

SECTION III - USE REGULATIONS

In any district, no building or structure shall be erected or used for any purpose other than those set forth in the Schedule of Use Regulations and in accordance with the following notations:

- P - Permitted Use**
- A - Use allowed under Special Permit by the Special Permit Granting Authority as provided in Section VI-E hereinafter.**
- O - Prohibited Use**

Permitted Uses and uses allowed by the Special Permit Granting Authority shall be in conformity with the provisions of Section IV and V of this Zoning By-Law

(This Section was amended March 1978 – STM, Art. 1. The Apartment District was amended March 1974 – ATM, Art. 10. A single-family dwelling in an Apartment District shall be governed by the requirements for the Residential or Agricultural-Residential District on which the Apartment District is superimposed. The Village Center Commercial District was added June 1982 – STM, Art. 12. All uses within that district are also subject to Section V-K. The Village Residential District was added in May 2008 – ATM, Art. 39.)

Key: **P** - Permitted Use, **A** -Use allowed under Special Permit by the Special Permit Granting Authority as provided in Section VI hereinafter, and **O** - Prohibited Use

**Town of Holliston
Zoning By-Law**

Section III-A Schedule of Uses

III-A SCHEDULE OF USE REGULATIONS

Use

1. Church or other place of worship, parish house, parsonage, rectory, convent and hereafter required by the other religious institutions to the extent only as no or hereafter required by the General Laws, Chapter 40A.

Ag - Res. Dist. A	Ag-Res. Dist. B	Res. Dist.	Village Res.	Comm. Dist.	Vill Ctr Comm*	Ind. Dist.	Apt. Dist.
P	P	P	P	P	P	P	P

2. Educational uses or structures which are public, religious, or run by a non-profit educational corporation duly licensed in Massachusetts to the extent only as now or hereafter required by the General Laws, Chapter 40A.

P	P	P	P	P	P	P	P
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3. Educational uses or structures which are not public, religious, or run by a non-profit educational corporation duly licensed in Massachusetts.

A	A	A	A	A	P	P	P
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Section III-A Schedule of Uses

Use	Ag - Res. Dist. A	Ag-Res. Dist. B	Res. Dist.	Village Res.	Comm. Dist.	Vill Ctr Comm*	Ind. Dist.	Apt. Dist.
4. Public buildings, structures and premises owned or leased by, or from the municipality for their use or other uses expressly allowed elsewhere within this By-Law, or M.G.L. Chapter 40A, and which may also include uses such as passive and active recreational areas, and be inclusive of structures which may exceed the height limitations to which they would otherwise be subject under Section IV-B of the Town of Holliston Zoning By-Law. <i>(Amended May 1996 - ATM, Article 40)</i>	P	P	P	P	P	P	P	P
5. Public Utilities.	P	P	P	P	P	P	P	P
6a. Public Service Corp.	A	A	A	A	A	A	A	A
6b. Use of Municipal property by a Public Service Corp. or a provider of telecommunication services under lease by the Board of Selectmen after first holding a public hearing including giving notice to all abutters within 300 feet or as further governed by M.G. L. Chapter 40.	P	P	P	P	P	P	P	P

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Use	Ag - Res. Dist. A	Ag-Res. Dist. B	Res. Dist.	Village Res.	Comm. Dist.	Vill Ctr Comm*	Ind. Dist.	Apt. Dist.
7. Library, Museum or Civic Center	A	A	A	A	A	A	A	A
8. Civic, fraternal, historical, religious, social, educational, or other non-profit organizations whose primary function is non-commercial, with ancillary uses permitted to the extent appropriate for their support. <i>(Amended May 2001 – ATM, Art. 41. Previously amended October 1987 – STM, Art. 15)</i>	A	A	A	A	A	A	A	A
9. Horticulture, floriculture or agriculture except the raising of livestock for commercial use on parcels of less than five acres.	P	P	P	A	A	A	A	A
10. Raising of poultry or livestock for commercial use on parcels of less than five acres.	P	P	A	A	A	A	A	A
11. Agriculture, horticulture, floriculture on parcels of five acres or more.	P	P	P	P	P	P	P	P

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12. Salesroom or stand for the display of agricultural or horticultural products, the major portion of which is grown or produced on the premises by a resident proprietor.	P	P	P	P	P	P	P	O
13. Single-family detached dwelling.	P	P	P	P	O	O	O	P [#]
14. Two-family dwelling. (<i>Amended May 2001 – ATM, Art. 41.</i>)	O	O	A	A	O	A	O	P
15. Alteration & conversion of single-family dwelling existing prior to the effective date of this by-law, to accommodate two or more families, provided that all intensity, off-street parking & additional residential floor area requirements are met, and exterior design of this structure is not changed from the character of a single-family dwelling excepting that the exterior of the building may be reconstructed to accommodate an exit from the second floor.	P	P	P	A	A	P	O	O

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The Apartment District was amended March 1974 – ATM, Art. 10. A single-family dwelling in an Apartment District shall be governed by the requirements for the Residential or Agricultural-Residential District on which the Apartment District is superimposed.

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16. Multi-family dwellings. <i>(Amended May 2001 – ATM, Arts. 41 and 44.)</i>	O	O	O	O	O	A	O	A
17. Apartments. <i>(Amended May 2001 – ATM, Arts. 41 and 44.)</i>	O	O	O	O	O	A	O	A
17a. Accessory Family Dwelling Unit. <i>(Amended May 1995 – ATM, Art. 44)</i>	P	P	P	P	A	P	O	O
18. Federal or State Subsidized Housing for the Elderly or Low Income under the supervision of the Holliston Housing Authority.	P	P	P	A	A	A	A	P
19. Renting of 1 or 2 rooms and the furnishing of board by a resident family to no more than 3 non-transient persons.	P	P	P	A	O	A	O	O
20. Professional office or studio of a resident physician, dentist, attorney, architect, artist, musician, engineer or other member of a recognized profession provided that not more than 2 other persons are regularly employed therein in connection with such use, and provided that not more than 25% of the total floor area not to exceed 400 square feet, is regularly devoted to such use.	P	P	P	P	P	P	O	A

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Use	Ag - Res. Dist. A	Ag-Res. Dist. B	Res. Dist.	Village Res.	Comm. Dist.	Vill Ctr Comm*	Ind. Dist.	Apt. Dist.
21. Customary home occupation conducted by a resident of the premises provided that not more than one other person is regularly employed therein in connection with such use, and that not more than 25% of the total floor area, not to exceed 400 square feet, is regularly devoted to such use, and that there is no exterior storage of material or equipment, and that no exterior display of products is visible from the street.	P	P	P	P	P	P	O	A
22. Nursery School or Child Care Facility. <i>(Amended May 2001 – ATM, Art. 41. Previously amended May 1991 - ATM, Art. 26.)</i>	P	P	P	P	P	P	P	P
22a. Privately organized camp.	A	A	A	A	A	A	A	A
23. Hospital, sanitarium, nursing, rest or convalescent home, charitable institution or other non-correctional institutional use.	A	A	A	O	O	O	O	O
24. Bed and Breakfast, but not including an overnight cabin, motel or hotel. <i>(Amended May 2001 – ATM, Art. 41.)</i>	A	A	A	A	A	A	O	O

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25. Hotel, motel or overnight cabin.	O	O	O	O	A	A	A	O
26. Commercial greenhouse.	A	O	O	O	P	P	P	O
27. Retail sales, not including drive-in or outdoor retail sales. <i>(Amended May 2001 – ATM, Art. 41.)</i>	O	O	O	O	P	P	A	O
27a. Commercial service establishments dealing directly with the general public. <i>(Amended May 2001 – ATM, Art. 41.)</i>	O	O	O	O	P	P**	O	O
27b. Drive-In use and appurtenant buildings or structures. <i>(Amended May 2001 – ATM, Art. 41.)</i>	O	O	O	O	A	O	A	O
27c. Outdoor retail sales (Except as defined under use #12 above.) <i>(Amended May 2001 – ATM, Art. 41.)</i>	O	O	O	O	A	A	A	O
28. Business or professional offices shall include but not be limited to other uses such as a bank or financial institution, real estate office, barber shop, office of a contract dressmaker, tailor, optician, and photographer. <i>(Amended May 1995 – ATM, Art. 44.)</i>	O	O	O	O	P	P**	P	O

* All uses within the Village Center Commercial District are also subject to Section V-K.

** Except 'A' for a new building over 5,000 s.f. gross floor area or an addition resulting in a building over 5,000 s.f. gross floor area.

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Use	Ag - Res. Dist. A	Ag-Res. Dist. B	Res. Dist.	Village Res.	Comm. Dist.	Vill Ctr Comm*	Ind. Dist.	Apt. Dist.
28a. Uses as allowed within use group #28 and where not more than 20% of the gross floor area not to exceed 15,000 square feet is devoted to warehouse facilities, packaging, or fabrication and is otherwise in compliance with local, state and federal laws, rules and regulations, but not including any use which involves the manufacture, storage, transportation, discharge or disposal of hazardous, toxic or radioactive materials or which generates perceptible vibration or noise levels greater than 65 db at the property line. <i>(Amended May 1995 - ATM, Art. 44)</i>	O	O	O	O	A	A	P	O
29. Undertaking establishment or funeral home.	O	O	A	O	A	A	O	O
30. Reserved								
31. Commercial parking lot and/or parking charging fees.	O	O	O	O	A	A	A	O

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32. Salesroom for motor vehicle, trailers, boats, farm implements or machinery with repair services and storage permitted. <i>(Amended September 1970 – STM, Art.25)</i>	O	O	O	O	A	A	P	O
33. Gasoline station with service by attendant only. <i>(Amended May 2001 – ATM, Art. 41. Previously amended February 1977 – STM, Art. 8)</i>	O	O	O	O	A	A	A	O
33a. Self-service gasoline station. <i>(Amended May 2001 – ATM, Art. 41. Previously amended March 1982 – ATM, Art. 27)</i>	O	O	O	O	A	A	A	O
34. Repair garage, auto body, soldering or welding shop. <i>(Amended May 2001 – ATM, Art. 41. Previously amended September 1970 – STM, Art. 25)</i>	O	O	O	O	A	A	A	O
35. Restaurant or other place serving food or beverages only to persons inside a building.	O	O	O	O	P	P**	A	O
35a. Restaurant with drive-in. <i>(Added May 2004 – ATM, Art. 33.)</i>	O	O	O	O	A	O	A	O
36. Restaurant or other place serving food or beverages with either live or mechanical entertainment or which provides outdoor seating. <i>(Amended May 2001 – ATM, Art. 41.)</i>	O	O	O	O	A	A	A	O

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37. Wholesale office or showroom, including warehouse facilities.	O	O	O	O	A	A	P	O
38. Commercial indoor or outdoor amusement or recreation place or place of assembly, not including outdoor movie theater, provided that the building is so insulated and maintained as to confine the noise to the premises and is located not less than one hundred feet from a residential district.	O	O	O	O	A	A	A	O
38a. Country, tennis, golf or similar clubs whether or not for profit. (<i>Amended May 2001 – ATM, Art. 41.</i>)	A	A	A	A	A	A	A	A
39. Outdoor movie theater.	O	O	O	O	O	O	A	O
40. Drive-in or open-air business and appurtenant buildings or structures.	O	O	O	O	A	A	O	O
41. Animal or veterinary hospital or kennel. (<i>Amended May 1996 - ATM, Art. 39</i>)	A	A	A	O	A	A	A	O

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Use	Ag - Res. Dist. A	Ag-Res. Dist. B	Res. Dist.	Village Res.	Comm. Dist.	Vill Ctr Comm*	Ind. Dist.	Apt. Dist.
42. General industrial uses including manufacturing, storage, processing, fabrication, packaging and assembly comprised of not more than 15,000 square feet of floor area devoted to such use and otherwise in compliance with local, state and federal laws, rules and regulations, but not including any use which involves the manufacture, storage, transportation, discharge or disposal of hazardous, toxic or radioactive materials or which generates perceptible vibration or noise levels greater than 65 db at the property line. <i>(Added May 1995 – ATM, Art. 44)</i>	O	O	O	O	O	O	P	A
42a. General Industrial uses including manufacturing, storage, processing, fabrication, packaging, and assembly that occupy more than 15,000 square feet of floor area, or those that have no more than 15,000 square feet of floor area and which involve the manufacture, storage, transportation, discharge or disposal of hazardous, toxic, or radioactive materials. <i>(Added May 1995 - ATM, Art. 44)</i>	O	O	O	O	O	O	A	O
42b. Alternative Energy and Renewable Energy Manufacturing Facilities and Alternative Energy and Renewable Energy Research and Development Facilities	O	O	O	O	O	O	P	O

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43. Spur tracks, team tracks, railroad sidings and other appropriate railroad facilities. <i>(Amended June 1969 – STM, Art. 10)</i>	O	O	O	O	P	P	P	O
44. Heliports, landing areas or platforms for helicopters or other hovering-type aircraft subject to an evaluation of noise and nuisance effects on business or residential occupants of the area and subject also to all national, state laws, regulations and codes pertaining hereto. <i>(Amended June 1969 – STM, Art. 10)</i>	O	O	O	O	O	O	A	O
45. Accessory uses to activities permitted as a matter of right, whether or not on the same parcel as activities permitted as a matter of right, which activities are necessary in connection with scientific development, scientific research or related production, provided that the Special Permit Granting Authority finds that the proposed accessory uses do not substantially derogate From the public good.	O	O	O	O	A	A	A	O
46. Building materials and equipment exposed to View the extent actually necessary during active continuous construction work on the same lot. <i>(Amended April 1981 – STM, Art. 5)</i>	P	P	P	P	P	P	P	O

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47. Customary use and keeping of outdoor furniture, structures, firewood logs, recreational and other equipment appropriate to the normal occupancy of a dwelling on the lot provided that the same complies with other provisions of this By-law. <i>(Amended April 1981 – STM, Art. 5)</i>	P	P	P	P	P	P	P	A
48. Outdoor storage of building materials and equipment, excluding scrap and junk, which is not provided for elsewhere in this by-law, if the same is subjected to screening and does not occupy an Area exceeding 25% of the ground floor area of the main building on the lot. <i>(Amended April 1981 – STM, Art. 5)</i>	P	P	P	P	P	P	P	A
49. Outdoor storage of building or other materials or equipment not covered elsewhere in this by-law. <i>(Amended April 1981 – STM, Art. 5)</i>	A	A	A	A	A	A	A	A
50. Senior Residential Dwelling Developments. <i>(Amended May 2002 – ATM, Art. 24. Previously amended May 2001 – ATM, Art. 45.)</i>	A ¹	A ¹	A ¹	A	A ¹	A ¹	A ¹	A ¹
51. Adult entertainment uses. <i>(Amended May 2001 – ATM, Art. 41.)</i>	O	O	O	O	O	O	A ²	O

** All uses within the Village Center Commercial District are also subject to Section V-K.¹Allowed by a Special Permit in a Senior Residential District Overlay. Refer to Section V-P(3).²No adult use Special Permit shall be issued to any person convicted of violating the provisions of MGL, c. 119, Section 60 or MGL, c. 272, s. 28. All building entries and windows shall be screened in such a manner as to prevent visual access to the interior of the establishment by the public. No sign or other like materials shall display any sexually explicit figures or words as defined in MGL, c. 272, s. 31.*

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