

PRECINCT MEETING OF PRECINCT 1 & 7
JANUARY 27, 2025
FOGELBURG PREFORMING
ARTS CENTER
BURLINGTON HIGH SCHOOL

At 6:09 PM the meeting was called to order by the Town Clerk.
The body present meet to fill the open seat in Precinct #7. There were 2 candidates: Will Seagaard and Mark Smukler They introduced themselves and took questions from the members present. There was a paper ballot vote and Mark Smukler was declared the winner and sworn in.

The body meet to fill the open seat in Precinct #1. There only one candidate Shannon Robinson, she introduced herself. There was a voice vote done and it was Unanimous for Ms. Robinson.
Meeting was adjourned at 6:28 PM

ADJOURNED TOWN MEETING
MONDAY, JANUARY 27, 2025
FOGELBURG PERFORMING
ARTS CENTER
BURLINGTON HIGH SCHOOL

A quorum being present, the meeting was called to order at 7:11 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag. After the pledge, there was a moment of silence for Mabel Nevins and Hope Paulson, long time Town Meeting Members who have passed recently. Then the Moderator recognized long time Town Meeting member Shari Ellis who is retiring at the end of her term, and Town Clerk, Amy Warfield who will be retiring on April 30th. The Moderator had three motions at the beginning of the meeting. The first motion was accept voting a show of hands. The second motion was to continue until Wednesday January 29, 2025 if the business of the Town was not completed tonight. The third was to accept a member who has requested ADA accommodation for remote access; these were moved and seconded; passed with a standing vote majority

The Moderator also recognized our Audio/Video staff for tonight’s meeting which were: Kairui Jia, Chase Jackman, Cole Waisnor, Alice Wisniewski and Joane Nzikoba. Sound Engineer was Eric Kilburn.

Now to the first Article:

GENERAL ARTICLES

ARTICLE #1 RE: Reports of Town Officers & Committees

MAIN MOTION: To hear and act on the reports of the Town Officers and Committees, or to act in any other manner in relation thereto.
Reports were made the Electronic Voting Committee that was charged with looking into Hybrid and Electronic voting equipment for Town Meeting
High School Building Committee presented on their process for looking developing a plan for a new High School Building.
NO ACTION REQUIRED

ARTICLE #2 RE: Amend Article III - Districts by adding Mixed Use Innovation District (MIX)

To see if the Town will vote to amend the Zoning Bylaws Article III, Districts, by adding a new zoning district entitled Mixed Use Innovation District (MIX) in **black, underlines, and bold type** to Article III, Section 3.1.0 “Districts” and to the official Zoning Map of the Town of Burlington, MA as follows.

ARTICLE III: DISTRICTS

SECTION 3.1.0. DISTRICTS

Mixed Use Districts

MIX Mixed Use Innovation District (MIX)



or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS:

- Select Board – 5-0; Planning 4-3;
- ZBRC 6-0; Land Use 6-1
- Conservation letter of support

ACTION: Passed with a counted 2/3s 91-For 15-Against

ARTICLE #3 RE: Amend Article IV - Use Regulations to Modernize the Use Table

To see if the Town will vote to amend the Zoning Bylaws, Article IV Sections 4.2 “Principal Use Regulation Schedule” and 4.3 “Accessory Use Regulation Schedule” by deleting, and amending (~~strike through~~ to be removed, **underlined and bold** is new) as follows:

(see Addendum A)

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS:

Planning 4-3;
ZBRC 6-0; Land Use 6-1

ACTION: Passed with a counted 2/3s 91-For 14-Against

ARTICLE #4 RE: Amend Article V -
Dimensional Requirements by
adding Mixed Use Innovation

To see if the Town will vote to amend the Zoning Bylaws, Article V, Dimensional Requirements, by adding a new zoning district to Section 5.2.0. Density Regulation Schedule entitled “MIX” and highlighted in **black, underlines, and bold type** as follows.

(see Addendum B)

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS:

Planning 4-3;
ZBRC 6-0; Land Use 6-1

ACTION: Passed by Majority

ARTICLE #5 RE: Add New Article XIV - Mixed Use
Innovation District

To see if the Town will vote to amend the Town of Burlington Zoning bylaw by adding a new Article XIV entitled, Mixed Use Innovation District as follows:

(see Addendum B)

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS:

Planning 4-3;
ZBRC 6-0; Land Use 6-1

ACTION: Passed by Majority

ARTICLE #6 RE: Article III Burlington Signage
Districts

To see if the Town will vote to amend Article III, “Establishment of Districts”, Section 3.1.0 Location of Districts, by adding a new district in the Overlay Districts titled: BSD Burlington Signage Districts And the following new paragraph to Section 3.2.0 Location of Districts:

Burlington Signage Districts: As shown on the map entitled, “Town of Burlington Signage Districts” prepared by the Town of Burlington, and dated January 2025.

(see Addendum C)

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant
Motion was made to vote Articles 6 & 7 together.
It passed by 2/3s with only 4 against.

RECOMMENDATIONS:

Planning 7-0;
ZBRC 6-0; Land Use 7-0; Select 5-0

ACTION: Passed called 2/3s

ARTICLE #7 RE: Article XIII Sign Regulations

To see if the Town will vote to amend the Zoning Bylaw, Article XIII by adding new Section 13.3 as follows:

or to act in any other manner in relation thereto.

MAIN MOTION: With Motion from Shari
Amendment

13.3.0.7 Guidelines

The Planning Board may create Signage District Design Guidelines for Burlington Signage Districts that will help illustrate the bylaw and its proper usage. The Guidelines are not regulations’

(see Addendum D)

RECOMMENDATIONS:

Planning 4-3;
ZBRC 6-0; Land Use 6-1

ACTION: Passed called 2/3s

ARTICLE #8 RE: Middle Housing Overlay
District

To see if the Town will vote to amend Section 3.1 “Districts” (Part 1), Section 4.2 “Principal Use Regulation Schedule” (Part 2), Section 8.5 “Town Center Overlay Districts” (Part 3) (where **Bold and Underlined** is new and ~~strikethrough~~ is remove) and the “Town Center Overlay Map: Civic Center and Central Business Districts” (Part 4) as follows:

or to act in any other manner in relation thereto.

with Amendment made and seconded.

(4.2.1.#) Attached Mixed Use Dwellings are only permitted in the Middle Housing (MH) District in the Civic Center (CC) and Central Business District (CBD)

MAIN MOTION:

To see if the Town will vote to amend Section 3.1 “Districts” (Part 1), Section 4.2 “Principal Use

Regulation Schedule” (Part 2), Section 8.5 “Town Center Overlay Districts” (Part 3) (where **Bold and Underlined** is new and ~~striketthrough~~ is remove) and the “Town Center Overlay Map: Civic Center and Central Business Districts” (Part 4) as follows:

(see Addendum E)

RECOMMENDATIONS:

Planning 7-0;
ZBRC 5-0-1; Land Use 7-0

ACTION: Passed by called 2/3s

The business of the Town not being concluded, a motion was made to adjourn, and return on January 29, it passed Unanimously. Meeting was adjourned at 11:07 PM.

Respectfully Submitted

*A*my E. *W*arfield
Town Clerk

**ADJOURNED TOWN MEETING
MONDAY, JANUARY 29, 2025
FOGELBURG PERFORMING
ARTS CENTER
BURLINGTON HIGH SCHOOL**

A quorum being present, the meeting was called to order at 7:10 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag.
The Moderator also recognized our Audio/Video staff for tonight’s meeting which were: Kairui Jia, Chase Jackman, Cole Waisnor, and Joane Nzikoba. Sound Engineer was Eric Kilburn.

ARTICLE #9 RE: Accessory Dwelling Unit (ADU) Bylaw Amendment

To see if the Town will vote to amend Section 2.4 “D” (Part 1), amend Section 4.3 “Uses Normally Accessory to Residential Principal Uses” (Part 2), and to replace in its entirety, Section 11.2.0 “Accessory Residential Uses in One-Family Dwelling: Accessory Apartments” with the following language (Part 3), or to act in any other manner in relation thereto.

(see Addendum F)

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS:

Planning 6-0;
ZBRC 6-0; Land Use 7-0

ACTION: Passed with Called 2/3s

Upon completion of the Zoning Articles the Moderator recognized Ernest “Ernie” Covino for his 46 years of work on the Planning Board. Congratulations and Thank you.

ARTICLE #10 RE: Establishment of a Retail Marijuana Retail Overlay

To see if the Town will vote to amend Article III, “Establishment of Districts”, Section 3.1.0 Location of Districts, by adding a new district in the Overlay Districts titled: BSD Burlington Signage Districts And the following new paragraph to Section 3.2.0 Location of Districts:
Burlington Signage Districts: As shown on the map entitled, “Town of Burlington Signage Districts” prepared by the Town of Burlington, and dated January 2025.

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

ACTION: PostPoned by Proponent

ARTICLE #11 RE: Authorize Five Year Contract for Technology Cyber Security Infrastructure

To see if the Town will vote to authorize the Select Board and the School Committee to enter into a lease/purchase agreement for a term or terms not to exceed five (5) years but in any event not to exceed the useful life of the property in total in accordance with Chapter 30B, Section 12 of Massachusetts General Laws, or such terms and conditions as the Select Board and the School Committee may determine, for the purposes of purchasing equipment and services for telecommunications and network infrastructure upgrades, and cyber security services for all School and Town properties, or to act in any other manner in relation thereto.

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS: Select Board 5-0

ACTION: Passed by Majority

ARTICLE #12 RE: Transfer from Free Cash to Water Stabilization Fund

To see if the Town will vote to transfer from Free Cash the sum of \$1,767,862 to the Water Stabilization Fund, or to act in any other manner in relation thereto..

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS: Select Board 5-0
Ways & Means 13-0

ACTION: Passed by Majority

ARTICLE #13 RE: Transfer from Free Cash to Ways and Means Reserve Fund

To see if the Town will vote to transfer from Free Cash to the FY2025 budget line item 86 - Reserve Fund, the sum of \$100,000, or to act in any other manner in relation thereto.

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS: Select Board 5-0
Ways & Means 13-0

ACTION: Passed by Majority

ARTICLE #14 RE: Authorize Transportation Infrastructure Funds

To see if the Town authorize the sum of \$34,093 to be spent from the Receipts Reserved for Appropriation-Commonwealth Transportation Infrastructure Fund to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure or any other public purpose substantially related to the operation of transportation network services in the city or town including, but not limited to, the complete streets program established in section 1 of chapter 90I of the General Laws and other programs that support alternative modes of transportation or to act in any other manner in relation thereto.

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS: Select Board 5-0
Ways & Means 13-0

ACTION: Passed by Majority

ARTICLE #15 RE: TAX ABATEMENT DEFENSE FUND

To see if the Town will vote to transfer from available funds the sum of \$250,000 or any other sum to fund legal, appraisal, and consulting services for property tax challenges; or to act in any other manner in relation thereto.

or to act in any other manner in relation thereto.

MAIN MOTION: To see if the Town will vote to transfer from the Overlay Surplus Account the sum of \$250,000 to fund legal, appraisal, and consulting services for property tax challenges

RECOMMENDATIONS:

ACTION: Passed Unanimously

ARTICLE #16 RE: Transfer from Free Cash to Previously Approved Capital Project Funds

To see if the Town will vote to transfer from Free Cash, an amount of funds, to capital project funds as follows,

Transfer to	From Free Cash	Original Approval
Roads, Parking Lots, and Sidewalks	\$3,500,000	Article 8 May 2022
Fox Hill School Building Project	\$5,000,000	Article 8 September 2024
Police Station Construction Project	\$5,000,000	Article 20 May 2024
Recreation Land Conservation Project Overlook Park	\$1,300,000	Article 27 May 2024

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant **RECOMMENDATIONS:** Select Board 5-0 Ways & Means 13-0

ACTION: Passed by Majority

ARTICLE #17 RE: Rescind Prohibition on Marijuana Establishments

To see if the Town will vote to Rescind

1.42 – Prohibition on Marijuana Establishments: In accordance with Massachusetts General Laws Chapter 94G, Section 3(a)(2), all types of marijuana establishments, as defined in Massachusetts General Laws Chapter 94G, Section 1 and as may otherwise be defined by Massachusetts law, to include, without limitation, all marijuana cultivators, marijuana testing facilities, marijuana product manufacturers, marijuana retailers, and any other types of licensed marijuana-related businesses, shall be prohibited within the Town of Burlington. This prohibition shall not be construed to affect the medical use of marijuana as expressly authorized by the provisions of Chapter 369 of the Acts of 2012 and 105 CMR 725.000 (as the same may be amended from time to time), nor shall it be construed to include registered marijuana dispensaries as defined by Article II, Section 2.18.2.1 of the Zoning Bylaw;

or to act in any other manner in relation thereto.
or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS: Select Board: 3-1-1 and a vote of 3-2 in support of putting a question on the Ballot in April 2025 in regards to the question.

GBRC – Took a vote 5-0 to have No Opinion

Motion was made to Postpone – that failed. After further discussion the question was moved and the vote was a standing count 46 For -44 Against. Then 7 members stood to call for a Roll Call Vote.

ACTION: Motion Failed on Roll Call Vote of 44 For-46 Against with 4 Abstaining.

ARTICLE #18 RE: Amend Article IV Section 8 – Animal Control Officer

To see if the Town will vote to amend the Town of Burlington General Bylaws, Article IV section 8.0 as follows: (**underline and bold** new and ~~crossout removed~~):

8.0 Animal Control Officer and Pound: The Select Board shall annually appoint an Animal Control Officer, ~~who shall be a resident of the Town.~~ **The Animal Control Officer shall be under the**

direction of the Police Chief. ~~be chief of the Canine Department, which is hereby declared to be a principal department of the Town.~~
or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant
To see if the Town will vote to amend the Town of Burlington General Bylaws, Article IV section 8.0 as follows:

8.0 Animal Control Officer and Pound: The Select Board shall annually appoint an Animal Control Officer. The Animal Control Officer shall be under the direction of the Police Chief.

RECOMMENDATIONS: Select Board 5-0
GBRC 5-0

ACTION: Passed Unanimously

ARTICLE #19 RE: Amending Article 5, Section 2.6 of the General Laws regarding the Land Use Committee

To see if the Town will vote to replace in its entirety Section 2.6 to read
2.6 Land Use Committee

2.6.1 Introduction
The Land Use Committee strives to identify how land use decisions impact the town’s economic stability and its natural and developed areas. Land Use considerations include but are not limited to the protection of environmentally sensitive land; the sustainability of land use; the preservation of historical land and open space; the acquisition of recreational land; and the review of matters relating to land development, and redevelopment.

2.6.2 Definition
“Land use” is the term used to describe the human use of land. It represents the economic and cultural activities that are practiced at a given place (e.g., commercial, residential, industrial, recreational uses and open space).

2.6.3 Committee’s Purpose
The Land Use Committee (herein referred to as the Committee) shall act in an advisory capacity for Town Meeting on Land Use issues, as well as introduce bylaw amendments relating to land use matters. The Committee shall maintain cooperative working relationships with all Town Boards, Committees and Commissions with respect to issues relevant to land use matters.
The Committee’s responsibilities include but are not limited to:

2.6.3.1 Review all matters referred to the Committee by Town Meeting and make recommendations when appropriate;

2.6.3.2 The Committee shall review warrant articles using up to date land use maps from the Planning Department, and discuss surveys of residents and owners of property directly affected; reports of consulting experts; probable impacts on residents and owners of property in the near vicinity of the land in question, the economy of the community, traffic, safety and ecology; potential alternate uses of the land in question; and any other information the Committee considers relevant.

2.6.3.3 Review data developed by community stakeholders, including recommendations identified in the Town's Master Plan and principles of sustainable development;

2.6.3.4 Whenever practicable, a written report shall be submitted to Town Meeting prior to its consideration of the respective article.

2.6.3.5 If a warrant article requires a recommendation by the Planning Board, the Planning Board shall notify the Land Use Committee of the public hearing for the land use zoning issue and include the Land Use Committee in the distribution of the legal notices.

2.6.4 Committee's Composition

2.6.4.1 The Committee shall consist of nine (9) Town Meeting members. Representation will include each of the seven (7) precincts and if possible, one from each precinct, and no more than two from any precinct.

2.6.4.2 All members are appointed by the Moderator. Appointments shall be made within thirty (30) days after the final adjournment of the May Town Meeting for a term of 3 years.

2.6.4.3 The Committee shall annually elect a chairperson and vice-chairperson and engage a recording clerk. The recording clerk shall not be a member of the committee. The Committee shall define the duties and hours of the recording clerk, whose hourly rate will be set by a contract negotiated by the town.

2.6.4.5 The Chair shall appoint members of the Committee as liaisons to meetings held by the Conservation Commission, the Planning Board, and other ad hoc or advisory committees, as they relate to Land Use issues and as needed.

or to act in any other manner in relation thereto.

MAIN MOTION: As printed in the warrant

RECOMMENDATIONS: Land Use – Majority
GBRC – 5-0

ACTION: Passed by Majority

The business of the Town being concluded, a motion was made to adjourn, seconded and voted Unanimously. Meeting was adjourned at 11:07 PM.

Respectfully Submitted

Amy E. Warfield
Town Clerk

Addendum A

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

RO – Single-Family Residential
RG – Garden Apartment District
RC – Continuing Care District

BN – Neighborhood Business District
BL – Limited Business District
BT – Continuous Traffic Business District

BG – General Business District
IR – Retail Industrial District
IG – General Industrial District

I – Innovation District
MIX – Mixed Use Innovation District

OS – Open Space District
CC – Civic Center Overlay (Town Center)
A – Aquifer Overlay District

WR – Water Resources Overlay
CC – Civic Center Overlay (Town Center)
CBD – Central Business District (Town Center)

4.2.2	INSTITUTIONAL & RECREATIONAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.2.1	Religious Institutions	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.2	Non-Profit Institution	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.3	Child Care Center	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.4	Family Child Care Home	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.5	Adult Day Health Center	NO	NO	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.6	Cemeteries and Related Facilities	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
4.2.2.7	Fire Stations and Sub-Fire Stations	SP	SP	SP	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
4.2.2.8	Police Stations	SP	SP	SP	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
4.2.2.9	Municipal Maintenance and Garage Facilities	NO	NO	NO	NO	NO	YES	<u>NO</u>	YES	YES	YES	YES	NO	NO	SP	NO	SP	SP
4.2.2.10	Public Parks, Community Centers, Public Libraries, Public Museums, Public Art Galleries and Related Facilities	SP	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.11	Recreation Facility, Indoor Commercial	NO	NO	NO	NO	YES	YES	<u>YES</u>	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	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.13	Educational Use, For Profit	NO	NO	NO	SP	YES	SP	<u>YES</u>	YES	SP	SP	SP	NO	YES	YES	YES	YES	NO
4.2.2.14	Places and Buildings for Public Assembly (Other Than Above)	NO	NO	NO	NO	NO	SP	<u>YES</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.2.15	Hospitals	NO	NO	NO	NO	NO	NO	<u>SP</u>	SP	SP	SP	SP	NO	NO	SP	NO	NO	NO
4.2.2.16	Urgent Care Facility	NO	NO	NO	NO	NO	NO	<u>SP</u>	SP	SP	SP	SP	NO	NO	SP	NO	YES	NO
4.2.2.17	Long-Term Care Facility	NO	NO	YES	NO	NO	NO	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.18	Communications Switching Station	NO	NO	NO	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.19	Public Transportation Facility	NO	NO	NO	NO	NO	SP	<u>SP</u>	SP	SP	SP	SP	NO	SP	SP	SP	SP	NO
4.2.2.20	Radio and television transmitting sites	NO	NO	NO	NO	NO	SP	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.21	Theaters and cinemas	NO	NO	NO	NO	NO	SP	<u>YES</u>	SP	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.22	Public Water & Sewer Distribution Structures	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	SP	SP	YES	YES	SP ₁
4.2.2.23	Performance Theater or Center	NO	NO	NO	NO	NO	SP	<u>YES</u>	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.2.24	Registered Marijuana Dispensary (Medical)	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.25	Marijuana Establishment (Recreational)	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.2.26	Fitness Centers (> 5,000 but < 20,000 sq. ft.)	NO	NO	NO	NO	NO	NO	<u>YES</u>	SP	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.2.27	Fitness Studios (< 5,000 sq. ft.)	NO	NO	NO	YES	YES	YES	<u>YES</u>	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	SP

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4.2.3	AGRICULTURAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.3.1	All kinds of agriculture, horticulture and floriculture	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.3.2	Garden centers; commercial greenhouses and nurseries (< 5 acres)	NO	NO	NO	NO	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.3.3	Commercial raising, boarding, breeding, or keeping of birds, fish, and animals; subject to the regulations of the Board of Health	NO	NO	NO	NO	NO	SP	<u>SP</u>	SP	SP	SP	SP	NO	SP	SP	SP	SP	NO
4.2.4	OFFICE USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.4.1	Professional Offices	NO	NO	NO	SP	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.2	Professional Services	NO	NO	NO	SP	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.3	Medical Offices, Center, or Clinic	NO	NO	NO	SP	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.4	Public Offices	NO	NO	NO	NO	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.5	Conference Center	NO	NO	NO	NO	NO	NO	<u>SP</u>	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP
4.2.4.6	Collaborative Workspace	NO	NO	NO	SP	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.7	Banking & Financial Services	NO	NO	NO	SP	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.8	Data Center (<50,000 sq. ft.)	NO	NO	NO	SP	YES	YES	<u>SP</u>	YES	YES	YES	YES	NO	YES	YES	YES ₁	NO	YES
4.2.5	AUTOMOTIVE SALES AND SERVICE USES	RO	RG	RC	BN	BL	BT	MIX	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	<u>NO</u>	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	<u>NO</u>	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.3	Car Wash Establishments	NO	NO	NO	NO	NO	SP	<u>NO</u>	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	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.5	Automobile Dealership	NO	NO	NO	NO	NO	SP	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.6	Used Car Sales Establishment	NO	NO	NO	NO	NO	SP	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.7	Automotive Rental Agency	NO	NO	NO	NO	NO	SP	<u>NO</u>	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	<u>NO</u>	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	<u>NO</u>	NO	SP	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.10	Fueling Station/Convenience Store	NO	NO	NO	NO	NO	SP	<u>NO</u>	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	MIX	BG	IG	I	IR	OS	A	WR	CC	CB D	MCMO D
4.2.6.1	Personal Services	NO	NO	NO	SP	YES	YES	<u>YES</u>	YES	NO	NO	YES	NO	SP	SP	YES ₁	YES ₁	YES
4.2.6.2	Convenience Store	NO	NO	NO	SP	SP	SP	<u>YES</u>	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	<u>YES</u>	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.6.4	Retail Stores (> 10,000 sq. ft.)	NO	NO	NO	NO	NO	NO	<u>YES</u>	YES	NO	NO	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.5	Supermarket	NO	NO	NO	NO	NO	NO	<u>YES</u>	SP	NO	NO	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.6	Post Offices	NO	NO	NO	NO	NO	NO	<u>YES</u>	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	<u>YES</u>	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	<u>NO</u>	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	<u>YES</u>	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	<u>SP</u>	SP	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.11	Restaurants	NO	NO	NO	NO	NO	NO	<u>YES</u>	SP	SP (see Art. 10.4.0)	NO	SP	NO	YES	YES	SP ₁	SP ₁	SP
4.2.6.12	Bakeries and Delicatessen	NO	NO	NO	NO	NO	NO	<u>YES</u>	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.13	Commercial Kennel	NO	NO	NO	NO	NO	NO	<u>SP</u>	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	<u>SP</u>	SP	NO	NO	SP	NO	YES	YES	YES	YES ₁	NO
4.2.6.15	Contractor Services	NO	NO	NO	NO	NO	NO	<u>SP</u>	SP	SP	NO	NO	NO	YES	YES	SP	SP ₁	SP
4.2.6.16	Funeral Home	NO	NO	NO	NO	NO	NO	<u>SP</u>	SP	NO	NO	NO	NO	NO	SP	YES	YES	NO
4.2.6.17	Laboratories, Diagnostic Medical	NO	NO	NO	NO	SP	SP	<u>YES</u>	YES	YES	SP	SP	NO	NO	SP	YES ₁	YES ₁	NO
4.2.6.18	Kiosk	NO	NO	NO	NO	NO	SP	<u>YES</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.19	Massage Parlors	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO

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4.2.6.20	Massage Therapy	NO	NO	SP	NO	NO	SP	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	SP
4.2.6.21	Photo Processing	NO	NO	NO	SP	SP	SP	<u>SP</u>	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	<u>YES</u>	YES	NO	NO	YES	NO	SP	SP	YES ₁	YES ₁	NO
4.2.6.23	Adult Bookstore	NO	NO	NO	NO	NO	SP	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.24	Adult Club (See 10.3.0)	NO	NO	NO	NO	NO	SP	<u>NO</u>	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	<u>NO</u>	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	<u>NO</u>	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	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.28	Body Art	NO	NO	NO	NO	NO	SP	<u>SP</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.29	Self-Storage Facility	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CB D	MCMOD
4.2.6.30	Retail, Experiential & Commercial Interactive Venue (20,000 SF or Less)	NO	NO	NO	SP	SP	YES	<u>YES</u>	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	<u>SP</u>	SP	NO	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.32	Pharmacy	NO	NO	NO	SP	SP	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.33	Liquor Store	NO	NO	NO	SP	SP	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.34	Pet Store	NO	NO	NO	SP	SP	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.35	Hardware Store (< 15,000 sq. ft. gross floor area)	NO	NO	NO	SP	SP	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.36	Caterer/Wholesale Food Production	NO	NO	NO	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	NO	SP	SP	SP ₁	SP ₁	SP
4.2.6.37	Brewery, Distillery, Cidery, Winery with Tasting Room	NO	NO	NO	NO	NO	SP	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	SP
4.2.7	INDUSTRIAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CB D	MCMOD
4.2.7.1	Light Manufacturing	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	YES	YES	YES	NO	SP	SP	SP	SP	NO
4.2.7.2	Research and Development	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	YES	YES	YES	NO	SP	SP	SP	SP	YES

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4.2.7.3	Printing Establishments (Other than those under 4.2.6.22)	NO	NO	NO	NO	NO	NO	<u>NO</u>	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	<u>NO</u>	NO	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.7.5	Laboratory	NO	NO	NO	NO	NO	NO	<u>YES</u>	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	<u>YES</u>	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	<u>SP</u>	NO	SP	SP	NO	NO	SP	SP	SP	SP	NO
4.2.7.8	Wholesale Trade	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	SP	SP	SP	NO	YES	YES	YES	YES	SP
4.2.7.9	Distribution Facility	NO	NO	NO	NO	NO	SP	<u>NO</u>	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO
4.2.7.10	Warehouse	NO	NO	NO	NO	NO	SP	<u>NO</u>	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO
4.2.7.11	Electronics Industries	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	SP	SP	SP	NO	SP	SP	YES	YES	SP
4.2.7.12	Electroplating and Metal Finishing	NO	NO	NO	NO	NO	NO	<u>NO</u>	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	<u>NO</u>	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	<u>SP</u>	NO	SP	SP	SP	NO	SP	SP	YES	YES	SP
4.2.7.15	Commercial Hazardous Waste Storage and Treatment Facility	NO	NO	NO	NO	NO	NO	<u>NO</u>	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	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	YES
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	<u>SP</u>	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	<u>SP</u>	NO	SP	SP	SP	NO	NO	SP	YES	YES	NO
4.2.7.19	Creative Workspace and Industrial Arts Facility	NO	NO	NO	NO	NO	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
4.3.0	ACCESSORY USE REGULATION SCHEDULE																	

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4.3.1	USES NORMALLY ACCESSORY TO RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.1.1	Accessory Apartment	YES	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.2	Short-Term Rental	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.3.1.3	Home Occupation 1	SP	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.4	Home Occupation 2	YES	YES	YES	NO	NO	NO	<u>YES</u>	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES
4.3.1.5	3- Car Garage (Not apply to farms).	YES	NO	NO	NO	NO	NO	<u>NO</u>	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	<u>SP</u>	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	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
	(c) towers, windmills and similar structures that do not exceed 12 feet in height measured from the ground	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	SP	YES	YES	YES	YES	YES
	(d) towers, windmills and similar structures that exceed 12 feet in height measured from the ground	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	YES	YES	SP

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	(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	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
	(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	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	YES	YES	SP
	(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	<u>NO</u>	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.8	Swimming Pool	YES	SP	SP	SP	SP	SP	<u>YES</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP ₁
4.3.1	USES NORMALLY ACCESSORY TO RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.1.9	Greenhouse (limited to 250 sq. ft. and not used for commercial purposes)	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	SP	YES	YES	YES	YES	YES
4.3.1.10	Tennis <u>and Pickleball</u> Courts	YES	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP

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4.3.1.11	Bomb Shelters	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.1.12	Roadside Stands (Limited to sales of produce grown on the premises)	SP	SP	NO	NO	NO	NO	<u>NO</u>	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	<u>NO</u>	NO	NO	NO	NO	SP	YES	YES	YES ₁	YES ₁	YES ₁
4.3.1.14	The keeping of 7 or more chickens	SP	NO	NO	NO	NO	NO	<u>NO</u>	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	<u>YES</u>	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	YES ₁
4.3.1.16	Mobile Homes, Temporary and Trailers	YES	YES	NO	YES	YES	YES	<u>YES</u>	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	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.1.18	Family Child Care Home	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.1.19	Residential Garage (For more than three automobiles)	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.1.20	Solar Energy System, Roof-Mounted	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.1.21	Solar Energy System, Ground-Mounted	SP	SP	SP	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	SP ₁
4.3.1.22	Community Garden	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.2	USES NORMALLY ACCESSORY TO NON-RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.1	Incidental Retail - Service Uses	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	SP	NO	NO	NO	YES	YES	YES	YES	SP
4.3.2.2	Incidental Food Uses	NO	NO	NO	NO	SP	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
4.3.2.3	Incidental Retail and Restaurant	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	SP	SP	NO	NO	YES	YES	YES ₁	YES ₁	SP

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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	<u>YES</u>	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	<u>SP</u>	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	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	SP	SP	SP
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	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	SP	SP	SP
4.3.2.8	Maintenance Shops, Power Plants, Machine Shops and Similar Structures to Support Permitted Uses	NO	NO	NO	NO	NO	SP	<u>SP</u>	SP	YES	YES	YES	NO	SP	SP	SP	SP	SP ₁
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	<u>YES</u>	NO	NO	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.2	USES NORMALLY ACCESSORY TO NON-RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.10	Parking Structure, Detached	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	NO	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.2.11	Parking Structure, Integrated	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	NO	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.2.12	Parking Deck	NO	NO	NO	NO	NO	NO	<u>YES</u>	NO	NO	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
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	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO

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	the off-street outdoor parking will be located																	
4.3.2.14	On Premises Permanent Resident or Proprietor Unit	NO	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
4.3.2.15	Warehousing Incidental to Permitted Principal Use (Except hazardous and toxic materials/chemicals)	NO	NO	NO	NO	NO	NO	<u>SP</u>	NO	SP	SP	NO	NO	YES	YES	NO	NO	SP
4.3.2.16	Distribution Facility incidental to a Permitted Principal Use (Except hazardous and toxic materials/chemicals)	NO	NO	NO	NO	NO	SP	<u>SP</u>	SP	SP	SP	SP	NO	YES	YES	SP	SP	SP
4.3.2	USES NORMALLY ACCESSORY TO NON-RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.17	Storage Facility (Incidental to a permitted principal use except hazardous and toxic materials/chemicals)	NO	NO	NO	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
4.3.2.18	Self-Storage Facility	NO	NO	NO	NO	NO	NO	<u>NO</u>	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.3.2.19	Kiosks	NO	NO	NO	NO	NO	SP	<u>YES</u>	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	<u>YES</u>	NO	SP	NO	NO	NO	YES	YES	YES	YES	SP
4.3.2.21	Storage and disposal of oils and fuels/petroleum products	NO	NO	NO	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	NO	NO	SP	SP ₁	SP ₁	SP ₁
4.3.2.22	Storage of hazardous and toxic materials/chemicals for retail sale	NO	NO	-	NO	NO	SP	<u>SP</u>	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	<u>NO</u>	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO

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4.3.2.24	Temporary Tents on Non-Residential Sites	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
4.3.2.25	Child and Family Day Care	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
4.3.2.26	Farmer's Markets	NO	NO	NO	YES	YES	YES	<u>YES</u>	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	<u>NO</u>	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	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
4.3.2.30	Solar Energy System, Ground-Mounted	SP	SP	SP	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	YES	
4.3.2.31	Food Hall or Public Market	NO	NO	NO	SP	SP	SP	<u>YES</u>	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP	
4.3.2.32	Mobile Food Market, Vendor's Court	NO	NO	NO	SP	SP	SP	<u>YES</u>	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP	
4.3.2	USES NORMALLY ACCESSORY TO NON-RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CB D	MCMO D	
4.3.2.33	Single-User Shared-Transport Station (Bike/Scooter/Moped)	NO	NO	NO	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
4.3.2.34	Parklet	NO	NO	NO	NO	NO	NO	<u>YES</u>	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO	
4.3.2.35	Outdoor Merchandise Display	NO	NO	NO	SP	SP	SP	<u>YES</u>	SP	SP	SP	SP	NO	NO	NO	NO	SP	SP	
4.4.1	PRINCIPAL USES IN THE WETLANDS DISTRICT	RO	RG	RC	BN	BL	BG	MIX	BT	IG	I	IR	OS	A	WR	CC	CB D	MCMO D	
4.4.1.1	Conservation of soil, water plants, and wildlife including wildlife	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	

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	management shelters																	
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	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.4.1.3	Agriculture, horticulture and floriculture	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	See 4.2.3	See 4.2.3	YES	YES	YES
4.4.1.4	Maintenance or repair of existing structures, roadways and utilities	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.4.1.5	Periodic maintenance of existing water courses	YES	YES	YES	YES	YES	YES	<u>YES</u>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
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	<u>SP</u>	SP	SP	SP	SP	SP	NO	SP	YES	YES	SP
4.4.1.7	Structures for essential services	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.4.1.8	Dredging expressly for mosquito or flood control by an authorized public agency	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
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	<u>SP</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
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	<u>SP</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.4.1.11	Discharges from manmade structures into the wetlands	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	SP	SP	YES	YES	SP
4.4.1.12	Structures for radio or television transmission by participants in emergency broadcast system	SP	SP	SP	SP	SP	SP	<u>SP</u>	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP

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4.4.2	ACCESSORY USES IN THE WETLANDS DISTRICT	RO	RG	RC	BN	BL	BG	MIX	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	YES	YES

* (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.

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, CBD, and MCMOD only if the underlying zoning permits.

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

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

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

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