

ZONING
195 Attachment 1
Use Regulation Schedule
Town of Chelmsford

[Amended 10-16-2000 ATM by Art. 20; 5-3-2001 ATM by Art. 17; 10-15-2001 ATM by Art. 22;
 4-29-2002 ATM by Art. 22; 10-24-2002 ATM by Art. 20; 10-18-2004 ATM by Art. 17; 4-25-2005 ATM by Arts. 27, 29]

Symbols employed below shall mean the following:

Y A permitted use

N An excluded or prohibited use

BA A use authorized under special permit from the Board of Appeals as provided under § 195-103

PB A use authorized under special permit from the Planning Board as provided under § 195-103

Principal Use

District

	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
A. Residential															
1. Single-family dwelling	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N
2. Two-family dwelling	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
3. Multifamily dwelling	N	N	N	PB	N	N	N	N	PB	N	N	N	N	N	N
4. Conversion of dwelling (195-13)	N	BA	Y	BA	N	N	N	N	N	N	N	N	N	N	N
5. Boardinghouse															
a) Owner Occupied	BA	BA	BA	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
b) Non Owner Occupied	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
6. Mobile home	N	N	N	N	N	N	N	N	N	N	N	Y ⁱⁱ	N	N	N
7. Planned Open Space Residential Development (Article XVIII)	PB	PB	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Facilitated and Independent and Senior Living Facility (Article XVII)															
a) Alzheimer's Facility	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N
b) Assisted Living Facility	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N
c) Independent Living	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N

Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
d) Congregate Living	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N
9. Accessory to Residential Uses															
a) Major Recreation Equipment (195-6B)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b) Animal's Accessory to Dwellings (195-6E)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
c) Barn Sale, Yard Sales, Garage Sale or Flea Market (195-6D)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
d) Home Occupations (195-7)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
e) Accessory Dwelling Units (Article XVIII)	N	N	N	N	N	N	N	N	Y ^{iiiiv}	N	N	N	N	N	N
B. Exempt Uses															
1. Exempt uses per MGL Chapter 40 A, section 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Licensed family day-care facility for the day care of six or fewer children including children living in the residence (for-profit)	Y	Y	Y	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
3. Accessory to Exempt Uses															
a) Barn Sale, yard sale, garage sale or flea market (195-6D)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
C. Institutional															
1. Cemetery	Y	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N
2. Municipal facilities, except garages, storage or repair shops	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Municipal garages, storage or repair shops	N	N	N	N	N	BA	N	N	N	BA	N	N	N	Y	N
4. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
5. Hospital	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
a. Helpad accessory to Hospital	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
6. Airport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
D. Commercial															
1. Nonexempt agricultural use ¹	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y	Y
2. Nonexempt farm stand for wholesale or retail sale of products ²	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Nonexempt educational use	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
4. Animal clinic or hospital	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N
5. Kennel	N	N	N	N	PB	PB	PB	PB	N	PB	N	N	N	N	N
6. Nursing / Convalescent or Rehabilitation Home	N	N	N	BA	N	BA	N	N	N	BA	N	N	N	N	N
7. Funeral Home	N	N	PB	N	N	Y	N	Y	PB	PB	N	N	N	N	N
8. Motel or Hotel	N	N	N	N	N	Y	PB	PB	PB	PB	N	N	N	N	N
9. Retail stores and services not elsewhere set forth															
a. Less than 3,000 gross sq. ft. per structure	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N
b. More than 3,000 gross sq. ft. per structure	N	N	N	N	PB	Y	Y	Y	PB	N	N	N	N	N	N
c. More than 5,000 net sq. ft. per business use	N	N	N	N	PB	Y	Y	Y	Y	N	N	N	N	N	N
d. More than 10,000 gross sq. ft. per business use	N	N	N	N	N	PB	Y	PB	PB	N	N	N	N	N	N

Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
10. Motor vehicle sales and rental ^{vii,viii}	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
11. Motor vehicle general and body repair	N	N	N	N	N	Y ^{viii}	N	N	N	N	N	N	N	N	N
12. Motor vehicle General Repair ^{vii}	N	N	N	N	N	Y ^{viii}	PB	PB	N	N	N	N	N	N	N
13. Motor Vehicle Towing & Storage	N	N	N	N	N	PB	PB	PB	N	N	N	N	N	N	N
14. Motor Vehicle Fueling Station ^{vii}	N	N	N	N	N	PB	PB	PB	N	N	N	N	N	N	N
15. Motor Vehicle Washing Facility	N	N	N	N	N	PB	PB	PB	N	N	N	N	N	N	N
16. Parking garage / Structure	N	N	N	N	N	BA	BA	BA	BA	BA	BA	N	N	N	N
17. Restaurant	N	N	N	N	N	Y ^{viii}	Y ^{viii}	Y ^{viii}	Y ^{viii}	N	N	N	N	N	N
18. Restaurant, fast-food															
a. With Drive-Thru	N	N	N	N	N	PB	PB	N	N	N	N	N	N	N	N
b. Without Drive-Thru	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N
c. Over 2,500 gross sq. ft.	N	N	N	N	N	PB	Y	PB	PB	N	N	N	N	N	N
19. Office	N	N	N	N	Y ^x	Y	Y	Y	Y	Y	N	N	Y	N	N
20. Medical Office or Center	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N
21. Medical Clinic	N	N	N	N	PB	PB	PB	PB	PB	PB	N	N	N	N	N
22. Bank or Financial Agency															
a. With Drive-Thru ^{viii}	N	N	N	N	N	PB	PB	PB	PB	N	N	N	N	N	N
b. Without Drive-Thru ^{viii}	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N
23. Indoor Commercial Entertainment & Recreation	N	N	N	N	N	Y ^{viii}	Y	Y ^{viii}	PB	Y	N	N	N	PB	Y
24. Outdoor Commercial Recreation	N	N	N	N	N	N	N	N	N	N	PB	N	N	BA	Y
25. Club or Lodge	N	N	N	N	N	Y	BA	Y	N	N	N	N	N	BA	Y
26. Riding Academy	N	BA	N	N	N	BA	N	N	N	N	N	N	N	BA	BA
27. Adult Entertainment Establishment	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
28. Wireless communications facility ^s	BA	BA	BA	BA	Y	Y	Y	Y	BA	Y	Y	BA	BA	Y	BA
29. Fairs, Carnivals and similar outdoor events	N	N	N	N	N	BA	BA	BA	BA	BA	BA	N	N	BA	BA
30. Body Art Establishment	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
31. Health club	N	N	N	N	N	PB	PB	BA	N	PB	N	N	N	N	Y
32. Family Day Care Home (non-exempt)	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
33. Massage Service Establishment	N	N	N	N	BA	BA	BA	BA	BA	N	N	N	N	N	N

Warrant Article 26 – After track changes. Chelmsford Spring Annual Town Meeting 2012

Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
E. Industrial															
1. Earth removal	N	N	N	N	N	N	N	N	N	BA	BA	N	N	N	N
2. Light manufacturing	N	N	N	N	N	PB	N	N	N	Y	Y	N	N	N	N
3. Heavy Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4. Granite operations	N	N	N	N	N	N	N	N	N	N	BA	N	N	N	N
5. Contractor's Shop / Yard															
a. Outdoor	N	N	N	N	N	PB	N	N	N	PB	N	N	N	N	N
b. Indoor	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N
6. Junkyard or Automobile Graveyard or Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7. Solid waste disposal facility or sanitary landfill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Refuse Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
9. Transport Terminal	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
10. Wood operation	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
11. Pedestrian and vehicular access and egress by private way to and from uses permitted in an IA District	N	N	N	N	N	PB	N	N	N	Y	N	N	N	N	N
12. Retail sale of goods, the majority of which are produced or undergo processing on the premises ^{xi}	N	N	N	N	N	Y	N	N	N	Y	BA	N	N	N	N
13. Self-storage mini-warehouse	N	N	N	N	N	PB ^{xii}	N	N	N	PB	N	N	N	N	N
14. Bakery, not including on premises retail sales	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N
15. Warehouse	N	N	N	N	N	PB	N	N	N	Y	N	N	N	N	N
16. Research & Development	N	N	N	N	N	PB	N	N	N	Y	N	N	N	N	N
17. Accessory to Industrial Uses															
a. Parking garage / structure	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N

NOTES:

- ⁱ Minimum lot area shall be three acres, all other requirements for multifamily dwellings shall apply and all the requirements of Articles II through XVIII shall apply. Multifamily dwelling density shall be six units per acre on land zones as CV.
- ⁱⁱ Intensity of use shall be limited to permit a maximum of seven units per acre and a maximum of 254 units in the RMH District.
- ⁱⁱⁱ Not to exceed 900 s. ft. per unit. The Planning Board may grant a special permit to allow units in excess of 900 sq.ft.

- iv Total Sq. ft. of an accessory residential use must not exceed the total sq. ft. of the primary use.
- v Provided that there are neither hogs nor fur-bearing animals.
- vi No such stand shall be permitted in an historic district.
- vii Notwithstanding the provisions of Note 6 of the Table of Dimensional Requirements, no structure, pumps or fuel storage tanks shall be located within 50 feet of a residentially used premises or residential district
- viii A special permit from the Planning Board shall be required if more than 10,000 square feet gross floor area is devoted to business use on the premises.
- ix No structure shall exceed 3,000 square feet gross floor area
- x Subject to requirements of Article XIII.
- xi The Retail Outlet shall not exceed 1,000 square feet or 10% of the gross floor area of the principal facility, whichever is less.
- xii In a CB District, storage units shall be set back 100 feet from the sideline of any street, and storage units with doors oriented to a street shall be set back 300 feet from the sideline of said street.