

**ARTICLE 2 DISTRICT REGULATIONS**

**2100. ESTABLISHMENT OF DISTRICTS**

**2110.** For the purposes of this Bylaw, the Town of Westborough is hereby divided into the following zoning districts:

Residential

- Rural Residential.....R60 )
- Single Residential .....R )
- Neighborhood Residential .....R15 ) (STM 1978)
- Garden Apartment.....AA )
- High Rise Apartment .....AB )

Business

- Highway Business.....BA
- Downtown Business.....BB (1)
- Gateway 2 .....G2 (ATM 2005)

Industrial

- Exclusive Industrial .....IA
- General Industrial.....IB
- Mixed Use Industrial.....IC (5) (ATM 2010)
- Industrial D Overlay.....ID (6) (ATM 2010)

Conservation .....C (2)

State, MDC and Municipal District. ....M (ATM 1974)

Town-owned Property. . . ....M-1

Adult Entertainment. . . ....AE (3) (ATM 1996)

Downtown Planning Overlay District.....DPOD (4) (ATM 2004)

Senior Housing Overlay.....SLO(7) (ATM 2010)

Mixed Used District .....MUD (8) (ATM 2010)

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- (1) All areas zoned Business lying within 2,500 feet of the intersection of the center lines of Milk, Main and South Streets.
  - (2) To be established by vote of Town Meeting only on land owned by the Commonwealth of Massachusetts, the Town of Westborough, one of their agencies, or land on which the Conservation Commission hold a Conservation Restriction under Section 31-33, Chapter 184, General Laws.
  - (3) Adult uses in accordance with Section 4800 Special Permits for Adult Uses.

- (4) In accordance with Section 4900, Special Permits for Downtown Planning Overlay Districts shall be issued by the Planning Board.
- (5) In accordance with Section 5000, Transit Oriented Village by Special Permit in Industrial C Zone shall be issued by the Planning Board.
- (6) In accordance with Section 5100 Special Permits in the Gateway 2 District.
- (7) In accordance with Section 5300, Special Permits for the Senior Housing Overlay District shall be issued by the Planning Board.
- (8) In accordance with Section 5500 Special Permits for Mixed Use District.

**2120. Official Zoning Map.** The boundaries of these districts are defined and bounded on the latest adopted revision of the "Zoning Map of the Town of Westborough, Massachusetts" being hereby declared to be a part of this Bylaw.

**2130. Dimension Lines.** Except when labeled to the contrary, boundary or dimension lines shown approximately following or terminating at street, railroad, or utility easement center or layout lines, boundary of lot lines, or the channel of a stream, shall be construed to be actually at those lines; when shown approximately parallel, perpendicular, or radial to such lines shall be construed to be actually parallel, perpendicular, or radial thereto. When not locatable in any other way, boundaries shall be determined by scale from the Zoning Map.

**2140. Split Lot.** Where a district boundary line divides any lot existing at the time such line is adopted, the regulations for any district in which the lot has frontage on a street may be extended not more than thirty feet into the other district.

**2150.** In the Town of Westborough the subdivision of land in a residential district shall be completed as follows:

**2151.** Where major residential development is proposed, the developer shall prepare two sets of concept plans for the parcel of land to be subdivided. One plan shall describe a conventional subdivision while the second shall describe an open space community according to Section 4300 of this Bylaw.

**2152.** In accordance with Chapter 40A, the Planning Board will hold a public hearing to review these conceptual plans. The Board will render a decision within sixty (60) days from the date of the closing of the public hearing as to which development plan the developer shall design. The action of the Board may create a special permit for an open space community in the residential district, if the Board determines that the plan is more beneficial to the Town than the conventional plan. The Open Space Community plan must be, in the judgment of the Planning Board, superior to a conventional plan in preserving open space for conservation, agricultural, or recreation, utilizing natural features of the land, and allowing more efficient provision of public service. The special permit shall be recorded at the Worcester Registry of Deeds.

**2153.** The developer may then submit a preliminary plan and then a final definitive plan to the Board for their consideration. For conventional subdivisions the Subdivision Rules

and Regulations, and the dimensional use regulations as set forth in Section 2600 shall apply. For open space subdivisions, the subdivision Rules and Regulations, and the requirements of section 4300 shall apply. (ATM 1990)

## **2200. USE REGULATIONS**

No lot or land shall be used, no building or structure shall be erected or used except as set forth in Section 2300, Use Regulation Schedule, or as exempted by this Bylaw or statute. Symbols employed shall mean the following: (ATM 1977)

**Y** - A permitted use

**N** - An excluded or prohibited use

**S** - A use authorized by issuance of a Special Permit from the Board of Appeals as provided for in Section 1330 herein

**SP** - Special Permit to be issued by the Planning Board (ATM 1980)

**2210. Classification of Use.** Where an activity might be classified under more than one of the following uses, the more specific classification shall determine permissibility; if equally specific the more restrictive shall govern.