

Zoning By-Laws for the Town of Boylston, Massachusetts

4.02 Schedule Of Use Regulations

Use	RR	R	GR	VB	HB	NB	RB	C	H	IP	FBD	MUI	Notes
4.02.01 AGRICULTURE													
Agriculture, horticulture, or floriculture under 5 acres	Y	Y	Y						Y	Y			
Agriculture, horticulture or floriculture over 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Commercial greenhouse, nursery	Y	Y	Y	Y	Y		Y	Y	Y	SP#		SP#	
Farm stand for the sale of agricultural products, the majority of which is grown or raised on-site	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	For agriculture on 5+ acres; otherwise SP*.
Accessory agricultural uses such as silos, machinery sheds, greenhouses, and animal shelters	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	For agriculture on 5+ acres; otherwise SP*.
4.02.02 RESIDENTIAL													
Single-family detached dwelling	Y	Y	Y	Y				Y	Y				
Two-family dwelling	Y	Y	Y	Y				Y	Y				
Dwelling unit(s) above the ground floor of a building occupied primarily by commercial uses						SP#	SP#						(1) Ground floor shall be limited to retail, restaurant and/or office uses.
Accessory Apartment	SP#	SP#	SP#	SP#		SP#		SP#	SP#			SP#	See Section 10.05 for SP requirements
Accessory residential use which is customarily incidental to such use	Y	Y	Y	Y		Y		Y	Y			Y	
Use of a portion of a single-family residential building for a home occupation, as defined in Section 1.04(22)	Y	Y	SP*										(1) There is no open display of materials visible from the street, (2) there is adequate off-street parking and (3) the use is not detrimental by way of noise or other nuisance to the neighborhood.

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4.02.03 COMMERCIAL													
Retail establishment located on a separate lot and used for the sale of merchandise to the general public				Y	Y	Y	Y	Y	SP*			SP#	In the NB District, a retail use with less than 15,000 gross square feet of floor area shall be allowed as of right. A retail use with more than 15,000 gross square feet of floor area but less than 75,000 gross square feet of floor area may be allowed by special permit from the Planning Board.
Personal service establishment				Y	Y	Y	Y	Y	SP*				
Business service, such as a photocopy center, temporary personnel service, computer sales and service, or similar establishment						Y	Y	Y				SP#	Y
Use by the resident owner of not more than two rooms of a single-family dwelling existing prior to the adoption of this By-law for retail sale of specialty goods such as crafts, art and related supplies, books, stationary, and similar paper products, gifts, or clothing				SP*	SP*	Y	Y	Y	SP*				Except in the NB and SBB Districts, the exterior appearance of the building shall not change from that of a single family dwelling and adequate off-street parking shall be provided
Office of a resident doctor, lawyer, dentist, architect, landscape architect, engineer, or other recognized lawful profession in a single or two-family residential building which, except in a Village Business District, was	SP*	SP*	SP*	SP#	Y	Y	Y	Y	SP*				Except in the NB and SBB Districts, the building shall retain its residential appearance and adequate off-street

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existing prior to the adoption [of this By-law]													parking shall be provided.	
Professional or business office, bank, or other financial institution				Y	Y	Y	Y	Y		Y	Y	SP#		
Medical office				Y	Y	Y	Y	Y		Y	Y	Y		
Medical laboratory, medical clinic, day surgery center or similar outpatient care facility							Y				Y			
Wholesale or warehouse use self-storage facility					SP#		SP#	Y		Y	SP#			
Funeral home			SP#	Y	Y			Y	SP#					
Shopping center				SP#	SP#	SP#	SP#	SP#			SP#			
Commercial recreation; indoor, such as a tennis or racquetball club, health club or fitness center							SP#			Y	Y	Y		
Gasoline station, motor vehicle repair shop and heating oil sales and service				SP#	Y		SP#	Y				SP#	In the FBD District, if within 2,500 feet of an interchange of a designated interstate highway.	
Package store					SP#		SP#	SP#	SP#					
Restaurant, with food service limited to the interior of a building				SP#	SP#	Y	Y	SP#	SP#			SP#	Food may also be served in an outdoor seating area, such as a patio, as an accessory use.	
Take-out food service, such as a deli, sandwich shop, pizza shop, or an ice cream shop, or similar establishment					SP#	Y	Y	Y				SP#	SP#	Establishment shall not exceed 1,200 square feet or have a seating capacity of more than 30 persons, and shall not offer drive-through service.
Building trade supply					Y		SP#	Y		Y	Y			
Automobile dealership for the sale, leasing, and servicing of new and used automobiles, provided such use was in existence at the time of				Y										

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Use	RR	R	GR	VB	HB	NB	RB	C	H	IP	FBD	MUI	Notes
adoption of this By-law provision.													
Automobile dealership for the sale, leasing and servicing of new and used automobiles					SP#		SP#						
4.02.04 INDUSTRIAL													
Research and development, including renewable or alternative energy research and development							Y			Y	Y	Y	Design, development and testing of electrical, magnetic, mechanical or optical components in advance of manufacturing renewable or alternative energy products.
Corporate headquarters or similar industrial-office use										Y	Y		
Light manufacturing, or light assembly							SP#			Y	Y	Y	
Renewable or alternative energy manufacturing facility for processing, fabrication, assembly, and packaging							SP#			Y	Y	Y	
Corporate conference center, which may include short-term eating and sleeping accommodations										SP#	SP#		
Hotel or motel										SP#	SP#		Except that an apartment hotel is prohibited.
Yards and building of a contractor or building tradesman					SP*			SP*		Y	Y		All open storage of materials and vehicles shall be screened from public view and aesthetically pleasing as it relates to surrounding architecture.

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Use	RR	R	GR	VB	HB	NB	RB	C	H	IP	FBD	MUI	Notes
The sale and rental of recreational vehicles limited to motor homes, campers, camping trailers, and related accessories							SP#				Y		
4.02.05 TRANSPORTATION, COMMUNICATION, UTILITY													
Public utility building or structure	SP*	SP*	SP*	SP*	Y	SP*	SP*	SP#	SP*	SP*	SP*		
Building or structure of a private utility company	SP*	SP*	SP*	SP*	Y	SP*	SP*	SP#	SP*	SP*	SP*		
Wireless Communication Facility	SP#								SP#	SP#	SP#		
4.02.06 PUBLIC, SEMI-PUBLIC, INSTITUTIONAL													
Any religious or public educational use.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Private, non-profit educational use	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	
Child Care Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hospital or sanitarium	SP*	SP*	SP*								SP*		
Any municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Any municipal recreation use	Y	Y	Y										
Conference or clubhouse or country club building	SP*									Y	Y		
Golf course, public or private tennis club or other public or private outdoor recreation activity	SP*	SP*	SP*							Y			
4.02.07 OTHER (UNCLASSIFIED)													
A garage for not more than four (4) automobiles as an accessory use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Warehouse as accessory to an industrial use					Y		Y	Y		Y	Y	Y	
Medical Marijuana Dispensaries										SP#	SP#	SP#	No Medical Marijuana Dispensary shall be located within 500 feet of a Residential Zone, dwelling unit, school, place of worship, church, park, playground, public

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													swimming pool, youth center or similar facility where minors commonly congregate. Measurements to determine the 500-foot separation shall be taken from property lines. Where any portion of a lot is within a required separation, the entire lot shall be considered to be within the required separation.

SECTION 9 – DIMENSIONAL REQUIREMENTS

9.1 Basic Requirements

No building or structure in any District shall be built, located, or enlarged on a lot which does not conform to the dimensional requirements as set forth in Section 9.02 and 9.03 of this By-law.

9.2 Schedule of Dimensional Requirements

District Building/Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Setback			Lot Width (feet)	Lot Depth (feet)
			Front (feet)	Side (feet)	Rear (feet)		
Rural Residential	Single-family detached dwelling						
	Two-family dwelling						
	40,000	200	25	20	20	200	200
	Commercial Greenhouse or Nursery						
	40,000	200	30	20	20	200	200
	Any Religious or Public Education use, Private non-profit Educational use						
	2 acres	300	50	50	50	300	300
	Hospital or Sanitarium Conference or Clubhouse or Country Club building						
	5 acres	400	75	50	50	400	400
	Public Utility or Private Utility Company building or structure <i>To be determined by the Planning Board when issuing the Special Permit</i>						
Residential	Single-family detached dwelling						
	Two-family dwelling						
	30,000	150	25	20	20	150	200
	Commercial Greenhouse or Nursery						
	40,000	200	30	20	20	200	200
	Any Religious or Public Education use, Private non-profit Educational use						
	2 acres	250	50	50	50	250	250
	Hospital or Sanitarium						
	5 acres	400	75	50	50	400	400
	Public Utility or Private Utility Company building or structure <i>To be determined by the Planning Board when issuing the Special Permit</i>						

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9.02 SCHEDULE OF DIMENSIONAL REQUIREMENTS

District Building/Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Setback			Lot Width (feet)	Lot Depth (feet)
			Front (feet)	Side (feet)	Rear (feet)		
General Residential	Single-family detached dwelling						
	15,000	100	25	20	20	100	150
	Two-family dwelling						
	15,000	150	25	20	20	125	150
	40,000	200	30	20	20	200	200
	Any Religious or Public Education use Private non-profit Educational use						
	2 acres	250	50	50	50	250	250
	Hospital or Sanitarium						
	5 acres	400	75	50	50	400	400
Public Utility or Private Utility Company building or structure							
<i>To be determined by the Planning Board when issuing the Special Permit</i>							
Heritage	Single-family dwelling						
	25,000	125	25	20	20	125	200
	Two-family dwelling						
	30,000	150	25	20	20	125	200
	Commercial Greenhouse Consumer Service Establishment Funeral Home Retail Establishment						
	40,000	200	25	20	20	200	200
	Any Religious or Public Education use Private non-profit Educational use						
	2 acres	250	50	50	50	250	250
	Public Utility or Private Utility Company building or structure						
	<i>To be determined by the Planning Board when issuing the Special Permit</i>						

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9.02 SCHEDULE OF DIMENSIONAL REQUIREMENTS

District Building/Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Setback			Lot Width (feet)	Lot Depth (feet)
			Front (feet)	Side (feet)	Rear (feet)		
Village Business	Retail Establishment Automobile dealership Package Store						
	10,000	100	10	10	15	100	100
	Single-family dwelling						
	15,000	100	20	20	25	100	100
	Two-family dwelling						
	20,000	125	20	20	25	125	100
	Consumer Service Establishment						
	20,000	100	10	10	15	100	100
	Restaurant dispensing food to be consumed within the building						
	20,000	200	20	20	15	200	100
	Greenhouse or Nursery Professional Office, Bank or other Financial Institution						
	30,000	150	20	20	25	150	200
	Gasoline station Motor Vehicle repair						
	30,000	150	20	20	75	150	150
	40,000						
40,000	200	20	20	30	200	200	
Any Religious or Public Education use, Private non-profit Educational use							
2 acres	250	50	50	50	250	250	
Public Utility or Private Utility Company building or structure							
<i>To be determined by the Planning Board when issuing the Special Permit</i>							

9.02 SCHEDULE OF DIMENSIONAL REQUIREMENTS

District Building/Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Setback			Lot Width (feet)	Lot Depth (feet)
			Front (feet)	Side (feet)	Rear (feet)		
Highway Business							
Commercial Greenhouse							
	30,000	150	25	20	20	150	150
	30,000	200	50	20	20	200	200
Gasoline station Motor Vehicle repair							
	40,000	200	50	50	50	200	200
Restaurant dispensing food to be consumed within the building							
	40,000	200	50	20	20	200	200
Yards and Building of a contractor or Building Tradesman							
	40,000	200	50	50	50	250	250
Restaurant not exceeding 1,200 sq ft, with seating capacity of not more then 30 persons dispensing food to be consumed within the building and sold and packaged for take- out, but offering no drive-thru service							
	40,000	200	50	20	20	200	200
Automobile Dealership Any Religious or Public Education use, Private non-profit Educational use Building Trade Supply Wholesale or Warehouse use							
	2 acres	250	50	50	50	250	250
Shopping Center consisting of more than one retail or service establishment							
	2 acres	300	50	50	50	300	300
Public Utility or Private Utility Company building or structure <i>To be determined by the Planning Board when issuing the Special Permit</i>							

9.02 SCHEDULE OF DIMENSIONAL REQUIREMENTS

FBD District

Standard	Requirement	Notes
Minimum lot area	40,000 sq. ft.	All uses
Minimum lot frontage	150 feet	May be reduced by SP from the Planning Board for shared/lateral access to abutting business lots
Minimum front setback	40 feet	
Minimum side setback	40 feet	
Minimum rear setback	50 feet	
Minimum lot width	150 feet	Measured at the building line; may be reduced by SP for reduced-frontage lots per above
Minimum lot depth	200 feet	
Maximum lot coverage	40 percent	
Minimum open space	20 percent	
Maximum building height	3 stories and 45 feet 4 stories and 56 feet by SP	Provide that mechanical facilities, elevator shafts, antennae, electronic transmission devices or other appurtenances customarily carried above roofs and buildings nor designed for human occupancy may be erected to a height of sixty (60) feet.

NB District

Standard	Requirement	Notes
Minimum lot area	30,000 sq. ft.	All except as listed below
	60,000 sq. ft.	Shopping center
Minimum lot frontage	125 feet	May be reduced by SP from the Planning Board for shared/lateral access to abutting business lots
Minimum front setback	25 feet	
Minimum side setback	20 feet	
Minimum rear setback	20 feet	Except 50 feet abutting a residential lot or district boundary
Minimum lot width	125 feet	Measured at the building line; may be reduced by SP for

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		reduced-frontage lots per above
Minimum lot depth	150 feet	
Maximum lot coverage	30 percent	
Minimum open space	25 percent	
Maximum building height	3 stories and 40 feet	Provide that mechanical facilities, elevator shafts, antennae, electronic transmission devices or other appurtenances customarily carried above roofs and buildings nor designed for human occupancy may be erected to a height of sixty (60) feet.

RB District

Standard	Requirement	Notes
Minimum lot area	40,000 sq. ft.	All except as listed below
	80,000 sq. ft.	Shopping center
Minimum lot frontage	125 feet	May be reduced by SP from the Planning Board for shared/lateral access to abutting business lots
Minimum front setback	25 feet	
Minimum side setback	25 feet	
Minimum rear setback	25 feet	Except 50 feet abutting a residential lot
Minimum lot width	125 feet	Measured at the building line; may be reduced by SP for reduced-frontage lots per above
Minimum lot depth	150 feet	
Maximum lot coverage	40 percent	
Minimum open space	25 percent	
Maximum building height	3 stories and 45 feet 4 stories and 56 feet by SP	Provide that mechanical facilities, elevator shafts, antennae, electronic transmission devices or other appurtenances customarily carried above roofs and buildings nor designed for human occupancy may be erected to a height of sixty (60) feet.

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MUI District

Standard	Requirement	Notes
Minimum lot area	40,000 sq. ft.	All except as listed below
Minimum lot frontage	150 feet	
Minimum front setback	50 feet	
Minimum side setback	50 feet	
Minimum rear setback	50 feet	
Minimum lot width	150 feet	Measured at the building line
Minimum lot depth	200 feet	
Maximum lot coverage	40 percent	
Minimum open space	25 percent	
Maximum building height	3 stories and 45 feet	Provide that mechanical facilities, elevator shafts, antennae, electronic transmission devices or other appurtenances customarily carried above roofs and buildings nor designed for human occupancy may be erected to a height of sixty (60) feet.

9.02 SCHEDULE OF DIMENSIONAL REQUIREMENTS

District Building/Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Setback			Lot Width (feet)	Lot Depth (feet)
			Front (feet)	Side (feet)	Rear (feet)		
Commercial	Greenhouse or Nursery Single-family detached dwelling Retail establishment Consumer Service establishment Professional Office, Bank or other Financial Institution						
	30,000	150	25	20	20	150	150
	Package store						
	30,000	200	50	20	20	200	200
	Gasoline station Motor Vehicle repair						
	40,000	200	50	50	50	200	200
	Restaurant dispensing food to be consumed within the building						
	40,000	200	50	20	20	200	200
	Yards and Building of a contractor or Building Tradesman						
	40,000	200	50	50	50	200	200
	Any Religious or Public Education use Private non-profit Educational use						
	2 acres	250	50	50	50	250	250
	Building Trade Supply						
2 acres	250	50	50	50	250	250	
Wholesale or Warehouse use Shopping Center consisting of more than one retail or service establishment							
2 acres	300	50	50	50	300	300	
Public Utility or Private Utility Company building or structure <i>To be determined by the Planning Board when issuing the Special Permit</i>							

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District	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Setback			Lot Width (feet)	Lot Depth (feet)
			Front (feet)	Side (feet)	Rear (feet)		
Building/Use							
Industrial Park	Any Religious or Public Education use Private non-profit Educational use						
	2 acres	250	50	50	50	250	250
	Light Manufacturing or Light Assembly facility Wholesale or Warehouse use						
	3 acres	300	50	50	50	300	400
	All other permitted uses						
	2 acres	250	50	50	50	250	250

9.3 *Modification To Dimensional Requirements*

9.3.1 **ACCESSORY BUILDINGS**

In any Residential District accessory buildings or structures including swimming pools that are customarily incidental to a residence may be erected at least ten (10) feet from the rear and side lot lines, providing said buildings or structures are not attached to a main building, and are no greater than fifteen (15) feet in height and, in the case of buildings, contain no more than one hundred fifty (150) square feet of floor area. Notwithstanding the above, in the case of front, side and rear lot lines where there are buildings other than the main building on either side within one hundred (100) feet which are nearer to the front, side or rear lot line than the required distance, then and in that event a building other than the main building may be constructed on a line with existing buildings other than the main building. Uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a Special Permit provided the Granting Authority finds the proposed accessory use does not substantially derogate from the public good.

9.3.2 **MULTIPLE PRINCIPAL BUILDINGS ON THE SAME LOT**

In the MUI, NB, RB and FBD Districts, the Planning Board may allow multiple principal buildings on the same lot by the issuance of a special permit.