



# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

CITY OF WALTHAM  
CITY CLERK'S OFFICE  
2025 AUG 26 PM 3:50

August 26, 2025

TO: The City Council  
RE: Comprehensive Zoning Review

Dear Councillors:

Enclosed please find 18 copies of the draft Zoning Map and Zoning Table, as well as proposed Use Definitions.

The request is for this to be forwarded to the Ordinance and Rules Committee of the City Council. The remainder of the draft will be forwarded on receipt.

Thank you.

Sincerely,

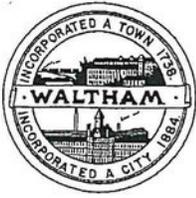
Jeannette A. McCarthy

JAM/sm

enclosures

cc: Attorney Laughman  
Planning Director Waters

RECEIVED



CITY OF WALTHAM  
HOUSING DEPARTMENT

25 LEXINGTON STREET, FLOOR 2A  
WALTHAM, MASSACHUSETTS 02452  
Phone 781-314-3380  
Fax 781-314-3385

ROBERT J. WATERS JR.  
PLANNING DIRECTOR

August 25, 2025

Hon. Jeannette A. McCarthy, Mayor  
Waltham City Hall  
610 Main Street  
Waltham, MA 02452

RE: Comprehensive Zoning Review

Dear Mayor McCarthy:

Please see attached proposed Zoning Map and Tables as well as the proposed Use Definitions. I will forward the complete draft of the zoning code once I receive it from the consultant.

Sincerely,

Robert J. Waters, Jr.  
Planning Director

Enclosures

RECEIVED

AUG 25 2025

Mayor's Office

## Waters, Robert

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**From:** Nels Nelson <nels@communityscale.com>  
**Sent:** Friday, August 15, 2025 5:00 PM  
**To:** Waters, Robert; McKenzie Humann; Jonathan Silverstein; jlevine@levineplans.com; Brenner, Colette C.  
**Subject:** Waltham comprehensive zoning update  
**Attachments:** Waltham\_CommunityScale\_ProposedZoning\_PrintMap\_11x17\_250815.pdf

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Dear Bob -

We wanted to provide you an update on the Comprehensive Rezoning project. The team has been working on Task 4 - Proposed Zoning Amendments and Revision Plan as per the Project Management Plan. We have a complete draft of the proposed zoning map and zoning tables (use, dimensional, sign, and parking) for your review. Our intention is to have a complete draft of the zoning code ready by the end of August.

Zoning tables: In this Google Sheet you'll find a tab for each of the zoning tables (use, dimensional, sign, and parking). For the purpose of understanding the Use Table, [here is a document with the proposed Use Definitions](#).

Zoning map: At that link you'll find an interactive viewer that has the existing and proposed zoning maps. You can also access a PDF of the proposed zoning map.

Both the map and tables refer to the following districts:

### CIVIC DISTRICT

Civic CIV

Institutional INST

Conservation/Recreation C/R

### RESIDENTIAL DISTRICTS

Large lot single family residential R1

Small lot single-family R2

Medium density residential R3

High density residential R4

### COMMERCIAL AND MIXED USE DISTRICTS

Neighborhood business B1

Mixed Use/Urban business MU

Central business BC

Commercial C

Commercial / Research and Development C/RD

Hope Avenue Redevelopment District One HR1

Hope Avenue Redevelopment District Two HR2

### INDUSTRIAL DISTRICTS

Industrial I

In terms of next steps, the Project Management Plan's schedule has us meeting with the O&R Committee to review the proposed zoning ordinance, followed by public review of the proposed zoning in the Fall. Let us know which upcoming O&R Committee (in September or October) that you'd like us to present at.

**Definition of uses**

In this Ordinance, uses are defined in the following manner.

**1. Residential**

- a. Communal: Residential structures designed for shared living arrangements, including:
  - i. Group housing: A building used by individuals, related or unrelated, to live as a single housekeeping unit, including shared common spaces like kitchens and living rooms with private bedrooms for each resident, compliant with 780 CMR, 310.1.
  - ii. Lodging house: A building in which living space, without individual kitchens and with or without kitchen privileges, is designed, occupied, or intended for occupancy by, or let for compensation to persons not within second degree of kindred to the person conducting it, and shall include fraternity houses and dormitories of educational institutions, but shall not include dormitories of charitable or philanthropic institutions or convalescent or nursing homes or rest homes so licensed, or group residences licensed or regulated by agencies of the commonwealth, as defined in G.L. c.140, s.22.
  - iii. Senior housing facility: A building designed to house older adults, such as assisted living facilities, continuing care facilities, independent living facilities, or long-term care facilities, including as regulated by G.L. c. 93, s.76.
- b. Multifamily: Residential buildings designed to house four or more separate households, including:
  - i. Apartment building: A building containing four or more apartments or housing units, each serving as a separate household residence.
  - ii. Multifamily residential developments: Multiple buildings on a single lot, each containing two or more apartments or housing units, that are collocated and managed together.
  - iii. Attached dwelling development: A combination of multiple housing units on a shared parcel or parcels that are attached to one another but each with its own access and egress and serving as a separate residence, such as townhouses or row houses.
- c. Single-family: A residential building designed to house one household or family unit, and which may also include an accessory dwelling unit, including:
  - i. Detached: A standalone residential building specifically intended and designed to house one dwelling unit. This building does not share walls with adjacent structures, and typically includes its own cooking, living, and sanitation facilities. It is situated on a separate parcel or lot.
  - ii. Attached: A residential building sharing one or more walls with adjacent units. Each unit, while physically connected to others, rests on its own parcel of land.
- d. Two-family: A residential building designed to house two separate households or family units within a single structure, including:
  - i. Side-by-Side Two-Family: A building with two housing units attached in a side-by-side configuration and sharing one or more walls, such as townhouses or row houses.
  - ii. Stacked Two-Family: A building with two housing units stacked one above, such as a double-decker.



- iii. Other Two-Family: A building with two housing units configured in some other way on a single parcel.
- e. Three-family: A residential building designed to house three separate households or family units within a single structure, including:
  - i. Side-by-Side Three-Family: A building with three housing units attached in a side-by-side configuration and sharing one or more walls, such as townhouses or row houses.
  - ii. Stacked Three-Family: A building with three housing units stacked one above the other, such as a triple-decker.
  - iii. Other Three-Family: A building with three housing units configured in some other way on a single parcel.
- f. Senior Living Multi-Family: A multi-family residential building designed for and restricted to residency by older adults, also known as Age-restricted building.

## **2. Commercial**

- a. Assembly: Facilities designed for social, cultural, and recreational activities that involve gatherings of people, including:
  - i. Private club or lodge: A facility used by non-profit social, sports, or civic organizations, catering exclusively to members and their guests for social, civic, recreational, or athletic purposes. Commercial activities are limited to concessions for members and organizational fundraising.
  - ii. Place of assembly: A commercial facility such as an auditorium, museum, theater, cinema, or similar facilities used for public gatherings, cultural, or educational purposes.
  - iii. Entertainment, arts, and recreation venue: A commercial facility such as a dance club, night club, concert venue, concert hall, movie theater, gazebo, creative arts and performance, or recreational facility such as a bowling alley, arcade, billiard/pool hall, or roller rink.
  - iv. Meeting and conference space: A facility designed to host meetings, conferences, and other organized gatherings, which can be part of larger establishments like hotels.
- b. Automotive: Facilities used for business activities associated with motor vehicles, including:
  - i. Gasoline Station: A facility designed to sell and dispense gasoline, oil, and related products, sometimes offering limited auto repair services such as tire service and repair (excluding recapping or re-grooving), and minor part replacements or adjustments without involving major engine components.
  - ii. Motor Vehicle Sales or Leasing: A premises (car dealership) used for the sale or lease of new or used motor vehicles pursuant with M.G.L. c. 140, § 58, such as showrooms and associated service facilities, supplying fuel, oil, lubrication, washing, or minor repairs, but excluding body work or painting.
  - iii. Motor Vehicle Repair and Service: A facility designed for storage, servicing, repair, maintenance, or cleaning of motor vehicles, such as auto body repair, mechanics, tire shops, oil change centers, auto repair shops.
  - iv. Motor Vehicle Rental Station: A facility offering motor vehicles for rent on a short-term basis.



- v. **Automotive Parts and Accessories:** An establishment involved in the distribution, sales, or service of automobile parts and accessories, but not including major repair or service operations.
- vi. **Car Wash and Light Service Station:** A facility primarily engaged in washing motor vehicles or providing light services like fuel dispensing, with other minor sales and repair activities being secondary.
- vii. **Specialized Automotive Services:** An establishment such as taxicab businesses, limousine services, and other driving services, where the primary function is the provision of transportation rather than vehicle sales or maintenance.
- c. **Bars, pubs, or taverns:** An establishment primarily offering alcoholic beverages for consumption on the premises, sometimes along with food as a secondary offering.
- d. **Bed and breakfast:** Establishments that provide temporary accommodations to transient guests in not more than six bedrooms, and not to serve as a long-term or primary residence, in residential settings, including a lodging establishment within a converted house or small former apartment building. Bed and breakfast establishments shall not have cooking facilities in guest rooms.
- e. **Cannabis business:** Establishments related to cannabis, including:
  - i. **Medical Cannabis Dispensary:** A registered facility authorized to sell medical cannabis products.
  - ii. **Cannabis retail store:** An establishment authorized to sell or otherwise transfer cannabis or marijuana products to consumers for use off the premises, but not to cultivate, manufacture, process, or package cannabis or marijuana products, in accordance with applicable state laws and regulations. A Cannabis Retail Store may be licensed to operate as a Cannabis or Marijuana Retailer or registered as a Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (hereafter "RMD"), or both, in accordance with applicable state laws and regulations.
  - iii. **Cannabis delivery operator establishment:** An establishment licensed as a Marijuana Delivery Operator by the Massachusetts Cannabis Control Commission and authorized to purchase at wholesale and warehouse on the site cannabis or marijuana products acquired from a Cannabis Cultivator, Cannabis Product Manufacturer, Cannabis Microbusiness or Craft Marijuana Cooperative, and to sell and deliver cannabis or marijuana products, accessories and branded goods directly to consumers in accordance with applicable state laws and regulations, but not authorized to repackage cannabis or marijuana products or to sell cannabis or marijuana products to consumers on-site.
  - iv. **Cannabis microbusiness:** A co-located Cannabis or Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or a Product Manufacturer or both, pursuant to 935 CMR 500.00, in compliance with the operating procedures for each license and, if in receipt of a Delivery Endorsement issued by the Cannabis Control Commission, may deliver Cannabis or Cannabis Products produced at the licensed location directly to Consumers in compliance with established regulatory requirements for retail sale as it relates to delivery. A Microbusiness that is a Cannabis Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Cannabis or Marijuana Establishments, pursuant to 935 CMR 500.000.



- v. Cannabis craft cooperative: A craft marijuana cooperative is a type of Marijuana Cultivator, pursuant to 935 CMR 500.000.
- vi. Cannabis independent testing laboratory: A laboratory pursuant to 935 CMR 500.000... that is licensed by the Cannabis Commission and is accredited to the International Organization for Standardization 17025 (ISO/IEC 17025: 2017) by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission; independent financially from any Medical Marijuana Treatment Center (RMD), Marijuana Establishment or licensee for which it conducts a test; and qualified to test cannabis or marijuana in compliance with 935 CMR 500.160 and M.G.L. c. 94C, § 34.
- f. Clean manufacturing: A facility engaged in the production or assembly of goods using processes that minimize environmental impact and prioritize sustainability. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard or require extensive truck traffic. Clean manufacturing facilities include electronics, medical devices, additive manufacturing, precision tools, and advanced materials production.
- g. Eating place: Establishments where food and beverages are sold and consumed, including:
  - i. Restaurant: An establishment offering food and beverages for consumption on the premises, such as traditional restaurants, speciality eateries, and fine dining.
  - ii. Formula-based restaurant: A restaurant that stands alone or with other use(s), and which prepares food and beverage on site for sale to the public, and which is required by contractual or other arrangement or as a franchise to offer any of the following features: Standardized menu, trademark or service mark, defined as a word, phrase, symbol, design or logo, or a combination of words, phrases, symbols, designs and/or architecture, façade, or color scheme that identifies the restaurant as one (1) of twenty-five (25) or more other restaurants worldwide.
  - iii. Fast Order Food: An establishment offering food and beverages intended for immediate consumption on the premises or off-site. Such establishments often sell premade or fast-order food and typically do not offer table service.
  - iv. Hospitality-Related Eating Place: A facility offering food and beverage service that is accessory to lodging uses, including restaurants, bars, and similar establishments.
  - v. Lunchroom or Cafeteria: An establishment offering a food and beverage service in a casual, quick-service dining experience, such as buffet restaurants and ice cream shops.
- h. Gun shop: An establishment primarily selling firearms and firearm ammunition.
- i. Hotel: Establishments that provide temporary accommodations to transient guests, and not to serve as a long-term or primary residence, including a lodging facility with rooms that may include ancillary offerings such as food and beverage service, fitness, and meeting rooms.
- j. Indoor telecommunications: Facilities primarily used for indoor telecommunication purposes, including:
  - i. Data Center: A facility used for information storage and processing services and housing computer systems and associated components, such as telecommunications and storage systems.



- ii. Telecommunications Buildings: A facility used to house equipment and technologies used for telecommunications services, such as exchanges, switching equipment, and other related hardware.
- iii. Server Farm: A facility used to house networked computer servers for purposes such as remote or cloud data storage, processing, or distribution.
- iv. Telephone Central Buildings: A building used for the central operation of telephone networks, excluding facilities that have associated garages or setbacks used for service vehicles or additional storage.
- k. Office and creative enterprise: Facilities where professional, medical, creative, and general business activities are conducted, from conventional business transactions to specialized professional services, including:
  - i. Professional: An office used for the transaction of business or the provision of services, excluding the receipt, sale, storage, or processing of merchandise, such as offices for attorneys, accountants, realtors, bankers, financial advisors, counselors, and similar professions, as well as shared office and coworking spaces.
  - ii. Medical or dental: An office used for the medical or dental examination or treatment of patients as outpatients, including clinics offering ambulatory, outpatient medical, surgical, physical, mental health, or dental services, and associated laboratories, but not including emergency medical facilities as hereinafter defined.
  - iii. Creative enterprises: A space used by artists for the creation of artwork and by design professions, including: architects and industrial designers; media production such as video production and editing; performance art rehearsal spaces; arts exhibition; art sales or services; co-working; design services; and arts education.
  - iv. Artisanal production: A space used for on-site production of hand-fabricated or hand manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. The artisanal production category includes apparel manufacturing, cabinetry, furniture making, glass working, jewelry making, metal working, pottery, sculpture, wood working, and their substantial equivalents. Showrooms and the ancillary sales of goods produced on-site are permitted. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, and glare is prohibited.
- l. Outdoor commercial storage: Premises used for outdoor storage and light maintenance and repair of equipment associated with commercial establishments and activities, including:
  - i. Trade Yard: An outdoor space used by contractors for storing equipment, vehicles, materials, and supplies related to their trade, such as construction companies, landscaping businesses, electricians, plumbers, HVAC, and other service contractors.
  - ii. Storage and sale of building materials or machinery: A facility used for storing and selling construction materials or machinery, such as lumber yards, hardware stores with large outdoor storage areas, and machinery dealerships.
  - iii. Waterfront Boat Yard: An open area with direct access to a navigable waterway for storing and repairing boats, including structures for repair shops, storage, and sale of painting materials, but excluding the storage or sale of fuel or oil.



- m. Outdoor recreation: Facilities designed for outdoor leisure, amusement, and sports that may include the consumption of food and drink, including:
  - i. Outdoor Commercial Recreation: Commercial establishments operated wholly or partially outdoors, such as driving ranges, miniature golf courses, bathing beaches, tennis courts, sports clubs, outdoor performance space, drive-in theater, and horseback riding stables.
  - ii. Marina: A facility with docks, slips, supplies, and repair amenities for small boats which may include selling fuel and oil from dockside facilities for use on boats only.
  - iii. Swimming Pool: An uncovered artificial pool used for recreational swimming.
  - iv. Waterfront Yacht Clubhouse: Facility on the waterfront used by non-profit clubs to support recreational yachting and related activities.
  - v. Leisure activity: Outdoor facility designed for play, diversion, amusement, or physical fitness, such as parks, playgrounds, beaches, skating rinks, and health clubs.
- n. Production and retail of food and beverage: Facilities used for the production and distribution of food and beverages along with public tasting rooms, event functions, and direct sales to consumers, including:
  - i. Brewery, Distillery, or Winery: A facility used for the production and distribution of malt, spirituous, or vinous beverages, often including a tasting room where visitors can sample and purchase products, and subject to M.G.L. c. 138 and related regulations.
  - ii. Food Production Facility: A facility used for the processing, packaging, and distribution of various food items and often including consumer tasting and direct sale functions, such as bakeries, cheese-makers, confectioneries, and meat processors.
- o. Research and development or laboratory: A facility used for indoor research, development, and testing activities that does not involve the mass manufacturing, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard or require extensive truck traffic. Facilities may include:
  - i. Life Science: Research, development and/or prototype manufacturing utilizing microorganisms, chemical or biological substances, vivariums, or biomechanical equipment in the fields of Life Science, biotechnology, medical, pharmaceutical, environmental science, microbiology, comparative medicine, apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advanced and practical application in any such field or areas. Life Science may include accessory office.
  - ii. Research and Development: An establishment engaged in innovative research and development activities. Research and Development shall include, but is not limited to the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics and vivariums.
  - iii. Laboratory: A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics, including vivariums. Laboratory shall include Biosafety Level 1 and 2 facilities.



- iv. **Advanced prototyping:** Facilities used for research, development, general office, and limited manufacturing activities entirely within the structure that do not create significant noise, emissions, vibration, safety risk, or related nuisance in the surrounding area. Advanced manufacturing shall employ electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and be free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration, including manufacturing of pharmaceuticals, medical devices, computer components, robotics, additive manufacturing, and advanced materials.
- v. **Renewable or alternative energy research and prototyping:** A facility used for researching, developing, prototyping, limited manufacturing, and testing renewable or alternative energy concepts, methods, processes, materials, or products and components.
- vi. **Research and testing:** A facility used for the research, development, and testing of innovative information, methods, processes, materials, or products, including the development and fabrication of prototypes or specialized machinery integral to research or testing. This may include a small chemical laboratory and chemical storage.
- p. **Retail and personal services:** Establishments engaged in the on-site sale of goods and the provision of services to the general public, including:
  - i. **Retail Sales:** An establishment selling goods to customers, including groceries, clothing, dry goods, hardware, household goods, and general merchandise.
  - ii. **Convenience Store:** A small retail establishment that sells a limited range of everyday items such as groceries, snacks, beverages, household products, and other convenience items that may have extended opening hours to provide quick and easy access to essential goods for customers.
  - iii. **Neighborhood market:** A small retail sales establishment specializing in goods and merchandise meeting daily household needs.
  - iv. **Supermarket:** A large retail sales establishment primarily selling groceries such as produce, meat and fish, baked goods, and other convenience items.
  - v. **Personal Service:** An establishment providing personal services, such as hair salons, barber shops, tanning beds, dry cleaning, print shops, photography studios, and similar services.
  - vi. **Bank or Financial Service:** An establishment providing financial services, such as banks and credit unions.
  - vii. **Sports/Fitness Facility, Health Clubs, or Spa:** An establishment providing health and fitness services to individuals such as through a membership model.
  - viii. **Body Art Studios:** An establishment providing body adornment services, such as tattooing, body piercing (excluding ear lobes), cosmetic tattooing, branding, and scarification.
  - ix. **Fortune teller:** An establishment offering spiritually oriented services such as fortune telling and palm reading.
- q. **Sensitive retail and services:** Establishments offering specialized goods and services that may be specially regulated or otherwise require specific consideration due to their nature, including:

- i. E-cigarette shop: A retail sales establishment specializing in e-cigarettes (electronic nicotine delivery systems) and related components as described in M.G.L. c.270, §29A.
- ii. Smoke shop, hookah bar, or cigar bar: A retail sales establishment specializing in the sale of tobacco products and related paraphernalia and which may include space for on-site consumption.
- iii. Adult use: Facilities used to offer products of a mature nature (i.e., distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement), as described in M.G.L. c.40A, §9A.
- r. Trade: Facilities used by service-oriented establishments that provide specialized skills, goods, and services on-site or off-site, including:
  - i. Trade shop: A facility used for tool storage, equipment, supplies, and light fabrication by a trade-based establishment, such as carpenter, plumber, electrician, HVAC, or roofer.
  - ii. General services: An establishment providing general services, such as upholstery, appliance repair, and furniture refinishing.
  - iii. Vendor services: An establishment that supplies or otherwise services other businesses, such as vending machine providers, linen suppliers, garbage handlers, maintenance companies, limousine service companies, food purveyors, or suppliers of alcoholic beverages.
  - iv. Veterinary and pet services: Establishments providing care and treatment to animals along with short-term boarding incidental to their primary services, such as veterinary hospitals or clinics, pet grooming, and pet daycare facilities.
  - v. Animal shelter services: Establishments providing temporary housing, care, and placement services for abandoned, stray, surrendered, or impounded animals, including adoption services, basic medical care incidental to housing, and animal control functions.
  - vi. Mortuary, undertaking, or funeral services: Facilities used for human funeral services, such as embalming, autopsies, memorial services and gatherings, storage of funeral supplies, funeral vehicles, cremation facilities, and living quarters for individuals employed in the funeral industry.

### **3. Industrial**

- a. Cannabis manufacturing: Facilities including:
  - i. Cannabis cultivator: An entity licensed by the Massachusetts Cannabis Control Commission as a Marijuana Cultivator to cultivate, process and package cannabis or marijuana, and to transfer cannabis or marijuana to other cannabis or marijuana establishments, but not to consumers. A craft marijuana cooperative is a type of Marijuana Cultivator, pursuant to 935 CMR 500.000.
  - ii. Cannabis product manufacturer: An entity licensed by the Massachusetts Cannabis Control Commission as a Marijuana Product Manufacturer to obtain, manufacture, process and package cannabis or marijuana products and to transfer these products to other cannabis or marijuana establishments, but not to consumers.
- b. Energy: Facilities involved in the generation, storage, and distribution of energy, including:



- i. Conventional energy generation plants: A facility designed to generate or distribute power or steam, typically involving the use of fossil fuels, including electric generation plants and substations and central heating or cooling plants.
- ii. Renewable or alternative energy facilities: A facility designed to generate or distribute energy derived from renewable or alternative sources such as solar (photovoltaic thermal), wind, biomass, water (kinetic, thermal, wave, or tidal), geothermal, landfill gas, fuel cell, biofuel, and hydrogen.
- iii. Energy storage: A facility designed to collect, store and distribute stored energy, including large-scale batteries.
- c. Freight terminal and warehousing: Facilities used for the handling, storage, and distribution of freight as part of transportation and logistics networks, including:
  - i. Freight or Trucking Terminal: A facility designated for the receipt, temporary storage, and dispatch of goods and materials via trucks.
  - ii. Trucking Distribution Center: A facility designed to function as a central point in a trucking network, such as a distribution center where freight is stored and managed before being shipped to retail locations or other commercial destinations.
  - iii. Transportation Terminal: A facility designed to load, unload, transfer, and temporarily store freight via one or more modes of transport, with or without associated maintenance facilities, including trucking, rail, air, and maritime freight.
  - iv. Warehouse or Storage: A facility used for storing goods, products, and materials in containers or other packaging in association with a commercial or industrial establishment or activity.
  - v. Distribution Warehouse: A warehouse serving as a node in a distribution network involving one or more transportation modes.
  - vi. Wholesale: A facility involved in the sale of goods in large quantities for the purpose of resale to commercial or industrial establishments.
- d. Light industry: A facility contained within one or more structures designed for the indoor manufacturing from previously prepared materials, producing finished products or parts, such as processing, fabrication, assembly, treatment, packaging, the incidental storage, sales, and distribution of these products, and incidental office and meeting spaces, that typically have higher volumes of truck traffic for materials and products, higher environmental impacts, and more storage requirements than research and development or office uses, including:
  - i. Assembly or packaging of articles.
  - ii. Manufacturing, processing, assembly and packaging the following: pharmaceutical production line; clothing, but not the manufacture of the cloth or other material of which the clothing is made; food and beverage products, including bakery, confectionery and dairy products; drugs; electrical, electronic and communication instruments; engineering, laboratory and scientific instruments, temperature controls; jewelry, insignia, emblems and badge, lapidary, scale models, dolls, costume jewelry and costume novelties; medical and dental instruments and supplies, optical instruments and lenses; paper and paperboard products provided that such products are made from purchased paper or purchased paperboard and that there is no manufacture or process of pulp, waste paper or waste paper products; pens and mechanical pencils; plaster of Paris or papier mache



products; office machines, including cash registers, computing machines and typewriters, scales and balances; umbrellas, parasols and canes; and watches, clocks, watchcases, clockwork mechanisms.

- iii. Bottling of beverages.
  - iv. Laundry, dry cleaning plant.
  - v. Printing, binding, publishing and related arts and trades.
  - vi. Food commissary.
  - vii. A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market.
- e. Heavy industry: Facilities used for industrial manufacturing activities, including:
- i. Vehicle Dismantling and Storage: Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts provided that the area so used is surrounded by a six foot high wall or tight fence.
  - ii. Stone and Masonry Processing: Stone cutting, shaping, and finishing, in completely enclosed buildings.
  - iii. Textile mill: Facilities dedicated to the production, processing, and finishing of textiles, such as fabric weaving, dyeing, and finishing.
  - iv. General Manufacturing and Processing: Manufacturing, processing, assembly, packaging or other industrial operation without limit as to category or product, but the following are expressly prohibited: acid manufacture; cement, lime or gypsum manufacture; explosives or fireworks manufacture; glue manufacture; incineration or reduction of garbage, offal or dead animals; petroleum refining; smelting of zinc, copper, tin or iron ores; and stockyard or abattoir.
  - v. Fabrication, Assembly, Processing, Finishing, and Packaging: A facility contained within one or more structures designed to convert raw materials into finished products, assembling parts, processing materials, conducting finishing operations such as painting or coating, and packaging products for distribution.
  - vi. Hazardous: Facilities and activities that involve materials or processes which pose potential risks to health, safety, or the environment, bulk storage or processing plants involving flammable or combustible materials: Facilities designed to store or process flammable liquids, gasses, or solids.
  - vii. Heavy Manufacturing: A facility designed for more intensive manufacturing operations, such as machining, welding, shearing, forging, or stamping.
  - viii. Indoor Recycling and Material Recovery: Indoor facilities for the storage, dismantling, and processing of scrap materials, junk, or discarded products. These establishments may include operations like scrap yards or industrial recycling centers, where materials are reclaimed or repurposed in a controlled environment.
- f. Outdoor industrial storage: Premises used for outdoor storage of materials and equipment associated with industrial establishments and activities, including:
- i. Recycling, outdoors: An outdoor space used to store, dismantle, and process junk, scrap, or discarded materials, products, and assemblies, such as a scrap yard or industrial recycling establishment.



- ii. Outside manufacturing or processing: An outdoor space used for manufacturing or processing activities, such as the handling of raw materials, production processes, and storage of finished products outside of a building.
- iii. Automobile graveyard: An outdoor space used for storing, sorting, processing or sale of junk or for the abandonment of unusable vehicles and machinery.
- iv. Moving of land: An outdoor space used for the excavation, receipt, storage, or removal of natural materials such as sod, loam, sand, gravel, or rock, primarily as a standalone activity and not accessory to on-site construction.
- v. Open storage: An outdoor space used for uncovered storage of various materials associated with commercial or industrial establishments and activities, including building supplies (such as lumber, cement, electrical, heating, and plumbing materials), tools, equipment, and vehicles or trailers not in regular use.
- vi. Storage of bulk materials: A facility designed for storage of bulk materials such as gas, coal, coke, sand, metal junk, scrap, or paper.
- g. Self-storage: Facilities consisting of individual storage units leased or owned for storing personal or business items such as household goods, business inventory, or contractor supplies.

**4. Community**

- a. Agriculture: Premises used for agriculture, horticulture, or floriculture, including:
  - i. Agriculture: A premise used for farming, such as the cultivation of soil for the growing of crops and the rearing of animals to provide food, wool, and other products.
  - ii. Horticulture: A premises used for the cultivation of gardens or orchards, such as for growing fruits or vegetables.
  - iii. Floriculture: A premises used for the cultivation of flowering and ornamental plants for gardens and the floral industry.
  - iv. Agricultural structures: A facility designed to support agricultural, horticultural, or floricultural operations, such as barns, greenhouses, storage facilities, and processing buildings.
- b. Childcare: A facility used for child care and education services, such as day care centers, school-age child care programs, and home day care as regulated by M.G.L. c. 28A, § 9, and M.G.L. c. 15D, § 1A.
- c. Education and public: Facilities used for education, community activities, and cultural or religious functions, including:
  - i. Education: A facility designed to provide educational services, such as schools and public libraries.
  - ii. Culture: A facility designed to support cultural or commemorative activities, such as art museums and memorials.
  - iii. Religious Activities: A facility used for religious purposes, such as churches, synagogues, mosques, parish houses, and Sunday school buildings.
  - iv. Community Organization and Adult Education: A facility used for meetings, classes, and community programming, such as community centers, senior centers, teen centers, maker spaces, and art studios.



- v. **Municipal Uses:** A facility used for municipal functions, such as government administration offices, fire stations, and police stations.
  - vi. **Train or Streetcar Passenger Station:** A facility designed for passengers to board and alight from trains, trams, buses or streetcars, including platforms, ticketing areas, waiting rooms, and other passenger amenities such as kiosks, restrooms, information centers, and small concessions services.
  - d. **Institutional healthcare:** Facilities designed to provide healthcare services and in-patient care, including:
    - i. **Hospital:** A facility operated by a medical institution to provide comprehensive healthcare services, such as emergency care, surgical procedures, diagnostic services, and in-patient treatment for various ailments and conditions.
    - ii. **Long-Term Care:** A facility designed to provide extended medical and personal care to individuals who require long-term health support, such as services for chronic conditions, rehabilitation, or elderly care.
    - iii. **Emergency Medical Services:** A facility designed to provide urgent medical care for emergencies, acute medical issues and injuries.
  - e. **Open space:** Premises used for recreational and leisure activities, including:
    - i. **Parks:** An outdoor space used for nature, leisure, and recreational activities.
    - ii. **Playgrounds:** An outdoor space equipped for children's play with structures such as slides, swings, and climbing frames.
    - iii. **Dog Parks:** An outdoor space designed for dogs to exercise and play off-leash and under the supervision of their owners.
    - iv. **Plazas and Squares:** An outdoor civic space used for community gatherings, events, and public interaction.
    - v. **Cemeteries:** An outdoor space used for the burial of the dead which may include crematory facilities.
  - f. **Transit station:** A commuter rail station, subway station, ferry terminal, or bus station.
- 5. Accessory**
- a. **Drive through:** Facilities that provide services directly to customers in their vehicles without the need for them to exit their vehicle, including:
    - i. **Fast Food:** A facility designed so customers can order, pay for, and receive food and drink items without leaving their vehicles (but not to consume on-site as at a drive-in) at establishments offering fast food products such as burgers, sandwiches, and coffee.
    - ii. **Other services:** A facility designed so customers can access services without leaving their vehicles at establishments such as banks and pharmacies.
  - b. **Home occupation without employees:** Small-scale business activities within a residential dwelling by the residents and subject to the requirements in Section 3, including:
    - i. **Family day care homes:** as defined in M.G.L. c.15D, § 1A.
    - ii. **Home office:** Conducting business or professional activity, such as remote office work, online businesses, or professional services.



- iii. Artisanal crafts: Operating a small-scale craft-making business where sales are conducted at a different location and/or online, such as producing clothing, accessories, art, gifts, decor, toys, and personal products.
- c. Home occupation with employees: Small-scale business activities within a residential dwelling by the residents as described above that has not more than two nonresident employees and is subject to the requirements in Section 3.
- d. Agriculture: Activities for urban farming on ground or roof level (urban agriculture) and keeping of animals, including:
  - i. Ground-level farms: This use includes row crops planted in the ground or raised beds, farm structures such as greenhouses, hydroponics, aquaponics and aquaculture, and/or other farm practices.
  - ii. Roof-level farms: Open air roof-level farms are allowed as a use, but must also comply with building code and fire code.
  - iii. Keeping of animals: The keeping of honey bees and hens, subject to the requirements in Section 3.
- e. Farm structures: Farm structures such as greenhouses, hydroponics, aquaponics, aquaculture, and freight containers
  - i. Freight container farming: Freight containers are a medium for hydroponics and aquaponics.
  - ii. Greenhouse at ground level or rooftop: A permanent structure made of glass, plastic, or fiberglass in which plants are grown year-round under controlled temperature and humidity settings. Both ground-level and rooftop farms use greenhouses.
- f. Farm stand: Farm stands include tables, stalls, sheds, or tents operated by a farmer for the sale of agricultural or horticultural products.
- g. Food service: A small food preparation and serving area located within a primary establishment, intended primarily to serve patrons or employees of the principal use, such as in offices, retail stores, or recreational facilities.
- h. Outdoor display of goods: Area for the purpose of outdoor storage or display of materials or goods.
- i. Production facility storefront: Accessory retail for the purpose of direct sale of goods and materials produced, assembled, or packaged onsite to customers.
- j. Truck parking: Outside area (not in an enclosed garage) for overnight parking of any commercial vehicle with a gross vehicle weight of more than 14,001 pounds.
- k. Research and development: Activities and facilities related to scientific research and development, including:
  - i. Research and Development Support: A facility or activity that supports a scientific, industrial, education, or commercial establishment, including small-scale laboratories, testing facilities, pilot production plants, data analysis centers, prototype workshops, or storage areas for research materials and equipment.
  - ii. Production: A facility designed for the production or assembly of products or technologies developed through on-site research.



- I. Signs and towers: Vertical signage and communications structures visible from outside the parcels on which they are located, including:
  - i. Billboard: A large outdoor advertising structure designed to attract the attention of passing motorists and pedestrians as defined by G.L. c.93, s.29-32.
  - ii. Radio or Television Tower: A structure used for the electronic transmission of entertainment and information to the public by commercial and public radio and television stations, including attached elements such as telecommunication transmitters, receivers, monitoring systems, guy cables, and control systems.
  - iii. Wireless Telecommunications Facility: A facility that provides personal wireless services. Such facilities may, by way of example, include, but are not limited to, transmitting and receiving equipment; towers; poles; antennas; antenna structures and supports; and other equipment, equipment shelter, structures and installations accessory to such facilities.
- m. Solar energy, rooftop generation: Facilities and equipment designed to collect and process solar energy. Defined as a solar photovoltaic or solar hot water system installed on the roof of a residential, commercial, industrial, or institutional building, including panels, electrical equipment, piping, and conduit.
- n. Structured parking: A building or portion of a building designed and used primarily for the parking or storage of motor vehicles.
- o. Temporary structures and trailers: A structure installed or erected to serve a temporary need and designed for subsequent removal, including:
  - i. Greenhouse: A shelter used for agricultural or horticultural purposes, such as growing vegetables, fruits, or flowers.
  - ii. Temporary Mobile Home: A mobile home placed temporarily on the site of a residence that has been destroyed by fire or other disaster.
  - iii. Trailer and mobile home parking: The outdoor parking or storage of trailers and mobile homes or similar transportable structures on a property. Registered motor vehicles are not considered temporary structures or trailers.
  - iv. Open-air Market: A structure used for the sale of goods in an open-air setting, such as farmers' markets, flea markets, or seasonal vendor stalls.
  - v. Outdoor dining: A temporary structure set up to provide sheltered outdoor seating and dining areas for patrons of a restaurant or café. These structures may include tents, canopies, pergolas, or similar enclosures.









Sign type	Dimensional requirements	B1	MU	BC	C/RD	C	I
All signs	Size multiplier	4	6	3	NA	6	6
	Size (max, ft)	NA	NA	NA	5x20	NA	NA
	Letter height (max)	12	42	18	72	72	72
<b>Dimensional requirements</b>							
Ground signs	Sign area (max, sq ft)	32	48	NA	48	48	48
	Sign height (ft)	12-24	14-30	NA	14-30	14-30	14-30
<b>Dimensional requirements</b>							
Projecting signs	Sign area (max, sq ft)	32	64	12, 6 per side	64	64	64
	Sign height (max, ft)	10	14	minimum of roofline height or 18 ft	14	14	14
	Sign distance from building (max, ft)	6	6	4	6	6	6



**Parking Credit Schedule Chart**

Use	Weekday			Weekend		
	Night Midnight to 7:00 a.m. (percent)	Day 7:00 a.m. to 5:00 p.m. (percent)	Evening 5:00 p.m. to Midnight (percent)	Day 6:00 a.m. to 6:00 p.m. (percent)	Evening 6:00 p.m. to Midnight (percent)	
Residential	100	60	90	80	90	
Commercial	5	80	90	100	70	
└ Assembly	10	40	100	80	100	
└ Eating place	10	50	60	50	60	
└ Hotel	70	70	100	70	100	
└ Office and creative enterprise	5	100	10	10	5	
Industrial	5	100	10	10	5	
Community	5	100	10	20	5	
All other	100	100	100	100	100	