

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:

Y - Permitted Use

SP - Use allowed under Special Permit by the Special Permit Granting Authority as provided in Section VI-D and VI-E hereinafter.

N - 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. *(Amended May 2022 – ATM, Art. 38)*

USE	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
A. RESIDENTIAL USES								
1. Single-family detached dwelling	Y	Y	Y	Y	N	N	N	Y#
2. Two-family dwelling (See Section IV-C)	N	N	SP	SP	N	SP	N	Y
3. 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 and 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 or other units.	Y	Y	Y	SP	SP	Y	N	N
4. Multi-family dwellings	N	N	N	N	N	SP	N	SP
5. Apartments	N	N	N	N	N	SP	N	SP
6. Nursing, rest or convalescent home	SP	SP	SP	N	N	N	N	N

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.

USE REGULATIONS CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
B. INSTITUTIONAL AND EXEMPT USES								
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y
2. 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	Y	Y	Y	Y	Y	Y	Y	Y
3. 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 MGL C. 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	Y	Y	Y	Y	Y	Y	Y	Y
4. Public Utilities	Y	Y	Y	Y	Y	Y	Y	Y
5. Public Service Corporation	SP	SP	SP	SP	SP	SP	SP	SP
6. Use of Municipal property by a Public Service Corporation or a provider of telecommunication services or a provider of a solar energy system, 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.	Y	Y	Y	Y	Y	Y	Y	Y
7. Library, Museum or Civic Center	SP	SP	SP	SP	SP	SP	SP	SP
8. Civic, fraternal, historical, social, educational, or other non-profit organizations whose primary function is non-commercial, with ancillary uses permitted to the extent appropriate for their support	SP	SP	SP	SP	SP	SP	SP	SP
9. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y
10. Hospital, charitable institution, or other non-correctional institutional use	SP	SP	SP	N	N	N	N	N

USE REGULATIONS CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
C. AGRICULTURAL USES								
1. Horticulture, floriculture or agriculture except the raising of livestock for commercial use on parcels of less than five acres or to two qualified acres	Y	Y	Y	SP	SP	SP	SP	SP
2. Raising of poultry or livestock for commercial use on parcels of less than five acres or two qualified acres	Y	Y	SP	SP	SP	SP	SP	SP
3. Agriculture, horticulture, floriculture on parcels of five acres or more or two qualified acres	Y	Y	Y	Y	Y	Y	Y	Y
4. 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	Y	Y	Y	Y	Y	Y	Y	N
5. Commercial greenhouse, nonexempt	SP	N	N	N	Y	Y	Y	N
D. COMMERCIAL USES								
1. Educational uses or structures which are not public, religious, or run by a non-profit educational corporation duly licensed in Massachusetts	SP	SP	SP	SP	SP	Y	Y	Y
2. Privately organized camp	SP	SP	SP	SP	SP	SP	SP	SP
3. Bed and breakfast, but not including an overnight cabin, motel or hotel	SP	SP	SP	SP	SP	SP	N	N
4. Hotel, motel, or overnight cabin	N	N	N	N	SP	SP	SP	N
5. Retail sales, not including drive-in or outdoor retail sales	N	N	N	N	Y	Y	SP	N
6. Personal service establishment	N	N	N	N	Y	Y**	N	N
7. General service establishment (Amended May 2022 – ATM, Art. 38)	N	N	N	N	SP	SP	SP	N
8. Drive-in uses and appurtenant buildings or structures	N	N	N	N	SP	N	SP	N
9. Outdoor retail sales	N	N	N	N	SP	SP	SP	N
10. Business or professional office	N	N	N	N	Y	Y**	Y	N

**Except SP 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.

D. COMMERCIAL USES CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
11. Mixed office and warehouse use 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 dbA at the property line	N	N	N	N	SP	SP	Y	N
12. Undertaking establishment or funeral home	N	N	SP	N	SP	SP	N	N
13. Commercial parking lot and/or parking charging a fee	N	N	N	N	SP	SP	SP	N
14. Restaurant or other place serving food or beverages only to persons inside a building	N	N	N	N	Y	Y**	SP	N
15. Restaurant with drive-in window	N	N	N	N	SP	N	SP	N
16. Restaurant or other place serving food or beverages with either live or mechanical entertainment or which provides outdoor seating	N	N	N	N	SP	SP	SP	N
17. Commercial indoor or outdoor amusement or recreation place or place of assembly, not including outdoor movie theater, provided that the building is appropriately insulated and maintained as to confine the noise to the premises and is located not less than one hundred feet from a residential district.	N	N	N	N	SP	SP	SP	N
18. Country, tennis, golf or similar clubs whether or not for profit	SP	SP	SP	SP	SP	SP	SP	SP
19. Outdoor movie theater	N	N	N	N	N	N	SP	N
20. Drive-in or open-air business and appurtenant buildings or structures	N	N	N	N	SP	SP	N	N

**Except SP 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.

D. COMMERCIAL USES CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
21. Animal or veterinary hospital or kennel	SP	SP	SP	N	SP	SP	SP	N
22. Adult Entertainment Uses (Amended May 2001 – ATM, Art. 41)	N	N	N	N	N	N	SP ¹	N
23. Medical Marijuana Treatment Center/Registered Marijuana Dispensary	N	N	N	N	N	N	Y	N
E. MOTOR VEHICLE USES								
1. Salesroom for motor vehicle, trailers, boats, farm implements or machinery with repair services and storage permitted	N	N	N	N	SP	SP	Y	N
2. Gasoline station with service by attendant only	N	N	N	N	SP	SP	SP	N
3. Self-service gasoline station	N	N	N	N	SP	SP	SP	N
4. Repair garage, auto body, soldering or welding shop	N	N	N	N	SP	SP	SP	N
5. Electric charging station, Level Two, as principal or accessory use	N	N	N	Y	Y	Y	Y	Y
F. ENERGY RELATED USES								
1. Small-scale solar power generation system	Y	SP	SP	SP	SP	SP	Y	SP
2. Large-scale solar power generation system	N	N	N	N	SP	N	SP	N
3. Alternative Energy and Renewable Energy Manufacturing Facilities and Alternative Energy and Renewable Energy Research and Development Facilities	N	N	N	N	N	N	Y	N

¹No Adult Use Special Permit shall be issued to any person convicted of violating the provisions of MGL Ch. 119, Section 60 or MGL Ch. 272, Section 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 Ch. 272, Section 31.

G. INDUSTRIAL AND OUTDOOR USES	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
1. Warehouse facility (<i>Amended May 2022 – ATM, Art. 38</i>)	N	N	N	N	N	N	SP	N
2. 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 (<i>Amended May 2022 – ATM, Art. 38</i>)	N	N	N	N	N	N	Y	N
3. General Industrial uses including manufacturing, storage, processing, fabrication, packaging, and assembly that occupy more than 15,000 square feet of floor area not including Warehouse, or those no more than 15,000 square feet of floor area involve the manufacture, storage, transportation, discharge or disposal of hazardous, toxic, or radioactive materials (<i>Amended May 2022 – ATM, Art. 38</i>)	N	N	N	N	N	N	SP	N
4. Craft Marijuana Cultivator Cooperatives, Cultivators, Independent Testing Labs., Marijuana Product Manufacturers (<i>Added October 2018 – STM, Art. 26</i>)	N	N	N	N	N	N	SP	N
5. Marijuana Retailers (<i>Added October 2018 – STM, Art. 22</i>)	N	N	N	N	N	N	N	N
6. Marijuana Delivery Licensees (<i>Added May 2022 – ATM, Art. 7.</i>)	N	N	N	N	N	N	SP	N

H. ACCESSORY USES	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
1. Accessory Family Dwelling Unit	Y	Y	Y	Y	SP	Y	N	N
2. Renting of 1 or 2 rooms and the furnishing of board by a resident family to no more than 3 non-transient persons	Y	Y	Y	SP	N	SP	N	N
3. Professional office or studio of a resident 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 not to exceed 400 square feet, is regularly devoted to such use	Y	Y	Y	Y	Y	Y	N	SP
4. 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	Y	Y	Y	Y	Y	Y	Y	SP
5. 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	Y	Y	Y	Y	Y	Y	N	SP
6. Family day care home, large	SP	SP	SP	SP	SP	N	N	N
7. Family day care home, small	Y	Y	Y	SP	SP	N	N	N

ACCESSORY USES CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
8. 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	N	N	N	N	SP	SP	SP	N
9. 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	N	N	N	N	N	N	SP	N
10. Building materials and equipment exposed to view the extent actually necessary during active continuous construction work on the same lot (Added May 2022 – ATM, Art. 38)	Y	Y	Y	Y	Y	Y	Y	Y
11. Commercial open storage of raw materials, finished goods or construction equipment not associated with active permitted construction or agricultural uses (Added May 2022 – ATM, Art. 38)	SP	SP	SP	SP	SP	SP	SP	N
12. Accessory outdoor storage clearly necessary to the operation and conduct of a permitted industrial or commercial use (Added May 2022 – ATM, Art. 38)	N	N	N	N	SP	SP	SP	N
13. Processing of raw materials not associated with active permitted uses (Added May 2022 – ATM, Art. 38)	N	N	N	N	N	N	SP	N