

(Proposed) Billerica Zoning Bylaw

APPENDIX A
Table of Use Regulations (Section 6.3)

	VR	NR	RR	MF	NB	GB	C	I	Ref.
CONSERVATION, RECREATION, AGRICULTURE									
Conservation and Agriculture									
Agriculture	Y	Y	Y	Y	Y	Y	Y	Y	
Conservation	Y	Y	Y	Y	Y	Y	Y	Y	
Facility for Sale of Produce, Wine, and Dairy Products	Y	Y	Y	Y	Y	Y	Y	Y	
Public or Non-Profit Recreation									
Driving Range	Y	Y	Y	Y	Y	Y	Y	Y	
Fairs and Bazaars	Y	Y	Y	Y	Y	Y	Y	Y	
Non-Municipal Athletics	Y	Y	Y	Y	Y	Y	Y	Y	
Other Recreational Events	Y	Y	Y	Y	Y	Y	Y	Y	
Outdoor Recreation	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.1(A)
PUBLIC, INSTITUTIONAL									
Municipal	Y	Y	Y	Y	Y	Y	Y	Y	
Non-Profit Educational Use	Y	Y	Y	Y	Y	Y	Y	Y	
Cemetery	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.2(A)
Nursing Home	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.2(B)
NON-PROFIT PHILANTHROPIC USES									
Club	SZ	SZ	SZ	SZ	SZ	SZ	SZ	N	7.3(A)
Lodge	SZ	SZ	SZ	SZ	SZ	SZ	SZ	N	7.3(A)
Other Philanthropic	SZ	SZ	SZ	SZ	SZ	SZ	SZ	N	7.3(A)
RESIDENTIAL USES									
Affordable Housing on an Undersized Lot	SZ	SZ	SZ	SZ	Y	N	N	N	7.4(A)
Assisted Living Residence	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.4(B)
Dwelling, Multifamily	N	N	N	SA	N	N	N	N	6.4
Dwelling, Single-Family	Y	Y	Y	Y	Y	Y	N	N	

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Dwelling, Two-Family	N	N	N	SZ	N	N	N	N	7.4(B)
BUSINESS & COMMERCIAL USES									
Retail Sales									
Antique Shows	N	N	N	N	Y	Y	Y	Y	
Christmas Tree Sales	N	N	N	N	N	Y	N	N	
Garden Shop	N	N	N	N	N	SZ	N	N	7.5(A)
Greenhouse (Non-Agricultural)	SZ	SZ	SZ	N	N	N	Y	Y	7.5(B)
Open Air Sales	N	N	N	N	N	SZ	Y	N	7.5(C)
Pet Shop	N	N	N	N	N	Y	Y	N	
Retail Store	N	N	N	N	Y	Y	N	SZ	7.5(D)
Supermarket	N	N	N	N	N	SA	N	N	7.5(E)
Services									
Dog Kennel	N	N	N	N	N	SZ	N	SZ	7.6(A)
Dog Daycare	N	N	N	N	N	SZ	N	SZ	7.6(B)
Dog Training	N	N	N	N	N	SZ	N	SZ	7.6(B)
For-Profit Educational Use	Y	Y	Y	Y	Y	Y	Y	Y	
Funeral Home	N	N	N	N	SZ	SZ	N	N	7.6(C)
Personal Services	N	N	N	N	Y	Y	Y	Y	
Repair Shop	N	N	N	N	Y	Y	N	SZ	7.6(D)
Veterinarian	N	N	N	N	N	Y	N	N	
Accommodations and Food Services									
Drive-Up/Through Restaurant	N	N	N	N	N	SZ	SZ	N	7.7(A)
Fast-Order Food Establishment	N	N	N	N	SZ	SZ	SZ	SZ	7.7(B)
Motel or Hotel	N	N	N	N	SZ	SZ	N	SZ	7.7(C)
Restaurant	N	N	N	N	SZ	SZ	N	SZ	7.7(D)
Financial, Offices									
Bank	N	N	N	N	Y	Y	N	SZ	7.8(A)
Loan Agency	N	N	N	N	Y	Y	Y	Y	
Offices	N	N	N	N	Y	Y	Y	Y	
Amusement, Recreation Businesses									

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Bowling Alley	N	N	N	N	Y	Y	Y	Y	
Golf Course	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.9(A)
Indoor Amusement	N	N	N	N	Y	Y	Y	N	
Riding Stable	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.9(B)
Swimming Pool, Non-Accessory	SZ	SZ	SZ	SZ	Y	Y	Y	Y	7.9(C)
Unclassified; Other Business & Commercial									
Fully Automated Business	N	N	N	N	N	SZ	SZ	SZ	7.10(A)
Research Facility	N	N	N	N	SA	SA	SA	Y	7.10(B)
Tradesman's Shop	N	N	N	N	Y	Y	Y	Y	
Vehicle-Related Uses									
Auto sales	N	N	N	N	N	SZ	SZ	SZ	7.11(B)
Auto services	N	N	N	N	N	N	N	SZ	7.11(A)
Auto repair	N	N	N	N	N	SZ	SZ	N	7.11(A)
Auto service	N	N	N	N	N	SZ	SZ	N	7.11(A)
Auto washing	N	N	N	N	N	SZ	SZ	N	7.11(A)
Truck body shop	N	N	N	N	N	N	SZ	N	7.11(C)
Truck leasing	N	N	N	N	N	N	SZ	N	7.11(C)
Truck repair	N	N	N	N	N	N	SZ	N	7.11(C)
Truck sales	N	N	N	N	N	N	SZ	N	7.11(C)
Truck service	N	N	N	N	N	N	SZ	N	7.11(C)
Truck washing	N	N	N	N	N	N	Y	Y	7.11(C)
INDUSTRIAL USES									
Manufacturing, Distribution									
Light Manufacturing	N	N	N	N	N	SZ	SZ	Y	7.12(A)
Wholesale	N	N	N	N	N	SZ	N	SZ	7.12(B)
Utility Uses									
Above-ground utilities, non- municipal	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.13(A)
Above-ground utilities, Municipal	Y	Y	Y	Y	Y	Y	Y	Y	
Earth migration of less than 500 cubic yards for:	Y	Y	Y	Y	Y	Y	Y	Y	

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Earth migration over 500 cubic yards	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	7.13(B)
(SECS) Non-freestanding	Y	Y	Y	Y	Y	Y	Y	Y	
(SECS) Freestanding	SP	SP	SP	SP	SP	SP	SP	SP	6.5
Underground utilities	Y	Y	Y	Y	Y	Y	Y	Y	
Wireless communications facility	SP	SP	SP	SP	SP	SP	SP	SP	6.6
Waste Disposal									
Recyclable Materials Transfer Center	N	N	N	N	N	N	N	SA	
Temporary Construction Trailer	N	N	N	Y	Y	Y	Y	Y	
Other Industrial									
Contractor's Yard	N	N	N	N	N	N	SP	SP	7.14(A)
ACCESSORY USES									
Residential Accessory Uses									
Accessory Residential Uses	Y	Y	Y	Y	Y	Y	N	N	
Home Occupation ¹	Y	Y	Y	Y	N	N	N	N	7.15(A)
Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	N	N	
In-Law Apartment	SZ	SZ	SZ	SZ	SZ	SZ	N	N	7.15(B)
Keeping of Horses: ²	Y	Y	Y	N	N	N	N	N	
Keeping of Hens	Y	Y	Y	N	N	N	N	N	
Room Rental (5 Or Less)	Y	Y	Y	Y	Y	Y	N	N	
Room Rental (More Than 5)	SZ	SZ	SZ	SZ	SZ	SZ	N	N	7.15(C)
Storage of One Vehicle or Trailer	Y	Y	Y	Y	Y	Y	N	N	
Storage of More than One Vehicle or Trailer	SZ	SZ	SZ	SZ	SZ	SZ	N	N	7.15(D)
Nonresidential Accessory Uses									
Accessory Retail and Automotive Services	N	N	N	N	N	N	N	SZ	7.16(A)
Accessory uses to scientific research or development	N	N	N	N	SZ	SZ	SZ	Y	7.16(B)

¹ Except a special permit shall be required for a Home Occupation employing one or more nonresidents of the premises.

² Minimum land requirement per horse: <10,000 S.F., no horses; 10,000 – 19,999 S.F., 1 horse; 20,000 – 29,999 S.F., 2 horses; and 30,000 or more S.F., 3 horses.

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Accessory service and repair	N	N	N	N	N	N	N	SZ	7.16(C)
For professional office or R&D Buildings over 50,000 net SF, uses that are wholly within the same building as the principal permitted use and occupy not less than 20% of the net square footage can be allowed by right. These can include retail, restaurant, personal services, and other amenity uses.	N	N	N	N	N	Y	Y	Y	
Miscellaneous Accessory Uses									
Auto parking	N	N	N	N	N	SZ	SZ	N	7.17(A)
Garaging or parking of one heavy commercial vehicle	SZ	SZ	SZ	SZ	SZ	Y	Y	Y	7.17(B)
Garaging or parking of one light commercial vehicle	Y	Y	Y	Y	Y	Y	Y	Y	7.17(B)
Garaging or parking of two light commercial vehicles	SZ	SZ	SZ	SZ	Y	Y	Y	Y	7.17(B)
Garaging or parking of two or more heavy commercial vehicles	N	N	N	N	N	SZ	Y	Y	7.17(B)
Truck parking	N	N	N	N	N	N	SZ	N	7.17(B)

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