N	N	SP	N	SP	SP	
Multiple Uses Allowed : All uses shall comply with the underlying zoning	N	N	N	Y	SP	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP	

(1) Special Permits to be issued by Selectmen rather than the Board of Appeals.

(2) Except "SP" where a restaurant involves any drive-up or walk-up window service.

(3) Shall not apply to land or structures for religious or educational purposes on land owned or leased by Commonwealth or any of its agencies, subdivisions or bodies, politic or by a religious sect or denomination or by a non-profit educational corporation.

(4) Small professional offices in residential style structure limited to a maximum of 4,000 square feet of gross floor area

(5) Limited to a maximum of 5,000 square feet of gross floor area

(6) Except as an accessory use to a permitted use, and then only by Special Permit

	<u>C</u>	<u>R</u>	<u>AA AB</u>	<u>BA</u>	<u>G2</u>	<u>BB</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>	<u>ID</u>	<u>M</u>	<u>M-1</u>	<u>AE</u>	<u>All Others</u>	<u>DPOD</u>	<u>MUD</u>	
INDUSTRIAL, UTILITY USES																	
Airport, heliport:	N	N	N	N	N	N	S	S	S	S	N	N	Y	N	N	N	
Public/Private utility with outside equipment or storage (2)																	
With outside equipment or storage:	N	N	N	Y	N	N	Y	Y	Y	Y	N	N	Y	N	N	N	
With none of above:	S	S	S	Y	Y	Y	Y	Y	Y	Y	N	N	Y	S	SP	SP	
Earth removal (See Sec. 4100): (1)	S	S	S	S	S	S	S	S	SP	S	N	N	S	S	SP	SP	
Research laboratory:	N	N	S	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP	
Trucking terminal, bulk storage contractor's yard:	N	N	N	N	N	N	Y	Y	SP	Y	N	N	N	N	N	N	
Manufacturing, Processing and Warehouse:	N	N	N	SP	N	N	Y	Y	Y	Y	N	N	SP	N	N	N	
Adult Entertainment Uses	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	Added 3/12/1996, Article 66
Brewery, Distillery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	
Multiple Uses Allowed : All uses shall comply with the underlying zoning	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP	

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OTHER PRINCIPAL USES																	
Other use having externally observable attributes similar to one of above:	as regulated above																
All other uses:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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ACCESSORY USES																	
Home occupations (See Sec. 4410):	N	Y	Y	Y	S	Y	S	Y	Y	Y	N	N	Y	Y	SP	SP	
Customary uses & structures (See. 4400):	Shall incur the same use regulations as the principal use listed in this Section																
Agriculture, Horticulture or Floriculture.	Insofar as it can be established that the primary purpose of the use of the land falls within the above-mentioned categories, the regulations herein shall not apply, if same is deemed unreasonable, nor shall such use require a Special Permit. Expansion or reconstruction of existing structures upon land primarily being used for agriculture, horticulture or floriculture, shall not be prohibited or unreasonably regulated except that all such activities may be limited to parcels of more than five (5) acres in areas not zoned for agriculture, horticulture, or floriculture. Land divided by a public or private way or a waterway shall be construed as one parcel.																

Large-Scale Ground-Mounted Solar Photovoltaic Installations	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	(Added 10/15/2012, Article 16)
Marijuana Establishment, Medical Marijuana Treatment and Dispensing Facilities & Marijuana Cultivation	N	N	N	N	N	N	N	N	N	N	N	N	SP(3)	N	N	N	(Added 3/16/2013, Article 16)

(1) Special Permits to be issued by Planning Board rather than the Board of Appeals.

(2) Except for Large Scale Ground-Mounted Solar Photovoltaic Installation as defined and in accordance with Section 5600

(3) Allowed by Special Permit issued by the Planning Board.

