

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

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TABLE A. TABLE OF USE AND PARKING REGULATIONS

March 15, 2022

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
A. RESIDENTIAL USES															
1. Detached single family dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached single family dwelling: Two dwelling structure	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
Three or more dwelling structure	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-family dwelling	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
4. Multiple dwelling, Class A	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
5. Multiple dwelling, Class B	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
6. Dormitory, fraternity or sorority house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
7. Lodging or boarding house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.

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8. Senior housing facility	N	CC	CC	CC	CC	CC	CC	CC	CC	N	N	N	CC	1 per 2 Units	1/15,000 s.f.
B. COMMUNITY USES															
1. Museum	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	N	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	CC	CC	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 140 s.f.	NA
4. 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	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA

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9. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
10. Hospital, nonprofit	N	Y	BA	BA	BA	BA	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	N	CC	CC	CC	CC	CC	N	CC	CC	N	CC	CC	CC	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES															
1. Private open recreational uses, available to the public	CC	N	N	N	N	N	N	CC	CC	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	N	N	N	N	CC	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES															
1. Private entertainment or recreation facility excluding adult uses	N	N	N	N	N	N	N	CC	CC	N	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CC	CC	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CC	CC	CC	CC	Y	Y	N	Y	Y	Y	N	N	Y	1 per 750 s.f.	1/15,000 s.f.

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4. Trade, professional, or other school operated for profit	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel or motel, small	N	N	N	N	N	N	N	Y	Y	N	CC	CC	Y	1 per Guestroom	1/15,000 s.f.
6. Hotel, large	N	N	N	N	N	N	N	Y	N	N	N	N	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	N	Y	Y	CC	N	N	N	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	N	N	N	N	CC	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	N	N	N	N	N	N	N	Y/BA	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES															
1. Business, professional, or government office	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Business, professional, or government office, large	N	N	N	N	N	N	N	N	N	N	CC	CC	N	1 per 350 s.f.	1/15,000 s.f.
3. Medical office	N	N	N	N	BA	BA	N	Y	Y	CC	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
4. Bank and other financial institution	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES															
1. Retail sales ²	N	N	N	N	N	N	N	Y	Y	CC	CC	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	N	N	CC	CC	CC	CC	CC	Y	Y	CC	CC	Y	Y	1 per 500 s.f.	1/15,000 s.f.

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3. Neighborhood retail	N	CD	CD	CD	CD	CD	CD	Y	Y	CC	CC	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	N	N	N	N	N	N	Y	Y	CC	N	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Paranormal service and sales	N	N	N	N	N	N	N	CC	CC	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare															
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															

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1. Eating place, without drive through	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	CC	1 per 350 s.f.	1/15,000 s.f.
3. Café/Coffee shop															
H. MOTOR VEHICLE RELATED USES															
1. Motor vehicle light service station	N	N	N	N	N	N	N	CC	Y	Y	CC	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	N	N	CC	Y	CC	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	N	N	CC	Y	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	N	N	N	N	CC	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 350 s.f.	1/50,000 s.f.
8. Motor Vehicles, Class III, Junkyards															

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I. MISCELLANEOUS COMMERCIAL USES															
1. Parking area or garage not accessory to permitted principal use: Residential	N	N	N	BA	BA	BA	N	Y	Y	Y	N	N	Y	NA	NA
Nonresidential	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	N	N	N	BA	BA	BA	N	Y	Y	Y	Y	Y	Y	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	N	N	N	N	N	N	N	N	N	Y	NA	NA

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6. Open Storage	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	N	N	N	CC	Y	CC	CC	CC	CC	NA	NA
9. Solar energy system	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES															
1. Fuel and ice sales	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NA	NA
5. Manufacturing	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	N	N	N	BA	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	N	N	N	N	BA	Y	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	1/50,000 s.f.

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10. Warehouse, Wholesale establishment	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self storage warehouse	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	1 per 1,400 s.f.	1/15,000 s.f.
K. ACCESSORY USES															
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
By special permit	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	1 per 2 employees	NA
4. Family day care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	BA	1 per 2 employees	NA
5. Adult day care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	1 per 2 employees	NA
6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	1 per Guestroom	NA

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7. Noncommercial greenhouse, tool shed, or similar accessory structure	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	NA
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	Y	NA	NA
More than 4,500 sq. ft.	BA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	NA	NA
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	NA	NA
10. Keno	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	NA	NA
11. Open storage	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
Notes: ¹ For Breweries operating with seven barrels or under - Y. For Breweries operating with more than seven barrels - BA. ² Requires site plan review. See § 94-11.7.2(9). ³ Measured to the closest point of the structure															

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PARKING CODE**	REQUIRED SPACES
A	2 per Dwelling Unit
A1*	1.5 per Dwelling Unit
B	1 per 4 beds
C	1 per Guestroom
D	1 per 2 Units
E	1 per 750 s.f.
F	1 per 140 s.f.
G	1 per 350 s.f.
H	1 per 1,040 s.f.
I	1 per 850 s.f.
J	1 per 2 employees
K	1 per 1,400 s.f.
L	1 per 500 s.f.

* Incentives for alternative minimum residential parking requirements

Affordable housing units	0.5 per Dwelling Unit
Located within ½ mile of high-frequency transit	0.8 per Dwelling Unit

Loading Space Rate	Required Number of Loading Spaces					
	Gross Floor Area in Square Feet					
	2,000 to 14,999	15,000 to 49,999	50,000 to 99,999	100,000 to 149,999	150,000 to 299,999	Each additional 150,000 or fraction thereof over 300,000
A - 1/15,000 s.f.	1	2	3	4	5	1
B - 1/50,000 s.f.	1	1	2	3	4	1

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Table B: Table of Dimensional Requirements March 15, 2022														
	Minimum Permitted										Maximum Permitted			
	Lot						Open Space % Gross Floor Area		Yards (feet)			Lot Coverage (percent)	Height	
	Area (square feet)		Frontage (feet)	Width (feet)	Depth (feet)	Landscaped	Usable	Front	Side	Rear	Feet		Stories	
	Per Dwelling Unit	Total												
1. Detached single-family dwelling														
(a) In SF-1 districts	N/A	7,000	35	50	55	N/A	N/A	15	7½	15	40%	35	2½	
(b) In all other districts	N/A	5,000	35	50	55	N/A	N/A	15	7½	15	40%	35	2½	
2. Detached two-family dwelling	N/A	6,000	35	60	60	N/A	N/A	15	7½	15	35%	35	2½	
3. Attached single-family dwelling														
(a) End dwelling unit	N/A	3,500	35	35	75	10%	25%	15	one @ 10	15	30%	35	3	
(b) Middle dwelling unit	N/A	2,500	25	25	75	5%	25%	15	N/A	15	35%	35	3	
4. Multiple dwelling		10,000	50	100	100	10%		H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%			
(a) 1st and 2nd dwelling units, total	4,500						25%					35	3	
(b) Each additional dwelling unit														

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1) On first three floors	1,000						25%					35	3
2) On or above fourth floor	600						20%					75	6
4A. Hotel in a C-1 district	N/A		50	100	100	10%	25%	N/A	N/A	15	N/A	140	15
4B. Assisted living residence													
(a) 1st and 2nd dwelling units, total		10,000	50	100	100	10%	25%						
(b) Each additional dwelling unit	4,500												
1) On first three floors	1,000												
2) On or above fourth floor	600												
a. In SF-1, SF-2 and APT-1 districts								H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%	50	4
b. In APT-2, APT-3, and C-2 districts								H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%	50	4
c. In C-1 districts								15	15	15	35%	75	6
d. In MUZ districts	N/A	20,000	100	N/A	N/A	N/A ¹	N/A	15 ²	0	0	45% ³	100 ⁴	7 ⁴
5. Other permitted principal structures													
(a) In ROS, SF-1 and SF-2 districts	N/A	10,000*	50	100	100	10%	25%	H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%	35	2½
(b) In GR and APT-1 districts	N/A	10,000*	50	100	100	10%	25%	H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	35%	35	3

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(c) In APT-2 and APT-3 districts	N/A	10,000*	50	100	100	10%	25%	H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	35%	125	15
(d) In C-1 districts	N/A	N/A	20	N/A	N/A	N/A	N/A	N/A	N/A	15	N/A	50	4
(e) In C-2 and I districts													
1) Detached building	N/A	10,000	35	N/A	N/A	N/A	N/A	15	15	15	50%	30	2
2) Attached building													
a. End building	N/A	10,000	35	N/A	N/A	N/A	N/A	15	one @ 15	15	50%	30	2
b. Middle building	N/A	10,000	35	N/A	N/A	N/A	N/A	15	N/A	15	50%	30	2
(f) In O districts	N/A	50,000	100	N/A	N/A	10%	N/A	15	15	15	50%	125	12
(g) In O-2 districts* *By special permit dimensional relief may be obtained. See § 94-4.2.8.	N/A	50,000	100	N/A	N/A	15% of lot area	N/	0—15	30*	15	70%	85	6
(h) In MUZ districts	N/A	20,000	100	N/A	N/A	N/A ¹	N/A	15 ²	0	0	45% ³	100 ⁴	7 ⁴
(i) Radio and television towers	N/A	100,000	100	150	150	N/A	N/A	.5 .4 height	.4 height	.4 height	N/A	375	N/A
Notes: * See subsection 94-4.2.8(4). ¹ But see section 94-9.1.3. ² Subject, however, to section 94-9.1.5 regarding setback limitations in an MUZ district. ³ See also section 94-9.1.3. ⁴ See also section 94-9.1.2.													