

<b>2300: USE REGULATION SCHEDULE</b>																
<b>DISTRICT</b>																
	<b>C</b>	<b>R</b>	<b>AA AB</b>	<b>BA</b>	<b>G2</b>	<b>BB</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>ID</b>	<b>M</b>	<b>AE</b>	<b>M-1</b>	<b>All Other</b>	<b>DPOD</b>	<b>MUD</b>
<b>RESIDENTIAL USES: (1)</b>																
Single Family Dwelling:	N	Y	Y	SP	Y	Y	N	Y	Y	Y	N	SP	N	Y	SP	SP
Two Family Dwelling:	N	S	Y	SP	SP	Y	N	Y	Y	Y	N	SP	N	S	SP	SP
Conversion of existing structure to more than two-family dwellings:	N	N	S	SP	SP	S	N	S	SP	S	N	SP	N	N	SP	SP
Boardinghouse:	N	S	S	SP	SP	S	N	S	SP	S	N	SP	N	S	SP	SP
Multi-family dwelling (See Section 4200)	N	N	Y	SP (5)	SP	N	N	N	N	N	N	N	N	N	SP	SP
Open Space Communities (See Section 4300)	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP
Mobile Home:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Campground, mobile home park:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mixed Use Residential/Commercial with Industrial Components (See Section 5000)	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N
Senior Living Overlay District (SLO) (See Section 5300) (6)	N	SP	SP	N	SP	SP	SP	SP	N		SP	N	SP	SP	SP	SP
<b>OPEN USES:</b>																
Farm: With pigs, animals raised for pelts (2)	N	N	S	SP	SP	S	N	S	S	S	N	SP	N	N	N	N
Other (4):																
Nursery, green houses (commercial):	S	N	Y	SP	SP	Y	N	Y	Y	Y	N	SP	N	N	SP	SP
Supervised camping:	S	N	N	SP	SP	Y	N	S	S	S	N	SP	N	N	N	N
Cemetery:	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	Y	N	N
Drive-in theater, amusement park, race track or similar commercial outdoor recreation (3):	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Outdoor recreation other than the above operated by a governmental agency:	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	Y	Y	Y
Other: (4)																
Sale of Christmas Trees:	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	Y	Y	Y

(1) Animal keeping may be subject to permit from the Board of Health

(2) But no animals kept closer than 500 feet to any lot line.

(3) Temporary carnival sponsored by a non-profit organization permitted upon approval by the Board of Selectmen.

(4) As determined by the Zoning Enforcement Officer.

(5) Multi-family dwellings are allowed in the Highway Business (BA) District upon grant of a Special Permit by the Planning Board in accordance with Section 5200.

(6) In accordance with the requirements and restrictions of Section 5300.

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<b>INSTITUTIONAL USES:</b>																	
Religious, sectarian, denominational; or public educational uses, religious purposes:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Other educational uses: (3)	S	N	N	Y	Y	S	N	S	S	S	Y	Y	Y	N	SP	SP	
Municipal use voted at Town Meeting (not more specifically cited in Section 2300):	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hospital, sanitarium, convalescent, nursing or rest home, congregate housing:	N	S	Y	SP	SP	S	N	S	Y	S	Y	SP	Y	S	SP	SP	
Patriotic, fraternal or social clubs, if not conducted for profit; other philanthropic institution or club:	N	N	S	SP	SP	S	N	S	S	S	Y	SP	Y	N	SP	SP	
<b>COMMERCIAL USES:</b>																	
Motor vehicle service station (See Section 3300):	N	N	N	S (1)	N	S (1)	N	S (1)	S	S (1)	N	S (1)	N	N	N	N	
Animal kennel or hospital as Licensed under Chapter 140, Section 137a. General Laws:	N	S	Y	SP	SP	Y	N	Y	N	Y	N	SP	N	N	N	N	
Indoor recreation:	N	N	N	SP	SP	Y	N	Y	SP	Y	SP	SP	N	N	SP	SP	
Banks, office space:	N	N	N	SP	SP (4)	Y	Y	Y	SP	Y	SP	SP	N	N	SP	SP	
Restaurants:	N	N	N	SP	N	Y (2)	N	Y (2)	SP	Y (2)	SP	SP	N	N	SP	SP	
Hotel, motel, motor court:	N	N	N	SP	SP	Y	N	Y	SP	Y	SP	SP	N	N	SP	SP	
Other retail sales and services:	N	N	N	SP	SP (5)	Y	N	Y	SP	Y	SP	SP	N	N	SP	SP	
Display & sale of natural products, a portion of which are raised by the proprietor in Westborough:	N	S	S	Y	Y	Y	Y	Y	SP	Y	SP	Y	N	S	SP	SP	

(1) Special Permits to be issued by Board of Selectmen rather than the Board of Appeals.

(2) Except "S", if food is to be consumed on premises outside of a building, or to be sold packaged for take-out is incidental to service for on-premises consumption.

(3) Shall not apply to land or structures for religious or educational purposes on land owned or leased by Commonwealth or any of its agencies and subdivisions or bodies, politic or by a religious sect of denomination or by a non-profit educational corporation.

(4) Small professional offices in residential style structure limited to a maximum of 4,000 square feet of gross floor area.

(5) Limited to a maximum of 5,000 square feet of gross floor space.

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<b>INDUSTRIAL USES:</b>																	
Airport, heliport:	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	N	
Public utility with outside equipment or storage:	S	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	
With none of above:	S	S	S	Y	Y	Y	Y	Y	Y	Y	N	Y	N	S	SP	SP	
Earth Removal (See Section 4100) (1):	S	S	S	S	S	S	S	S	SP	S	N	S	N	S	SP	SP	
Trucking Terminal, bulk storage, Contractor's yard:	N	N	N	N	N	N	Y	Y	SP	Y	N	N	N	N	SP	SP	
Manufacturing, Processing and Warehouse:	N	N	N	SP	N	N	Y	Y	Y	Y	N	SP	N	N	N	N	
<b>ADULT ENTERTAINMENT USES:</b>	N	N	N	SP	N	N	N	N	N	N	N	SP	N	N	N	N	
<b>OTHER PRINCIPAL USES:</b>																	
Other uses having externally observable attributes similar to one of above:	- as regulated above -																
All other uses:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
<b>ACCESSORY USES:</b>																	
Home occupations:	N	Y	Y	Y	S	Y	S	Y	Y	Y	N	Y	N	Y	SP	SP	
Customary accessory uses & structures (See Section 4400):	Shall incur the same regulations as the principal use listed in this Section.																
Agriculture, Horticulture or Floriculture:	Insofar as it can be established that the primary purpose of the use the land falls within the above mentioned categories, the regulations herein shall not apply, if same is deemed unreasonable, nor shall such use require a Special Permit. Expansion or reconstruction of existing structures up land primarily being used for agriculture, horticulture or floriculture, shall not be prohibited or unreasonably regulated except that all such activities may be limited to parcels of more than five (5) acres in areas not zoned for agriculture, horticulture, or floriculture. Land divided by a public or private way or a waterway shall be construed as one parcel.																

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