



City of New Bedford Department of City Planning

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MAYOR
JON MITCHELL
PLANNING DIRECTOR
JENNIFER CARLONI

June 16, 2025

Council President Burgo
Councilor Ryan Pereira, Chair
Committee on Ordinances
133 William Street
New Bedford, MA 02740

RE: Request for Presentation on New Adopted Use Table

Dear Council President Burgo and Committee on Ordinances Chair Pereira,

At the last Committee on Ordinances meeting on May 28, 2025, the Department of City Planning was asked to provide a detailed presentation of the Table of Uses and Definitions that were adopted last fall/winter.

For the benefit of the public and those new to this process, I'll briefly summarize the timeline of the recent update. This update encompasses: 1.) **Table of Uses** (Chapter 9, Section 2230), 2.) the **Use Definitions** (Chapter 9, Section 1200), and 3.) **Use Regulations and Performance Criteria** for specific uses (Chapter 9, Section 2800). This comprehensive package was publicly available and followed all required public hearing procedures in 2024:

- **September 12th** Filed on the City Council Agenda
 - Action: referred to the Planning Board and Ordinance Committee
- **September 25th** – Planning Board held a Public Hearing on the item
 - Action: Favorably referred to the Ordinance Committee
- **October 9th** – CC Ordinance Committee meeting
 - Action: Referred for adoption to the Full City Council
- **October 24th** – Appears on City Council Agenda for required 1st reading
 - Action: Passed to a Second Reading
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 - Action: Passed for adoption
- **December 2nd, 2024** – Presented to the Mayor for approval
- **December 5th, 2024** – Signed by Mayor as adopted

- **May 28th, 2025** – Ordinance Committee amended part of the Use Table as part of the review of the Clasky Common TOD district zoning amendment

As the Council knows, updating and modernizing our zoning use table, definitions, and regulations is essential. It ensures our rules accurately reflect current land uses and evolving community needs, preventing outdated regulations from impeding beneficial development like diverse housing or new business types. A clear and modern use table also streamlines the permitting process, offering greater predictability for both developers and residents, which in turn encourages investment and economic growth.

I appreciate the Council's interest in the newly adopted Table of Uses and welcome this opportunity to guide the Council, the Planning Board, and the public through our modernized use table. To facilitate a thorough review, I'm providing the following materials in advance, allowing ample time for everyone to review them.

The Department of City Planning has prepared “**Table of Uses Revisions Summary**” packet to provide additional detail on the changes to the citywide table of uses. The packet consists of the following:

1. Zoning 101
2. New Use Table Revisions Summary
3. Addendum A: Detailed Summary of Zoning Use Table Changes
4. Addendum B: Use Table as amended on May 28, 2025

After reviewing this packet, please do not hesitate to reach out to me if you have any questions or require additional information.

Sincerely,



Jennifer Carloni
Director, Department of City Planning

cc. Jon Mitchell, Mayor
Dennis Farias, City Clerk
Erik Jaikes, City Solicitor
Anne Louro, Assistant Director Department of City Planning
Michael McCarthy, Assistant Director Department of City Planning

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Department of City Planning

Zoning Overview: Use Table

June 16, 2025

Zoning 101

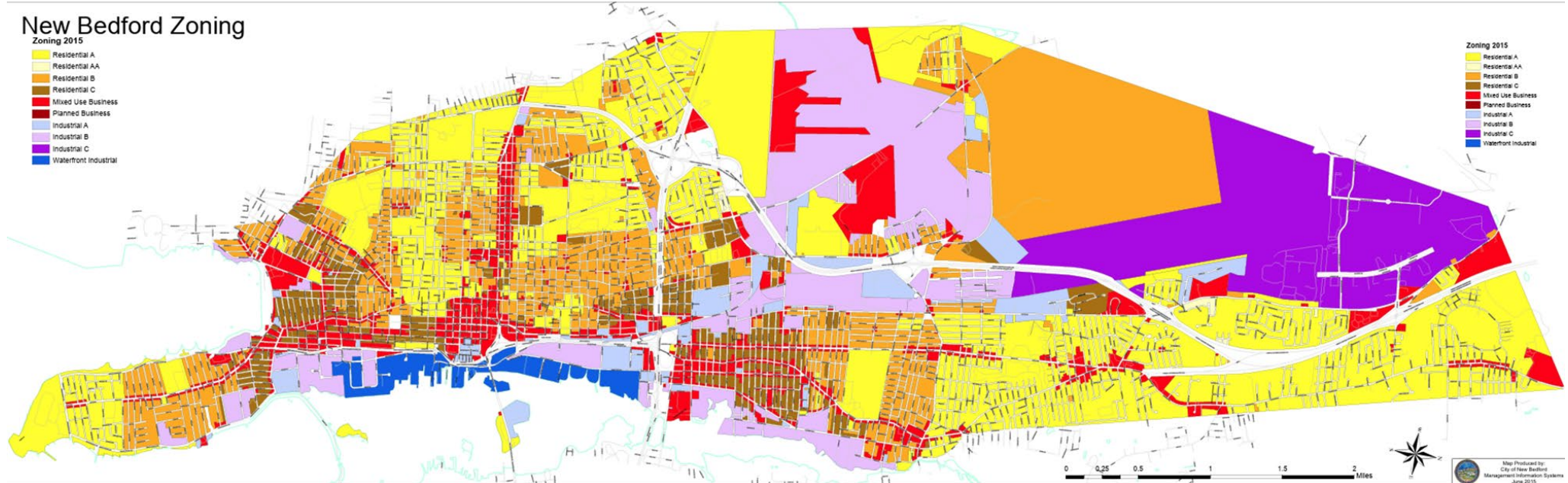
First a quick overview of how zoning works.....

1. Zoning Districts
2. Table of Principal Uses (Use Table)
3. Table of Dimensional Regulations (Dimensional Table)
4. Table of Parking & Loading Requirements (Parking Table)

Zoning 101: ZONING DISTRICTS

Zoning rules help organize a city by deciding what kinds of buildings and activities can happen in different areas.

- The City is divided into zones (or **districts**) which are represented on the zoning map.
- Districts are typically created for: Residential, Commercial, Mixed Use (Residential + Commercial) and Industrial Zones
- Uses are then assigned to those districts.



Zoning 101: ZONING TABLE OF PRINCIPAL USES (USE TABLE)

(PROPOSED REPLACEMENT OF CURRENT APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS DATED 09.04.24)

TABLE 2230 - PRINCIPAL AND ACCESSORY USE BY DISTRICT										
Principal Uses	Conventional Districts									
	RA	RAA	RB	RC	MUB	IA	IB	IC	WI	KHTOD
1. PRINCIPAL USES										
A. Residential										
Household Living (As Listed Below)										
Single-Household - Detached Dwelling	Y	Y	Y	Y	Y	N	N	N	N	Y
Townhouse/Rowhouse	PB	PB	Y	Y	Y	N	N	N	N	Y
Two-Household - Attached Dwelling	Y	Y	Y	Y	Y	N	N	N	N	Y
Multi-Household - Attached Dwelling	N	N	Y	Y	Y	N	N	N	N	Y
Mixed Use - Attached Dwelling	N	N	N	N	Y	N	N	N	N	Y
Work/Live Creative Studio	N	N	N	N	Y	Y	Y	Y	Y	Y
Group Living (As Listed Below)										
Assisted Living Facility/Residence (ALF)	N	N	N	N						
Boarding House	N	N	N	BA						
Dormitory, Fraternity or Sorority	N	N	N	N						
Homeless Shelter and Service Center	N	N	BA	BA						
Independent Living Facility	PB	PB	PB	PB						
Single Room Occupancy Housing (SRO)	N	N	N	BA						
Trailer Camp or Park	N	N	N	N						
B. Lodging										
Bed and Breakfast or Inn	BA	BA	BA	BA						
Hotel or Motel	N	N	N	N						
Hotel or Motel, Large	N	N	N	N						
Extended Stay Hotel or Motel	N	N	N	N						
Hostel	N	N	N	BA						
C. Commercial - General Services										
Animal Services (As Listed Below)										
Animal Clinic or Hospital	N	N	N	N						
Commercial Kennel	N	N	N	N						
Pet Grooming	N	N	BA	BA						

The Use Table specifies what's allowed where.

- In each district some uses are:
 - By Right, meaning allowed automatically** without needing extra permission under zoning regulations*.
 - Denoted as: Y (Yes) in the table.
 - By Special Permit**, meaning you must get approval from a city board or council first.
 - Denoted as: CC (City Council), PB (Planning Board), or BA(Zoning Board of Appeals)
 - Not allowed** in that zone.
 - Denoted as: N (No)

*other permits or regulations may apply in other part of the city code or state laws

Zoning 101: ZONING TABLE OF DIMENSIONAL REGULATIONS (DIMENSIONAL TABLE)

[EXPAND](#)

REQUIRE- MENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	AMC
Minimum Lot Size (sq. ft.)	8,000	8,000 for uses allowed in RA; 10,000 for two family units	8,000 for uses allowed in RA; 10,000 for two family units; 15,000 for 3 or more family units	16,000	8,000 for uses allowed in residence A; 10,000 for two family units; 15,000 for 3 or more family units	0	0	0	0	0	5,000
Density of Dwelling Units per Lot	1 per 10,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	1 per 16,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	N/A	N/A	N/A	N/A	N/A	N/A
Lot Frontage (ft.)	75	75 for uses allowed in RA; 100 for	75 for uses allowed in RA; 100 for	150	75 for uses allowed in RA; 100 for	0	0	0	0	0	50

- Beyond uses, zoning districts allow the city to regulate how a building is located and built on a property through **Dimensional Requirements**.
- This includes things like how far a building is from the property line (**setbacks**), how tall it can be (**heights**), and even how much green space or how many dwelling units can be built on a certain amount of land (**residential density**).

Zoning 101: TABLE OF PARKING & LOADING REQUIREMENTS (PARKING TABLE)

A parking table sets the minimum (and sometimes maximum) number of off-street parking spaces required for uses.

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS



EXPAND

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units
Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes	One (1) space per each employee per shift, who does not reside on the premises; one (1) space per guest room, dwelling parking requirements, if applicable	One (1) loading space for each building containing more than 20 guest rooms
Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations	One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area
Fast-food drive-in, carry-out restaurants	One (1) space per each employee per shift for a minimum of five (5) spaces plus one (1) space per 100 sq. ft. of gross floor area with a minimum of twenty (20) spaces	One (1) loading space for each building
Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein	One (1) space per each 200 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises. After 20,000 sq. ft. gross floor area, one space per 400 sq. ft.	One loading space for each building containing more than 5,000 and less than 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area
Businesses engaged in retail sale, rental, repair, servicing,	One (1) space per each 400 sq. ft. of gross floor area, but	

NEW USE TABLE

The following is provided as an overview of the use table changes originally filed on the September 12th, 2024 City Council Agenda versus the prior use table.

1. Timeline
2. Table of Uses Revisions Summary
3. Addendum A: Detailed Summary of Zoning Use Table Changes
4. Addendum B: Use Table as Amended on May 28, 2025

Use Table – Timeline

The Updated Use table was publicly available and followed all public hearing procedures in the fall and winter of 2024:

- **September 12th** Filed on the City Council Agenda
 - Action: referred to the Planning Board and Ordinance Committee
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Household Living (As Listed Below)										
Single-Household - Detached Dwelling	Y	Y	Y	Y	Y	N	N	N	N	Y
Townhouse/Rowhouse	PB	PB	Y	Y	Y	N	N	N	N	Y
Two-Household - Attached Dwelling	Y	Y	Y	Y	Y	N	N	N	N	Y
Multi-Household - Attached Dwelling	N	N	Y	Y	Y	N	N	N	N	Y
Mixed Use - Attached Dwelling	N	N	N	N	Y	N	N	N	N	Y
Work/Live Creative Studio	N	N	N	N	Y	Y	Y	Y	Y	Y
Group Living (As Listed Below)										
Assisted Living Facility/Residence (ALF)	N	N	N	N	PB	N	N	N	N	N
Boarding House	N	N	N	BA	BA	N	N	N	N	N
Dormitory, Fraternity or Sorority	N	N	N	N	BA	N	N	N	N	BA
Homeless Shelter and Service Center	N	N	BA	BA	BA	N	N	N	N	N
Independent Living Facility	PB	PB	PB	PB	PB	N	N	N	PB	N
Single Room Occupancy Housing (SRO)	N	N	N	BA	BA	N	N	N	N	N
Trailer Camp or Park	N	N	N	N	N	N	N	N	N	N
B. Lodging										
Bed and Breakfast or Inn	BA	BA	BA	BA	Y	N	N	N	N	BA
Hotel or Motel	N	N	N	N	Y	Y	Y	Y	Y	Y
Hotel or Motel, Large	N	N	N	N	PB	Y	Y	Y	Y	N
Extended Stay Hotel or Motel	N	N	N	N	PB	Y	Y	Y	Y	N
Hostel	N	N	N	BA	BA	N	N	N	N	N
C. Commercial - General Services										
Animal Services (As Listed Below)										
Animal Clinic or Hospital	N	N	N	N	BA	Y	Y	Y	N	N
Commercial Kennel	N	N	N	N	BA	Y	Y	Y	N	N
Pet Grooming	N	N	BA	BA	Y	Y	Y	Y	N	N

TABLE OF USES REVISIONS SUMMARY

The following slides describe and provide the rationale for the modifications made to the overarching categories of the use table. Each slide is presented with the following format:

Overarching Category

Summary Description and rational for changes made

Existing Use Term



New Use Term Proposed

Clarifying information

Please note: A full detailed summary of the use table changes is provided as an addendum to this slide presentation.

RESIDENTIAL USES

Updated the zoning ordinance's use table for residential areas to make it clearer and more aligned with modern housing. The primary goal was to streamline residential use definitions by adopting more current terminology and, crucially, by separating dimensional requirements from the use definitions themselves. These requirements are now found exclusively in the appropriate dimensional tables, which makes the ordinance both clearer and more efficient.

Additionally, introduced minor adjustments to allow housing density**. This expansion offers modest but impactful opportunities for new housing development, carefully balancing growth without significantly altering the existing neighborhood feel.

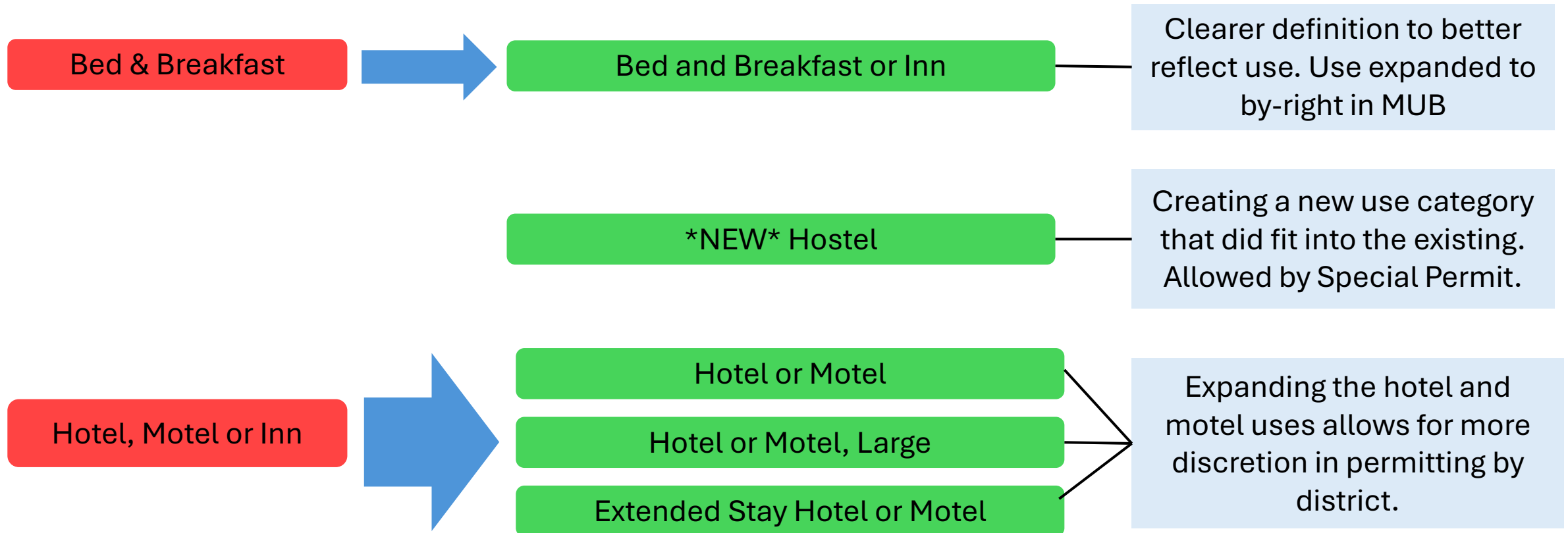


*Height and density restrictions are and belong in the dimensional table not the use table

****Note on Duplexes (as of May 28, 2025):** While initially proposed, the updated table does not permit two-household attached dwellings (duplexes) in RA and RAA districts.

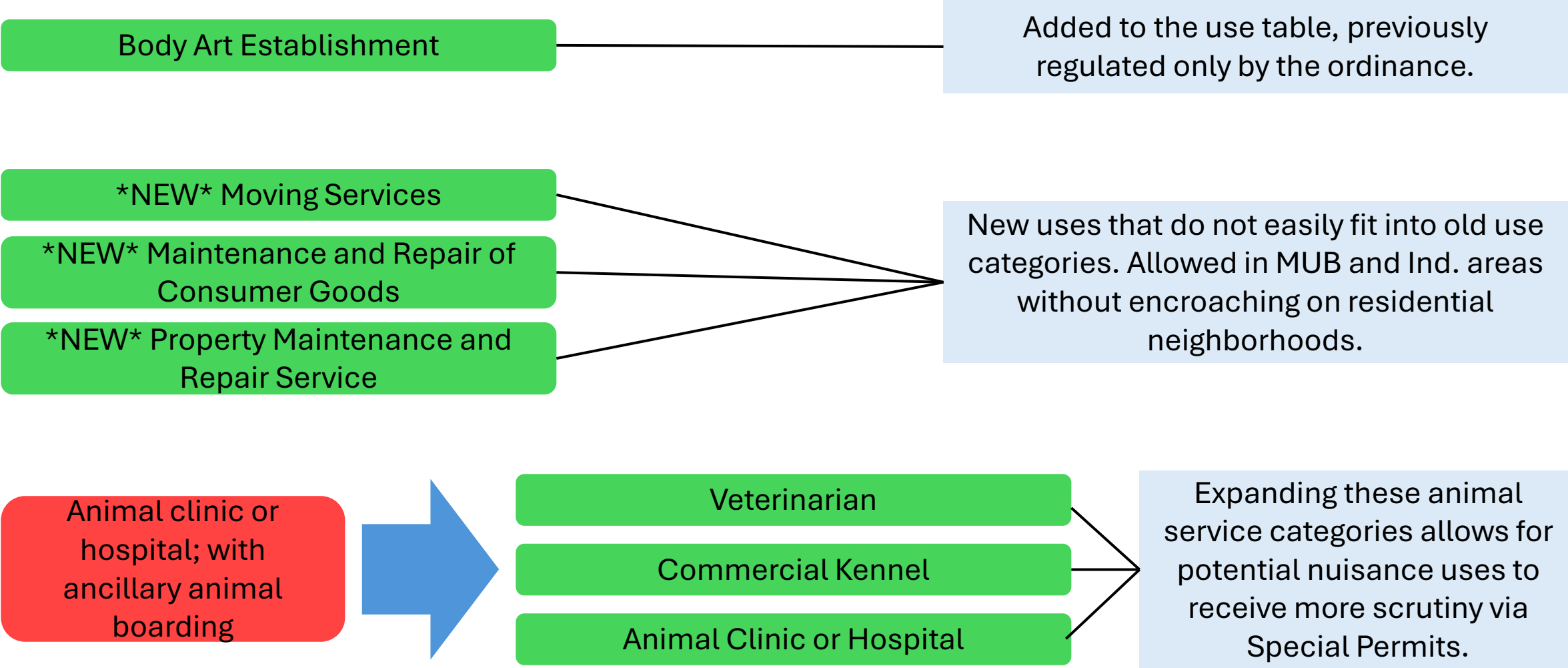
LODGING USES

Lodging uses were previous lumped in with all commercial uses. The new table adds a new category solely for lodging and expands the number of lodging related uses from two to five.



COMMERCIAL – GENERAL SERVICES

The previous use table was silent on many uses now captured in General Services, like appliance repair shops, pet grooming, or moving services. Below are some examples of how categories have been expanded.



COMMERCIAL – RETAIL USES

Similar to General Services, Retail Uses were previously covered by “super uses” like “Retail stores and services not elsewhere set forth” or “Grocery store.” The new table adds more nuance which allows for larger impact retail uses to be segregated from those that can be integrated into residential districts to create district amenities, foster walkable neighborhoods and support small business growth.



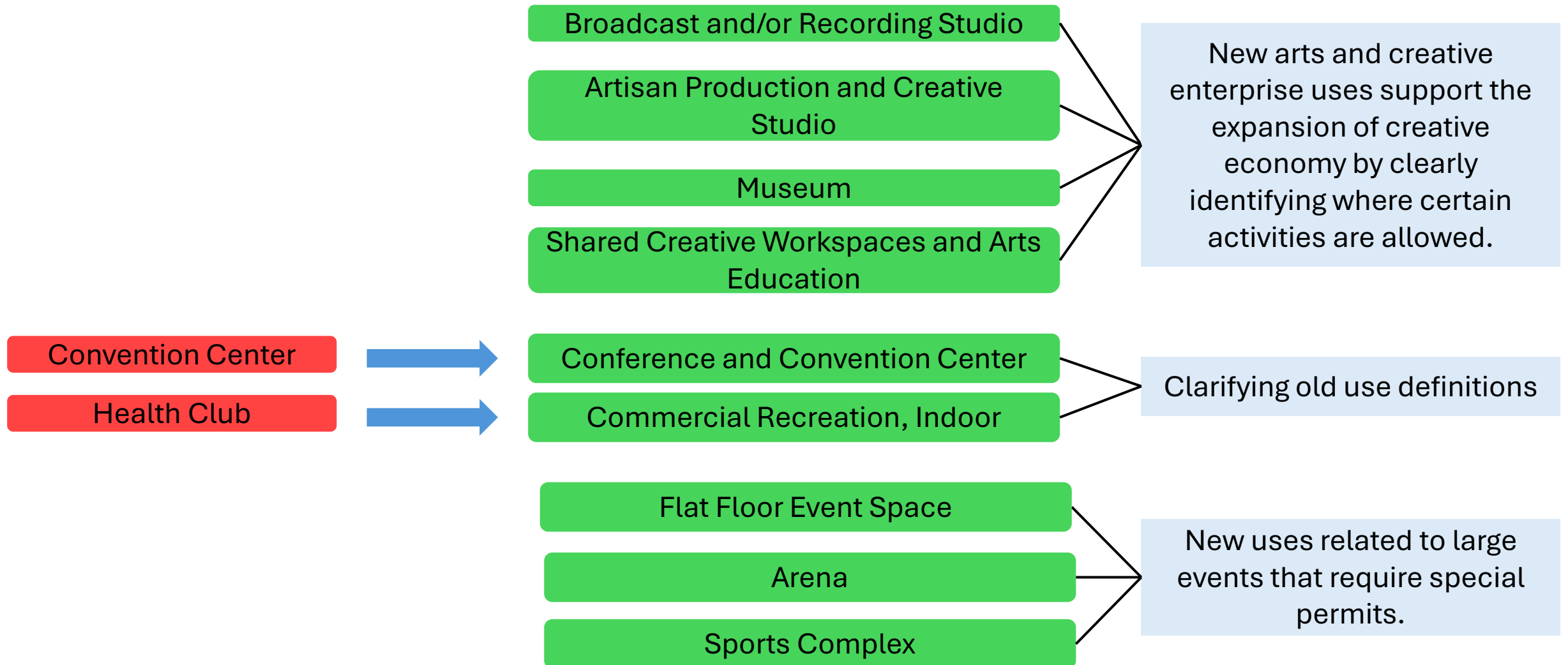
COMMERCIAL – EATING AND DRINKING ESTABLISHMENTS

Updates to this section refresh the use table to include modern uses for eateries, rather than just making a single distinction between a traditional restaurant and a fast-food takeout establishment.



COMMERCIAL – ARTS, SPORT AND CREATIVE ENTERPRISE

Many new uses were added to support flexible development for recreation and the arts. Expanding uses allows for specific high intensity uses, like arena, sports complex, or conference center, to require Special Permits.



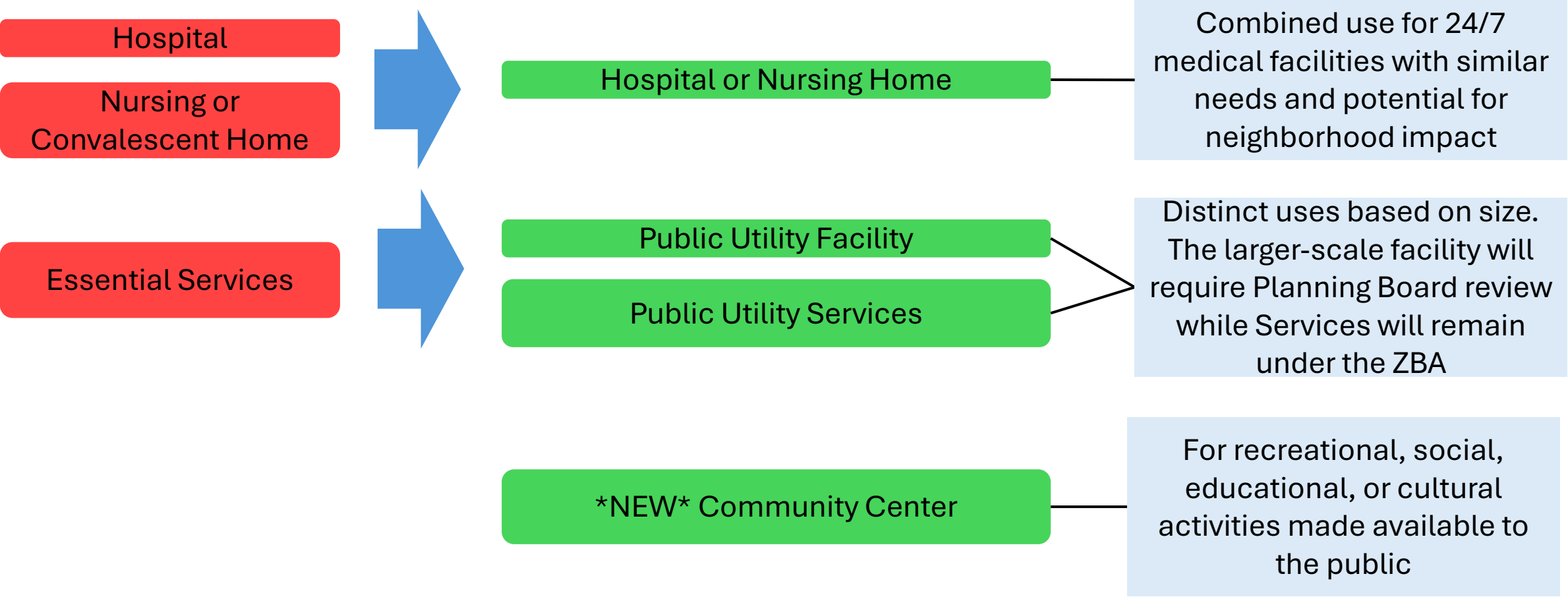
COMMERCIAL – MOTOR-VEHICLE USES

Changes to these uses include clarifying when Special Permits are required, restricting potentially noxious uses to industrial areas, and adding new uses related to car sharing, commercial parking facilities, and rentals.



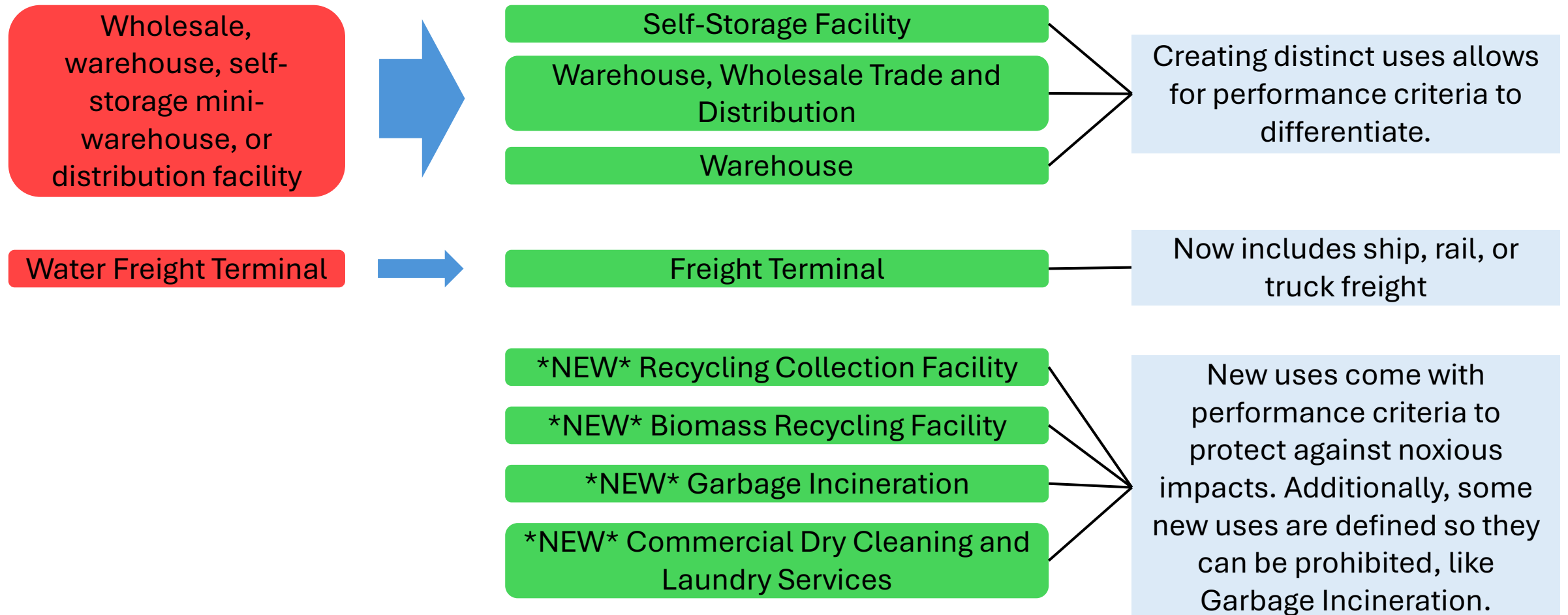
CIVIC AND INSTITUTIONAL

Many of the uses in the section require special permits or are exempt from local permitting due to Dover Act protections. The update clarifies which uses are allowed in particular districts, which body grants a Special Permit, and consolidates related uses previously in other sections of the use table.



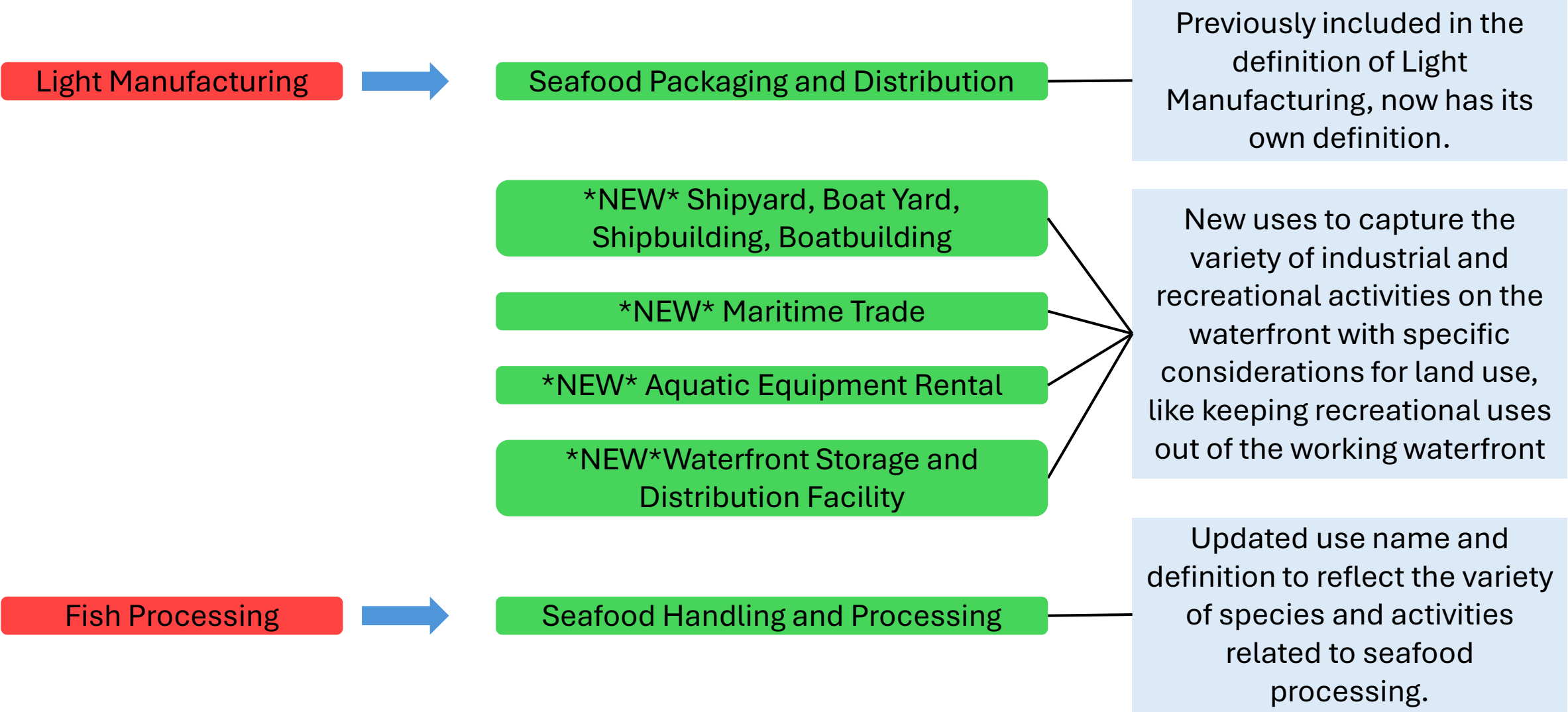
INDUSTRIAL

Importantly, the new use table was accompanied by performance standards for particular uses. This is critical for New Bedford, where limited land means industrial uses sometimes abut residential. Creating enforceable standards tied to the use allow zoning to be a more effective tool in regulating land use.



MARINE-RELATED USES

This new use category consolidates maritime uses previously spread throughout the table and introduces modern uses to support the growing maritime industry sector.



Zoning Use Table

ADDENDUM A: DETAILED SUMMARY OF ZONING USE TABLE CHANGES

Detailed Summary of Zoning Use Table Changes

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This document summarizes key changes made to the City’s Zoning Use Table.

Changes are organized by use category and described using plain language to indicate whether a use is:

1. Newly added
2. Renamed for clarity
3. Is now easier or harder to allow
4. Is no longer allowed

Zoning District Key:

*Residential Districts = RA, RAA, RB, and RC

*Commercial District = MUB

*Industrial Districts = IA, IB, and IC

*Waterfront Industrial District = WI

*Planned Business District (PB) - This zoning district has been eliminated. It was functionally eliminated by prior re-zoning changes adopted by City Council leaving only one remaining parcel zoned PB. Its permitted uses have been redistributed to other existing districts and overlay districts (namely Kings Highway TOD district).

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

June 16, 2025

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A. Residential Uses

(Now organized into “Household Living” and “Group Living” subsets)

Use Category Renamed, Clarified, or Consolidated

- **“Single-family dwelling”** is now referred to as **“Single-Household – Detached Dwelling”** to provide clearer terminology and better reflect its definition.
- **“Two-family dwelling”** is now referred to as **“Two-Household - Attached Dwelling”** to provide clearer terminology and better reflect its definition.
- **“Multi-family townhouse (3 stories)”** has been removed.
- **“Townhouse/Rowhouse.”** The updated term removes height-based distinctions and introduces the word “rowhouse” to better reflect common architectural terminology and clarify the form of development.
- **“Multi-family garden style (up to 4 stories),” “Multi-family mid-rise (12 stories),”** and **“Multi-family high-rise (18 stories)”** have all been consolidated under the updated use category **“Multi-Household – Attached Dwelling.”** This broader category now encompasses all multi-unit residential buildings regardless of height, provided they meet the definition outlined in the ordinance.
- **“Multi-family mixed use (6 stories)”** and **“Mixed use”** have been consolidated into **“Mixed Use – Attached Dwelling.”** The updated term removes height-based distinctions and includes a definition clarifying that it refers to a two- or multi-story building with retail on the ground floor and residential or commercial units on the upper floors.
- **“Live/Work”** has been replaced by **“Work/Live Creative Studio”** to clarify that this use prioritizes creative industry activities over residential uses. Defined as a single-room creative studio with accessory living space, where traditional residential quiet expectations do not apply within the same building.
- **“Assisted or Independent Living Facility”** has been split into two separate categories to distinguish levels of care and eligibility:

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

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- **“Assisted Living Facility/Residence (ALF)”**: A facility providing room, board, and personal care services for three or more unrelated adults who require assistance with daily living.
- **“Independent Living Facility (ILF)”**: A residence for individuals aged 55+ who are able to live independently, with shared common facilities.

Use More Limited

- **“Assisted Living Facility/Residence (ALF)”**: Previously allowed by Special Permit from the Zoning Board of Appeals in all zoning districts. Now only allowed by Special Permit from the Planning Board in MUB.
- **“Independent Living Facility (ILF)”**: Previously allowed by Special Permit from the Zoning Board of Appeals in all zoning districts. Now allowed by Special Permit from the Planning Board only in Residential Districts, MUB, and WI. No longer allowed in Industrial Districts.

Use More Available

- **“Two-Household - Attached Dwelling”**: Now allowed by-right in RA and RAA (previously not allowed). **As of May 28, 2025 Ordinance Committee this use was changed to not allowed in RA and RAA.*
- **“Townhouse/Rowhouse.”**: Now allowed by-right in RB (previously not allowed). Now allowed by Special Permit from the Planning Board in RA and RAA (previously not allowed). **As of May 28, 2025 Ordinance Committee this use was changed to not allowed in RA and RAA.*
- **“Multi-Household – Attached Dwelling”**: Now allowed by-right in RB, RC, MUB, and (previously only allowed by-right in MUB).
- **“Work/Live Creative Studio”**: Now allowed by-right in MUB, Industrial Districts, and WI (previously allowed by Special Permit from the Zoning Board of Appeals in MUB).

New Use Added to Table

- **“Dormitory, Fraternity or Sorority”**: Added as a new use category. Defined as residential housing exclusively for full- or part-time students, educational staff, or group living facilities owned or operated by an educational institution. Only allowed through a Special Permit from the Zoning Board of Appeals in MUB.

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

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- **“Single Room Occupancy Housing (SRO)”**: Added as a new use category. Defined as a residential use providing four (4) or more rental rooms for unrelated individuals for stays longer than 14 days. Includes boarding, lodging, and rooming houses. Only allowed through a Special Permit from the Zoning Board of Appeals in RC and MUB.

Use Removed from Table

- **“Group Residence”**: Removed from the use table. This use is now covered under **“Assisted Living Facility/Residence (ALF)”** and no longer appears as a standalone category.

- **“Nursing or Convalescent Home”** is now referred to as **“Hospital or Nursing Home.”** The use has been reclassified and moved from the **A. Residential** category to the **I. Civic and Institutional** category to better reflect the scale and public-serving nature of the use.

- **“Hoofed Animals”**: Removed from the use table. This use is now regulated separately under the **Use Regulations** Section 2814 of the Zoning Ordinance¹.

- **“Animals or Head of Poultry (1 per 1,000 sq ft net area)”**: Removed from the Zoning Use Table. This use is now regulated under the **Use Regulations** Section 2813 of the Zoning Ordinance².

¹ Section 2814. Hoofed farm animals are not permitted for Agricultural Use that does not qualify as an exempt use under Chapter 40A, Section 3 of the Massachusetts General Laws.

²Section 2813. Animals or flocks of poultry shall not exceed one animal or head of poultry per one thousand (1,000) square feet of net area of the lot. The net area shall be determined by subtracting the gross ground floor area of all buildings and structures on the lots from the gross area of the lot plus any contiguous lots owned by the same party.

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

June 16, 2025

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B. Lodging

(New category)

Use Category Renamed, Clarified, or Consolidated

- **“Bed & Breakfast”** is now referred to as **“Bed and Breakfast or Inn.”** This use has been reclassified and moved from the **C. Commercial** category to the **B. Lodging** category to better reflect its residential-accommodation nature and align it with similar uses.
- **“Motel, Hotel or Inn”** has been split into three distinct use categories to clarify size, function, and duration of stay:
 - **“Hotel or Motel”**: Defined as a building with fewer than 50 guest rooms, no in-room cooking, and a public dining room. An employee must be on-site at all times.
 - **“Hotel or Motel, Large”**: Same as above, but with 50 or more guest rooms.
 - **“Extended Stay Hotel or Motel”**: A hotel or motel that provides long-term lodging with discounted weekly or monthly rates.

Use More Limited

- **“Bed and Breakfast or Inn”**: Now allowed by-right in MUB (previously required a Special Permit from the Zoning Board of Appeals).
- **“Hotel or Motel, Large”** and **“Extended Stay Hotel or Motel”**: Previously allowed by-right in MUB, Industrial Districts, and WI. Now require a Special Permit from the Planning Board in MUB (still allowed by-right in Industrial Districts and WI).

New Use Added to Table

- **“Hostel”**: Added as a new lodging use. Defined as an establishment offering shared sleeping accommodations for a fee, with access to communal facilities (bathroom, kitchen, lounge) for stays of 30 days or less. Must be affiliated with a national or international hostel organization, and an employee must be on-site at all times. Only allowed through a Special Permit from the Zoning Board of Appeals in RC and MUB.

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

June 16, 2025

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C. Commercial – General Services

(Now organized into “Animal Services,” “Day Care Services,” and “Personal Services” subsets)

Use Category Renamed, Clarified, or Consolidated

- **“Animal clinic or hospital; with ancillary animal boarding”** is now referred to as **“Animal Clinic or Hospital.”** The updated definition clarifies that overnight boarding is only permitted for animals recovering from medical procedures and that ancillary boarding must be secondary to medical care.
- **“Family Day Care”** and **“Large Family Day Care”** have been replaced by the broader **“Child Day Care Center”** use. The updated definition distinguishes facility-based care from home-based child care and outlines what types of settings and age groups the center may serve. Informal, religious, or home-based care arrangements are excluded.
- **“Body-Art Establishment”**: Previously not listed in the use table but regulated through the Zoning Ordinance. Now added as a defined use. The updated definition clarifies permitted practices, including tattooing, piercing, cosmetic tattooing, microblading, branding, and scarification. Medical procedures (such as subdermal implants) are explicitly prohibited. Allowed through a Special Permit from the Zoning Board of Appeals in MUB, Industrial Districts, and WI (same as previously regulated).

Use More Limited

- **“Animal Clinic or Hospital”**: Now requires a Special Permit from the Zoning Board of Appeals in MUB (previously allowed by Special Permit from the Planning Board).
- **“Commercial Kennel”**: Previously unregulated by district. Now requires a Special Permit from the Zoning Board of Appeals in MUB, is allowed by-right in Industrial Districts, and is no longer allowed in Residential Districts or WI.

Use More Available

- **“Animal Clinic or Hospital”**: Now allowed by-right in Industrial Districts (previously required a Special Permit from the Zoning Board of Appeals).
- **“Child Day Care Center”**: Now allowed by-right in all zoning districts except WI (previously non-exempt **“Family day care”** and **“Large family day care”** uses were

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allowed by Special Permit from the Zoning Board of Appeals in Residential Districts and MUB, and not allowed in Industrial Districts or WI).

New Use Added to Table

- **“Commercial Kennel”**: Added as a distinct, regulated use. Defined as animal rescue shelters, boarding facilities, pet resorts/hotels, or training services for household pets - including overnight accommodations. This use previously existed as “Kennel” but was not assigned to specific zoning districts and lacked clear differentiation from other animal-related uses.
- **“Pet Grooming”**: Added as a new use. Defined as the grooming of dogs, cats, and similar household pets. Allowed by-right in MUB, Industrial Districts. Allowed through a Special Permit from the Zoning Board of Appeals in RB and RC. Not allowed in RA, RAA, or WI.
- **“Pet Training and Care”**: Added as a new use. Defined as kennel and/or training centers for animals that may operate during the day but do not allow overnight care. Allowed by-right in MUB and Industrial Districts. Allowed through a Special Permit from the Zoning Board of Appeals in RB and RC. Not allowed in RA, RAA, or WI.
- **“Veterinarian”**: Added as a new commercial use. Previously considered under **“Animal clinic or hospital; with ancillary animal boarding.”** Now defined as the diagnosis and treatment of animal patients’ illnesses, injuries, and physical malfunctions performed in an office setting. Allowed by-right in MUB and Industrial Districts. Allowed through a Special Permit from the Zoning Board of Appeals in RB and RC. Not allowed in RA, RAA, or WI.
- **“Maintenance and Repair of Consumer Goods”**: Added as a new commercial use. Defined as establishments that provide maintenance, cleaning, and repair services for consumer goods. Allowed by-right in MUB and Industrial Districts. Not allowed in any other zoning districts.
- **“Motorized Single-User Shared Transport Station”**: Added as a new commercial use. Defined as a fixed kiosk for hourly rental of motorized scooters or mopeds, as part of a docked or dockless shared transport system. Allowed through a Special Permit from the Zoning Board of Appeals in all zoning districts except RA, RAA, and RB, where it is not allowed.
- **“Moving Services”**: Added as a new commercial use. Defined as businesses that move household or office items and may provide temporary storage. Allowed by-right in

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[Industrial Districts and WI]; allowed through a Special Permit from the Zoning Board of Appeals in MUB. Not allowed in Residential Districts or in the Downtown, as defined in Section 1200 of the Zoning Ordinance.

- **“Personal Services”**: Added as a new commercial use. Defined as businesses providing services related to personal grooming, instruction, or health and well-being. Allowed by-right in RC, MUB, and Industrial Districts. Not allowed in RA, RAA, RB, or WI.

- **“Personal Dry Cleaning and Laundry Services”**: Added as a new commercial use. Defined as dry cleaning, laundry services, laundromats, tailoring, and related services for household use. Allowed by-right in MUB and Industrial Districts. Not allowed in any other zoning districts.

- **“Property Maintenance and Repair Service”**: Added as a new commercial use. Defined as services for maintaining and repairing structural and mechanical elements of buildings, as well as exterior site areas. Includes janitorial, landscaping, plumbing, electrical, HVAC, and similar services. Automotive and marine repair are excluded. Allowed by-right in MUB and Industrial Districts. Not allowed in any other zoning districts.

D. Commercial – General Business and Office Uses

New Use Added to Table

- **“Business Support Services”**: Added as a new use. Defined as services that support businesses or consumers through personnel, printing, copying, photography, or communication functions. Typical uses include employment agencies, copy and print shops, telephone answering services, and photo developing labs. Allowed by-right in MUB, Industrial Districts, WI, and KHTOD. Not allowed in Residential Districts.
- **“Co-Working Space”**: Added as a new use. Defined as a shared workplace offering access to office suites, creative studios, desks, conference rooms, event space, and business support services for individuals or small firms. Allowed by-right in MUB, Industrial Districts, WI, and KHTOD. Not allowed in Residential Districts.
- **“Data Center”**: Added as a new use. Defined as a facility that provides information storage and processing services through computer servers and related IT infrastructure. Allowed by-right in MUB, Industrial Districts, and WI. Not allowed in other zoning districts.

E. Commercial – Retail Uses

Use More Limited

- **“Big Box Retail Store”**: Now allowed only through a Special Permit from the Zoning Board of Appeals in KHTOD.
- **Adult Entertainment Establishment**: Now not allowed in MUB or WI (previously allowed in those districts through a Special Permit from the City Council). Still allowed by Special Permit from the City Council in Industrial Districts.

Use More Available

- **“Grocery Store”**: Now allowed by-right in MUB, Industrial Districts, and KHTOD (previously required a Special Permit from the Zoning Board of Appeals in Industrial Districts).

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New Use Added to Table

- **“Building/Home Supplies and Equipment”**: Added as a new use. Defined as businesses that sell or provide building materials, tools, furniture, appliances, and home improvement goods for maintaining or enhancing a structure or premises. Allowed only through a Special Permit from the Planning Board in MUB, Industrial Districts, and KHTOD. Not allowed in other zoning districts.
- **“Convenience Store”**: Added as a new use. Defined as a retail store no larger than 5,000 gross square feet, open for extended hours, and selling limited groceries, snacks, and household items for neighborhood convenience. Allowed by-right in MUB; allowed through a Special Permit from the Zoning Board of Appeals in Industrial Districts; and through a Special Permit from the Planning Board in KHTOD. Not allowed in other zoning districts.
- **“Drug Paraphernalia Store”**: Added as a new use. Defined as a retail store selling equipment, products, or materials used or intended for use with controlled substances. Allowed only through a Special Permit from the City Council in MUB and Industrial Districts. Not allowed in other zoning districts.
- **“Packaged Liquor Store”**: Added to the use table. Defined as a retail establishment primarily selling beer, wine, or distilled spirits for off-site consumption. Previously not regulated by zoning but subject to other oversight. Now allowed by-right in KHTOD and through a Special Permit from the Zoning Board of Appeals in MUB and Industrial Districts. Not allowed in other zoning districts.
- **“Pet Store”**: Added as a new use. Defined as a business that sells household pets and related pet supplies. Allowed only through a Special Permit from the Planning Board in MUB, IB, IC, and KHTOD. Not allowed in other zoning districts.
- **“Supermarket”**: Added as a new use. Defined as an indoor retail operation over 15,000 sq. ft. and up to 60,000 sq. ft. in gross floor area, primarily selling groceries, produce, meat, fish, and baked goods, with only incidental sales of household goods. Allowed by-right in MUB, Industrial Districts, and KHTOD. Not allowed in other zoning districts.
- **“Weaponry Store”**: Added as a new commercial use. Defined as a store selling, transferring, or leasing firearms, ammunition, or other tools and instruments intended for personal protection. Allowed only through a Special Permit from the City Council in Industrial Districts. Not allowed in other zoning districts.

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F. Commercial – Eating and Drinking Establishments

Use More Available

- **“Restaurant”**: Now allowed by-right in MUB, IA, IB, WI, and KHTOD (previously not allowed in IB). Now requires a Special Permit from the Zoning Board of Appeals in IC (previously required a Special Permit from the Planning Board). Still not allowed in Residential Districts.

- **“Restaurant, Fast-Food or Take-Out”**: Now allowed through a Special Permit from the Zoning Board of Appeals in MUB, Industrial Districts, WI, and KHTOD (previously not allowed in IB or IC). Still not allowed in Residential Districts.

New Use Added to Table

- **“Bar or Tavern”**: Added as a new use. Previously and still allowed as a Class B Principal Use in the Advanced Manufacturing District Overlay Now explicitly listed and allowed by-right in MUB, IA, IB, WI, and KHTOD; allowed through a Special Permit from the Zoning Board of Appeals in IC; and not allowed in Residential Districts.

- **“Brew Pub”**: Added as a new use. Previously and still allowed as a Class B Principal Use in the Advanced Manufacturing District Overlay Now explicitly listed and allowed by-right in MUB, IA, IB, WI, and KHTOD; allowed through a Special Permit from the Zoning Board of Appeals in IC; and not allowed in Residential Districts.

- **“Brewery, Distillery, Cidery, Winery”**: Added as a new use. Previously and still allowed as a Class B Principal Use in the Advanced Manufacturing District Overlay. Now explicitly listed and allowed by-right in IA, IB, and WI; allowed through a Special Permit from the Zoning Board of Appeals in MUB, IC, and KHTOD; and not allowed in Residential Districts.

- **“Micro Brewery, Distillery, Cidery, Winery with Tasting Room”**: Added as a new use. Previously and still allowed as a Class B Principal Use in the Advanced Manufacturing District Overlay. Defined as a facility producing up to 15,000 barrels of malt, spirituous, or vinous beverages, with permitted on-site sampling, off-site sales, and branded retail. Allowed by-right in MUB, IA, IB, WI, and KHTOD; allowed through a Special Permit from the Zoning Board of Appeals in IC; and not allowed in Residential Districts.

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- **“Caterer/Wholesale Food Production”**: Added as a new use. Added as a new use. Previously and still allowed as a Class C Principal Use in the Advanced Manufacturing District Overlay Now explicitly listed and allowed by-right in MUB, Industrial Districts, WI, and KHTOD; not allowed in Residential Districts.

- **“Food Hall or Public Market”**: Added as a new use. Added as a new use. Previously and still allowed as a Class B Principal Use in the Advanced Manufacturing District Overlay Now explicitly listed and allowed by-right in MUB, IA, IB, WI, and KHTOD; allowed through a Special Permit from the Zoning Board of Appeals in IC; and not allowed in Residential Districts.

- **“Neighborhood Café”**: Added as a new use. Defined as an establishment serving a limited menu of food items and not exceeding 2,000 square feet of gross floor area. Allowed by-right in all zoning districts. This use was created to support small-scale, neighborhood-oriented food establishments without triggering the full requirements applied to larger restaurants.

G. Commercial – Art, Sport and Creative Enterprise

Use Category Renamed, Clarified, or Consolidated

- **“Convention Center”** has been replaced by **“Conference and Convention Center”** to clarify the function and permitted accessory uses. The new definition is more specific, describing a facility used for professional, business, or government events.

Use More Available

- **“Commercial Recreation, Indoor”**: Now allowed by-right in IB (previously not allowed). Remains allowed by-right in MUB, IA, IC, WI, and KHTOD.

- **“Commercial Recreation, Outdoor”**: Now allowed through a Special Permit from the Zoning Board of Appeals in IB (previously not allowed). Remains allowed through a Special Permit in MUB, IA, IC, and WI.

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- **“Arena”**: Added as a new use. Defined as an enclosed area designed to showcase theater, musical performances, or sporting events, typically circular or oval in shape and allowing maximum visibility. Allowed through a Special Permit from the Planning Board in MUB, Industrial Districts, and KHTOD. Not allowed in Residential Districts or WI.

- **“Artisan Production and Creative Studio”**: Added as a new use. Defined as on-site production of handcrafted goods using hand tools or light mechanical equipment, including apparel, furniture, glass, jewelry, sculpture, and similar crafts. Ancillary sales and showrooms are permitted. Allowed by-right in MUB, Industrial Districts, WI, and KHTOD. Not allowed in Residential Districts.

- **“Broadcast and/or Recording Studio”**: Added as a new use. Defined as facilities for audio or video production, recording, filming, or broadcasting content over-the-air, cable, or satellite. Telecommunication towers and wireless facilities are regulated separately under §4900. Allowed by-right in MUB, Industrial Districts, and KHTOD. Not allowed in Residential Districts or WI.

- **“Flat Floor Event Space”**: Added to the use table as a new use. Previously regulated in other sections of the ordinance, it is now clearly listed and defined. Allowed by-right in MUB and KHTOD; allowed through a Special Permit from the Zoning Board of Appeals in Industrial Districts and WI; and not allowed in not allowed in Residential Districts.

- **“Museum”**: Added as a new use category. Allowed by-right in MUB; allowed through a Special Permit from the Zoning Board of Appeals in RA, RB, RC, and WI; and through a Special Permit from the Planning Board in KHTOD. Not allowed in RAA or Industrial Districts.

- **“Shared Creative Workspaces and Arts Education”**: Added as a new commercial use. Defined as organizations providing collaborative workspace, business support, and multipurpose facilities for creative enterprises such as arts centers, incubators (creative, culinary), fabrication labs, and similar uses. Allowed by-right in MUB, Industrial Districts, WI, and KHTOD. Not allowed in Residential Districts.

- **“Sports Complex”**: Added as a new commercial use. Defined as a venue used by a professional or semi-professional sports team. Allowed through a Special Permit from the Planning Board in MUB, Industrial Districts, and KHTOD. Not allowed in Residential Districts or WI.

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Use Removed from Table

- **“Health Clubs”**: Removed from the use table. This use is now covered under **“Commercial Recreation, Indoor”** and no longer appears as a standalone category.

H. Commercial – Motor-Vehicle Uses

Use Category Renamed, Clarified, or Consolidated

- **“Motor Vehicle Body Repair”** has been renamed **“Motor Vehicle Body Painting and Body Repair.”** The updated definition clarifies that the use may include fuel sales but does not allow the storage of vehicles for the purpose of stripping parts (i.e., parts salvage or “cannibalization”).
- **“Motor Vehicle General Repair”** has been renamed **“Motor Vehicle General Repair and Maintenance.”** The updated definition clarifies that it includes repair, installation, maintenance, and vehicle detailing services, but still excludes body work, painting, and the storage of vehicles for parts removal.
- **“Motor Vehicle Sales and Rental”** has been replaced with two separate use categories:
 - **“Motor Vehicle Rental”** – Defined as the short-term rental of automobiles, typically from a few hours to a few weeks.
 - **“Motor Vehicle Sales and Service”** – Defined as the sale or rental of new or used vehicles, including automobiles, small trucks, vans, motorcycles, motor homes, or recreational vehicles.
- **“Motor Vehicle Light Services/Convenience Store”** has been renamed **“Motor Vehicle Light Service Station and Convenience Store.”** The updated definition clarifies that the use includes fuel sales and minor vehicle services (excluding body work, painting, or major repairs), and allows for the sale of non-automobile related products. Storage of vehicles for parts is not permitted.

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Use More Limited

- **“Motor Vehicle Body Painting and Body Repair”**: Now allowed only through a Special Permit from the City Council in IB (previously allowed in MUB, IA, and IB by Special Permit from the City Council).
- **“Motor Vehicle General Repair and Maintenance”**: Still allowed by Special Permit from the City Council in MUB and IB, and by-right in WI. The updated ordinance now clarifies that this use is not permitted in the Downtown, as defined in Section 1200 of the Zoning Ordinance.
- **“Motor Vehicle Light Service Station”**: Previously allowed through a Special Permit from the City Council in MUB, IA, IB, and WI. It is now allowed through a Special Permit from the Zoning Board of Appeals in those same districts. The updated ordinance also clarifies that this use is not permitted in the Downtown, as defined in Section 1200 of the Zoning Ordinance.
- **“Motor Vehicle Sales and Service”**: Still allowed through a Special Permit from the City Council in MUB, IA, and IB (same as the former combined use). However, the updated ordinance now clarifies that this use is not permitted in the Downtown, as defined in Section 1200 of the Zoning Ordinance.

New Use Added to Table

- **“Car Share Parking Facility”**: Added as a new motor-vehicle use. Defined as off-street parking areas for passenger vehicles rented on an hourly or daily basis. Allowed through a Special Permit from the Planning Board in RC, MUB, and Industrial Districts. Not allowed in RA, RAA, RB, or WI.
- **“Commercial Structured Parking Facility”**: Added to the use table as a new motor-vehicle use. Previously regulated elsewhere in the ordinance. Now allowed by-right in Industrial Districts and WI; allowed through a Special Permit from the Planning Board in MUB and KHTOD; and not allowed in Residential Districts.
- **“Commercial Surface Parking Facility”**: Added to the use table as a new motor-vehicle use. Previously regulated elsewhere in the ordinance. Now allowed by-right in Industrial Districts and WI; allowed through a Special Permit from the Planning Board in MUB and KHTOD; and not allowed in Residential Districts.
- **“Dispatch Service”**: Added as a new motor-vehicle use. Defined as facilities for the storage and dispatch of specialized vehicles such as ambulances, taxis, limousines,

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armored cars, tow trucks, and buses. May include on-call emergency crews, professional offices, and minor vehicle maintenance. Allowed by-right in Industrial Districts and WI. Not allowed in Residential Districts, or MUB.

- **“Motor Vehicle Light Service Station and Convenience Store”**: Previously not listed in the use table. Now formally added as a distinct use category with a clarified definition and specific zoning permissions. Allowed through a Special Permit from the Zoning Board of Appeals in MUB, IA, IB, and WI. Not allowed in Residential Districts, IC, and not permitted in the Downtown, as defined in Section 1200 of the Zoning Ordinance.

- **“Moving-Vehicle Share Parking Facility”**: Added as a new motor-vehicle use. Defined as off-street parking areas for moving vans, small trucks (up to 10 ft.), and trailers made available for short-term rental. Allowed by-right in IB and IC; allowed through a Special Permit from the Planning Board in MUB and IA; and not allowed in Residential Districts, or WI.

I. Civic and Institutional

(Now organized into “Civic Uses,” “Institutional Uses,” and “Medical Uses” subsets)

Use Category Renamed, Clarified, or Consolidated

-**“Wireless Communication Facilities (WCF)”**: Still allowed in all zoning districts by Special Permit. The table been changed to reflect a Special Permit by the Zoning Board of Appeals instead of the Planning Board. This is a correctional edit as the ordinance Section 4900 – Wireless Communication Facilities text specifies the ZBA as the Special Permit granting authority, not the Planning Board.

- **“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”** has been renamed **“Educational Facility (Exempt)”**. This use remains protected under M.G.L. c. 40A, §3 and continues to allow qualifying public, religious, and non-profit educational institutions to be located in any zoning district.

- **Nonexempt educational use** is now referred to as **“Educational Facilities and Services (Nonexempt)”**. This category applies to for-profit or otherwise non-exempt

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institutions, such as trade schools and private colleges, which are subject to local zoning regulations.

- **“Essential Services”** has been divided into two separate uses:

- **“Public Utility Facility”** – Larger-scale facilities that provide utility services but are not publicly accessible and may have significant land use impacts (e.g., substations, treatment plants, gas regulators, wind/solar systems). Now allowed through a Special Permit from the Planning Board in all zoning districts (previously allowed through a Special Permit from the Zoning Board of Appeals).
- **“Public Utility Services”** – Day-to-day infrastructure services (e.g., poles, wires, pipes, hydrants, etc.) provided by public utilities or government agencies, typically within or under the public right-of-way. Still allowed through a Special Permit from the Zoning Board of Appeals in all zoning districts.

- **“Use of land or structures for religious purposes”** has been renamed **“Religious Assembly/Establishment (Exempt)”**. This use includes activities related to the practice of religion and remains protected under M.G.L. c. 40A, §3 and 42 U.S.C. §2000cc. This use is still allowed by-right in all zoning districts.

- **“Hospital”** and **“Nursing or Convalescent Home”** have clarified definitions:

- **“Hospital”** – An institution offering inpatient medical or surgical care and health services to patients.
- **“Nursing Home”** – A facility offering 24/7 room and board, personal services, and skilled nursing care, including hospice care but excluding hospitals.

Use More Limited

- **“Educational Facilities and Services (Nonexempt)”**: Now allowed by-right only in MUB. Requires a Special Permit from the Zoning Board of Appeals in Industrial Districts, WI, and KHTOD, and is not allowed in Residential Districts..

- **“Hospital or Nursing Home”**: Previously, the **“Hospital”** use was allowed by-right in Residential Districts and MUB, and the **“Nursing or Convalescent Home”** use was allowed by Special Permit from the Zoning Board of Appeals in all zoning districts. Both uses are now allowed only through a Special Permit from the Zoning Board of Appeals in MUB and not allowed in any other zoning district.

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New Use Added to Table

- **“Community Center”**: Added as a new civic use. Defined as a facility for recreational, social, educational, or cultural activities made available to the public for non-profit or public use. Allowed by-right in MUB; allowed through a Special Permit from the Zoning Board of Appeals in IA, IB, WI, and KHTOD; and not allowed in Residential Districts or IC.

J. Industrial

(Now organized into “Prohibited Industrial Uses,” “General Industrial Uses,” “R&D and Manufacturing,” and “Marijuana Related Uses” subsets)

Use Category Renamed, Clarified, or Consolidated

- **“Water Freight Terminal”** has been removed as it is now included in the **“Freight Terminal”** uses definitions.

The broader category **“Freight Terminal”**, has been added which includes freight processed by ship, rail, or truck.

- **“Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery provided that such businesses shall be primarily reliant upon a waterfront location or shall be in direct support of an industrial use which requires a waterfront location”** has been removed and new definitions added now define the elements previously included in it.

- **“Businesses engaged in salvaging, dismantling and reprocessing of scrap and waste materials including building materials, motor vehicles, machinery and equipment, paper, rags or any other discarded material, provided that such business shall be primarily reliant upon a waterfront location.”** has been removed and new definitions added now define the elements previously included in it.

- The former use **“Wholesale, warehouse, self-storage mini-warehouse, or distribution facility”** has been divided into the following distinct categories with clarified definitions:

- **“Self-Storage Facility”** – Temporary storage of personal possessions in containers or individually rented spaces.

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- **“Warehouse, Wholesale Trade and Distribution”** – Bulk storage and wholesale distribution of goods (e.g., furniture, equipment, apparel, food, healthcare supplies) to retailers and businesses.
- **“Warehouse”** – A building used primarily for the storage of goods and materials for distribution, but not for on-site sales.

Use More Limited

- **“Medical Devices Manufacturing”**: Previously allowed by-right in all Industrial Districts. It is no longer permitted in WI.
- **“Material Salvage and Recycling”**: Previously allowed by-right only in WI. It is now allowed through a Special Permit from the Zoning Board of Appeals in Industrial Districts and WI.

Use More Available

- **“Batch Asphalt and Concrete Plants”**: The table was corrected to reflect the text of section 4300 – Asphalt Plants, which allows the use via Special Permit in IB and IC districts. Previously the table noted it is only through a Special Permit from the City Council in IB only which does not match the ordinance text.

New Use Added to Table

- **“Garbage Incineration”**: Added to the use table as a prohibited industrial use. While it was already not permitted under other sections of the ordinance, it is now clearly listed in the use table as not allowed in any zoning district.
- **“Biomass Recycling Facility”**: Added as a new industrial use. Defined as land and facilities used to collect and process organic materials (such as wood, agricultural residues, and waste) to produce renewable energy. Allowed through a Special Permit from the Zoning Board of Appeals in Industrial Districts and WI. Not allowed in Residential Districts, or MUB.
- **“Commercial Dry Cleaning and Laundry Services”**: Added as a new industrial use. Defined as large-scale laundry or dry-cleaning operations that serve institutions or commercial clients. Allowed by-right in Industrial Districts and WI. Not allowed in Residential Districts, or MUB.

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- **“Recycling Collection Facility”**: Added as a new industrial use. Defined as land or buildings used to collect and temporarily store household recyclable materials (e.g., glass, cardboard, paper, aluminum, tin, plastics) that are transported off-site for processing. Allowed through a Special Permit from the Zoning Board of Appeals in Industrial Districts and WI. Not allowed in any other zoning districts.

- **“Freight Terminal”**: Previously **“Water Freight Terminal”** was allowed by-right only in WI. Now the consolidated use as **“Freight Terminal”** is allowed through a Special Permit from the Zoning Board of Appeals in Industrial Districts and WI. Not allowed in Residential Districts, or MUB.

-**Heavy Materials Sales and Distribution**: Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery. Allowed through a Special Permit from the Zoning Board of Appeals in all Industrial Districts and WI.

- **Material Salvage and Recycling**: An area or building where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, processing, or handled for reclamation, disposal or other like purposes, including but not limited to scrap iron and other metals, paper, rags, and bottles. Allowed through a Special Permit from the Zoning Board of Appeals in all Industrial Districts and WI. Rubber tire salvage and recycling activities are excluded and prohibited in all zones.

- **“Marijuana Transporter”**: Added as a new industrial use. Defined as an entity licensed to transport, temporarily store, sell, and distribute marijuana products to other Marijuana Establishments, but not to consumers. May be an Existing Licensee Transporter or a Third-Party Transporter. Allowed through a Special Permit from the Planning Board in Industrial Districts, consistent with other marijuana-related uses. Not allowed in any other zoning districts.

K. Marine-Related Uses

(New category)

Use Category Renamed, Clarified, or Consolidated

- **“Fish Processing”** has been renamed **“Seafood Handling and Processing.”** The updated definition clarifies that the use includes the initial separation, evisceration, and processing of seafood or seafood by-products for sale or further packaging. The use remains allowed only in WI.

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Use More Available

- **“Waterfront Storage and Distribution Facility”**: Previously allowed only in WI. It is now allowed by-right in IA, IB, and WI. Not allowed in any other zoning districts.

New Use Added to Table

- **“Aquarium”**: Previously defined in the ordinance but not listed in the use table. Now added as a formal use category. Defined as a building where collections of fish, marine animals, and live water plants are displayed to the public. Allowed through a Special Permit from the Planning Board in MUB, IA, IB, and WI.
- **“Aquatic Equipment Rental”**: Added as a new marine-related use. Defined as a facility that rents equipment for use on or under the water (e.g., kayaks, paddleboards, diving gear). Allowed by-right in IA, IB, and WI. Not allowed in any other zoning districts.
- **“Maritime Education”**: Previously regulated and allowed in the MacArthur Drive & Hicks Logan Districts in the ordinance but not included in the citywide use table. Now formally listed as a marine-related use. Defined as the use of land or structures for higher education or hands-on training related to maritime trade, including marine engineering, R&D, and water-dependent industries. Allowed in all zoning districts.
- **“Marine Recreational Facility”**: Previously regulated elsewhere in the ordinance but not listed in the use table. Now formally added. Defined as coastal infrastructure supporting recreational activities like boating, charter fishing, cruises, and marine-based ecotourism, with incidental on-site food and beverage service allowed. Allowed through a Special Permit from the Zoning Board of Appeals in IA, IB, and WI. Not allowed in any other zoning districts.
- **“Maritime Trade”**: Previously regulated and allowed in the MacArthur Drive & Hicks Logan Districts in the ordinance but not included in the citywide use table. Now formally added. Defined as water-dependent uses including ship and freight transportation companies, customs brokers, stevedoring, warehouses, shipbuilding and repair, import/export businesses, and related operations. Allowed by-right in IA, IB, and WI. Not allowed in any other zoning districts.
- **“Seafood Packaging and Distribution”**: Added as a new marine-related use. Defined as the packaging and preparation of seafood products through processes such as filleting, chilling, freezing, or canning for distribution to wholesale, retail, or catering outlets. Allowed by-right in Industrial Districts and WI. Not allowed in any other zoning districts.

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- **“Shipyard, Boat Yard, Shipbuilding, Boatbuilding”**: Previously regulated and allowed in the MacArthur Drive & Hicks Logan Districts in the ordinance but not included in the citywide use table. Now formally added. Defined as a yard, place, or enclosure where ships or boats are designed, constructed, and/or repaired. Allowed by-right in Industrial Districts and WI. Not allowed in any other zoning districts.

“Waterfront Storage and Distribution Facility.” The updated title for a definition that remains the same: “Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery provided that such businesses shall be primarily reliant upon a waterfront location or shall be in direct support of an industrial use which requires a waterfront location.” Allowed in IA, IB, and WI. Not allowed in any other zoning districts.

L. Agriculture

(New category)

Use Category Renamed, Clarified, or Consolidated

- “- **“Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres”** has been renamed **“Agricultural Use (Exempt).”** The definition remains unchanged, and the use continues to be allowed by-right in all zoning districts.

Use More Limited

- **“Agricultural Use (Nonexempt)”**: Previously allowed through a Special Permit from the Zoning Board of Appeals in all zoning districts. It is now allowed through a Special Permit from the Planning Board in KHTOD, while remaining under ZBA jurisdiction in all other districts.

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

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New Use Added to Table

- **“Aquaculture”**: Previously regulated and allowed in the MacArthur Drive & Hicks Logan Districts in the ordinance but not included in the citywide use table. Now formally added. Defined as the cultivation of fish or shellfish for food. Allowed by-right in Industrial Districts and WI, and through a Special Permit from the Planning Board in KHTOD. Not allowed in any other zoning districts.

- **“Aquaponics”**: Previously regulated and allowed in the MacArthur Drive & Hicks Logan Districts in the ordinance but not included in the citywide use table. Now formally added. Defined as the cultivation of fish and plants together in a re-circulating system that uses natural bacterial cycles to convert fish waste into nutrients for plants. Products may be distributed to retailers, restaurants, and consumers. Allowed by-right in Industrial Districts and WI, and through a Special Permit from the Planning Board in KHTOD. Not allowed in any other zoning districts.

Use Removed from Table

- **“Facilities for the sale of produce, wine, and dairy products...”**: Previously listed as a standalone principal use, allowed on parcels over five acres when the majority of products sold were produced on-site during the growing season. This use has been removed from the use table and is now reclassified as **“Farm Stand (Exempt),”** an accessory use permitted under M.G.L. Chapter 40A, §3 for exempt agricultural properties.

Detailed Summary of Zoning Use Table Changes

Prepared by: Department of City Planning

June 16, 2025

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Zoning Use Table

ADDENDUM B: USE TABLE as amended on May 28, 2025

TABLE 2230 - PRINCIPAL AND ACCESSORY USE BY DISTRICT													
Principal Uses	Conventional Districts									Overlay Districts			
										KHTOD	CCTOD		
	RA	RAA	RB	RC	MUB	IA	IB	IC	WI	KHTOD	A	B	C
A. Residential													
Household Living (As Listed Below)													
Single-Household - Detached Dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
Townhouse/Rowhouse	N	N	Y	Y	Y	N	N	N	N	Y	Y	Y	Y
Two-Household - Attached Dwelling	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y
Multi-Household - Attached Dwelling	N	N	Y	Y	Y	N	N	N	N	Y	Y	Y	Y
Mixed Use - Attached Dwelling	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y
Work/Live Creative Studio	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Group Living (As Listed Below)													
Assisted Living Facility/Residence (ALF)	N	N	N	N	PB	N	N	N	N	N	N	N	N
Boarding House	N	N	N	BA	BA	N	N	N	N	N	N	N	N
Dormitory, Fraternity or Sorority	N	N	N	N	BA	N	N	N	N	BA	BA	BA	BA
Homeless Shelter and Service Center	N	N	BA	BA	BA	N	N	N	N	N	N	N	N
Independent Living Facility	PB	PB	PB	PB	PB	N	N	N	PB	N	N	N	N
Single Room Occupancy Housing (SRO)	N	N	N	BA	BA	N	N	N	N	N	N	N	N
Trailer Camp or Park	N	N	N	N	N	N	N	N	N	N	N	N	N
B. Lodging													
Bed and Breakfast or Inn	BA	BA	BA	BA	Y	N	N	N	N	N	N	BA	BA
Hotel	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	PB	N
Motel	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Hotel Extended Stay	N	N	N	N	PB	Y	Y	Y	Y	Y	Y	N	N
Hostel	N	N	N	BA	BA	N	N	N	N	N	N	N	N
C. Commercial - General Services													
Animal Services (As Listed Below)													
Animal Clinic or Hospital	N	N	N	N	BA	Y	Y	Y	N	N	N	N	N
Commercial Kennel	N	N	N	N	BA	Y	Y	Y	N	N	N	N	N
Pet Grooming	N	N	BA	BA	Y	Y	Y	Y	N	Y	Y	N	N
Pet Training and Care	N	N	BA	BA	Y	Y	Y	Y	N	Y	Y	N	N
Veterinarian	N	N	BA	BA	Y	Y	Y	Y	N	Y	Y	N	N
Day Care Service (As Listed Below)													
Adult Day Care Center	BA	BA	BA	BA	BA	BA	BA	BA	N	Y	Y	Y	Y
Child Day Care Center	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Personal Services (As Listed Below)													
Body-Art Establishment	N	N	N	N	BA	BA	BA	BA	BA	BA	BA	BA	N
Funeral Home	BA	BA	BA	BA	BA	N	N	N	N	N	N	N	N

(PROPOSED REPLACEMENT OF CURRENT APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS- DATE 5.27.25)

[illegible]

TABLE 2230 - PRINCIPAL AND ACCESSORY USE BY DISTRICT													
Principal Uses	Conventional Districts									Overlay Districts			
										KHTOD	CCTOD		
	RA	RAA	RB	RC	MUB	IA	IB	IC	WI	KHTOD	A	B	C
Restaurant	N	N	N	N	Y	Y	Y	BA	Y	Y	Y	Y	Y
Restaurant, Fast-Food or Take Out	N	N	N	N	BA	BA	BA	BA	BA	BA	BA	BA	N
G. Commercial - Art, Sport and Creative Enterprise													
Arena	N	N	N	N	PB	PB	PB	PB	N	PB	PB	N	N
Artisan Production and Creative Studio	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Broadcast and/or Recording Studio	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y
Commercial Recreation, Indoor	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y
Commercial Recreation, Outdoor	N	N	N	N	BA	BA	BA	BA	BA	N	N	N	N
Conference and Convention Center	N	N	N	N	PB	PB	PB	PB	N	PB	PB	N	N
Flat Floor Event Space	N	N	N	N	Y	BA	BA	BA	BA	Y	Y	N	N
Museum	BA	N	BA	BA	Y	N	N	N	BA	PB	PB	PB	PB
Shared Creative Workspaces and Arts Education	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sports Complex	N	N	N	N	PB	PB	PB	PB	N	PB	PB	N	N
Theaters and Auditoriums	N	N	N	N	PB	N	N	N	N	PB	PB	N	N
H. Commercial - Motor-Vehicle Uses													
Car Share Parking Facility	N	N	N	PB	PB	PB	PB	PB	N	N	N	N	N
Commercial Structured Parking Facility	N	N	N	N	PB	Y	Y	Y	Y	PB	PB	N	N
Commercial Surface Parking Facility	N	N	N	N	PB	Y	Y	Y	Y	PB	PB	N	N
Dispatch Service	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Motor Vehicle Body Painting and Body Repair	N	N	N	N	N	N	CC	N	N	N	N	N	N
Motor Vehicle General Repair and Maintenance	N	N	N	N	CC/DN	N	CC	N	Y	N	N	N	N
Motor Vehicle Light Service Station	N	N	N	N	BA/DN	BA	BA	N	BA	N	N	N	N
Motor Vehicle Rental	N	N	N	N	CC	CC	CC	N	N	N	N	N	N
Motor Vehicle Sales and Service	N	N	N	N	CC/DN	CC	CC	N	N	N	N	N	N
Motor Vehicle Light Service Station and Convenience Store	N	N	N	N	BA/DN	BA	BA	N	BA	N	N	N	N
Moving-Vehicle Share Parking Facility:	N	N	N	N	PB	PB	Y	Y	N	N	N	N	N
I. Civic and Institutional													
Civic Uses (As Listed Below)													
Cemetery	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
Community Center	N	N	N	N	Y	BA	BA	N	BA	BA	BA	BA	BA
Wireless Communications Facilities	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
Institutional Uses (As Listed Below)													
Club or Lodge (Nonprofit)	CC	CC	CC	CC	CC	N	N	N	N	CC	N	CC	CC

TABLE 2230 - PRINCIPAL AND ACCESSORY USE BY DISTRICT													
Principal Uses	Conventional Districts									Overlay Districts			
										KHTOD	CCTOD		
	RA	RAA	RB	RC	MUB	IA	IB	IC	WI	KHTOD	A	B	C
Educational Facilities and Services (Nonexempt)	N	N	N	N	Y	BA	BA	BA	BA	BA	BA	BA	BA
Educational Facility (Exempt)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal Facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public Utility Facility	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Public Utility Services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
Religious Assembly/Establishment (Exempt)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Medical Uses (As Listed Below)													
Hospital or Nursing Home	N	N	N	N	BA	N	N	N	N	N	N	N	N
Medical Offices, Center, or Clinic	N	N	N	N	BA	BA	N	BA	BA	PB	N	N	N
J. Industrial													
Prohibited Industrial Uses (As Listed Below)													
Earth Removal	N	N	N	N	N	N	N	N	N	N	N	N	N
Junkyard or Automobile Graveyard	N	N	N	N	N	N	N	N	N	N	N	N	N
Low-level Radioactive or Nuclear Waste Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Tire Recycling or Re-treading	N	N	N	N	N	N	N	N	N	N	N	N	N
Garbage Incineration	N	N	N	N	N	N	N	N	N	N	N	N	N
General Industrial Uses (As Listed Below)													
Batch Asphalt and Concrete Plants	N	N	N	N	N	N	CC	CC	N	N	N	N	N
Biomass Recycling Facility	N	N	N	N	N	BA	BA	BA	BA	N	N	N	N
Commercial Dry Cleaning and Laundry Services	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Contractor's Yard	N	N	N	N	N	Y	Y	N	N	N	N	N	N
Freight Terminal	N	N	N	N	N	BA	BA	BA	BA	N	N	N	N
Heavy Materials Sales and Distribution	N	N	N	N	N	BA	BA	BA	BA	N	N	N	N
Material Salvage and Recycling Facility	N	N	N	N	N	BA	BA	BA	BA	N	N	N	N
Recycling Collection Facility	N	N	N	N	N	BA	BA	BA	BA	N	N	N	N
Self-Storage Facility	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Transportation Terminal	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Warehouse, Wholesale Trade and Distribution	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Warehouse	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
R&D and Manufacturing (As Listed Below)													
Biotechnology Facilities	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N
Manufacturing	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Manufacturing, Light	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N
Medical Devices Manufacturing	N	N	N	N	N	Y	Y	Y	N	N	N	N	N

(PROPOSED REPLACEMENT OF CURRENT APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS- DATE 5.27.25)

TABLE 2230 - PRINCIPAL AND ACCESSORY USE BY DISTRICT									
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Principal Uses	Conventional Districts									Overlay Districts			
										KHTOD	CCTOD		
	RA	RAA	RB	RC	MUB	IA	IB	IC	WI	KHTOD	A	B	C
Research, Development or Testing Laboratories and Facilities	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N
Marijuana Related Uses (As Listed Below)													
Craft Marijuana Cooperative	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Independent Testing Laboratory	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Marijuana Cultivator	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Marijuana Product Manufacturer	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Marijuana Research Facility	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Marijuana Retailer	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Marijuana Transporter	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	PB	PB	PB	N	N	N	N	N
K. Marine-Related Uses													
Aquarium	N	N	N	N	PB	PB	PB	N	PB	N	N	N	N
Aquatic Equipment Rental	N	N	N	N	N	Y	Y	N	Y	N	N	N	N
Maritime Education	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Marine Recreational Facility	N	N	N	N	N	BA	BA	N	BA	N	N	N	N
Maritime Trade	N	N	N	N	N	Y	Y	N	Y	N	N	N	N
Seafood Handling and Processing	N	N	N	N	N	N	N	N	Y	N	N	N	N
Seafood Packaging and Distribution	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Shipyard,boatyard, shipbuilding, boatbuilding	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
Waterfront Storage and Distribution Facility	N	N	N	N	N	Y	Y	N	Y	N	N	N	N
L. Agriculture													
Agricultural Use (Exempt)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Agricultural Use (Nonexempt)	BA	BA	BA	BA	BA	BA	BA	BA	BA	PB	PB	PB	PB
Aquaculture	N	N	N	N	N	Y	Y	Y	Y	PB	PB	N	N
Aquaponics	N	N	N	N	N	Y	Y	Y	Y	PB	PB	N	N

Symbols employed below shall mean the following:

Y = Permitted Use (by right)

N = An Excluded or Prohibited Use.

BA = A use authorized under Special Permit from the Board of Appeals as provided under Section 5300.

CC = A use authorized under Special Permit from the City Council as provided under Section 5300.

PB = A use authorized under Special Permit from the Planning Board as provided under Section 5300.

DN = Not permitted in the Downtown as defined in Section 1200.

(PROPOSED REPLACEMENT OF CURRENT APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS- DATE 5.27.25)

[illegible]