

APPENDIX A: TABLE OF USE REGULATIONS

| <u>Principal Uses</u> | <u>Residential</u> | | | | | | <u>Business</u> | | | <u>Industrial</u> | | | <u>Parking Code</u> |
|--|---------------------------|------------|------------|------------|-----------|-----------|------------------------|-----------|-----------|--------------------------|-----------|-----------|----------------------------|
| RESIDENTIAL | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Single family dwelling | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | A |
| Two family dwelling | N | N | N | N | N | N | BA | N | N | N | BA | BA | B |
| Conversion of a one (1) family dwelling existing at the time of the original adoption of the Zoning Bylaw into a two (2) family dwelling - | BA | BA | BA | BA | BA | BA | Y | BA | BA | N | BA | BA | B |
| Multiple dwellings 3 or more including upper floors | N | N | N | N | BA | N | Y/PB ¹ | BA | N | N | N | N | C |
| | | | | | | | | | | | | | |
| Multiple Dwelling or Office building as the adaptive reuse of former municipal buildings | BA | BA | BA | BA | BA | BA | BA | BA | BA | N | BA | BA | C |
| Senior Housing Facility (See s. 8.3) | N | BA | BA | N | N | N | Y | N | N | N | Y | Y | See Section 8.3 |
| Open Space Residential Development (See s. 8.2) | PB | PB | PB | PB | PB | BA | BA | BA | BA | BA | BA | BA | A |
| Mobile home park | N | N | N | N | N | BA | N | N | N | N | N | N | A |
| | | | | | | | | | | | | | |

¹ See Section 9.8.4.

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|---|--------------------|------------|------------|------------|-----------|-----------|-----------------|-----------|-----------|-------------------|-----------|-----------|---------------------|
| INSTITUTIONAL AND EXEMPT USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Use of land or structures for religious purposes | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | D |
| 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 | Y | Y | Y | Y | E |
| Child care center or school aged child care program | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | F |
| Municipal buildings, public parks, playgrounds and similar public buildings and purposes. | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | -- |
| Cemetery operated by the Town of Hudson | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | -- |
| Transfer Station | N | N | N | N | N | N | N | N | N | N | N | Y | -- |
| Sanitary landfill on private property for municipal | BA | BA | BA | BA | BA | BA | N | N | N | N | N | N | -- |

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| INSTITUTIONAL AND EXEMPT USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Essential Services | BA | BA | BA | BA | BA | BA | BA | BA | BA | BA | BA | BA | As per PB |
| Hospital or philanthropic institutions | N | N | N | N | N | N | N | N | N | N | Y | Y | G |
| | | | | | | | | | | | | | |

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| AGRICULTURAL USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LC | IA | IB | PC |
| Agriculture, horticulture, floriculture or viticulture on an exempt parcel under G.L. c. 40A, s. 3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | -- |
| Farm, poultry farm, or garden selling only produce or plants, the major portion of which are raised within the Town | Y | Y | Y | Y | Y | Y | N | N | N | N | N | N | -- |
| Commercial greenhouse not exempt under G.L. c. 40A, s. 3 | BA | BA | BA | BA | BA | BA | N | N | N | Y | BA | BA | H |
| Nursery or garden center | N | N | N | N | N | N | Y | N | N | Y | Y | Y | H |
| Commercial riding stable on a lot containing at least five (5) acres, and providing that no building nearer than one hundred (100) feet to any lot line shall be used for the housing of animals or a veterinary hospital | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | -- |
| The display and sales of Christmas trees and decorations, during the months of November and December | SB | SB | SB | SB | SB | SB | Y | N | N | Y | SB | SB | As per SB |
| | | | | | | | | | | | | | |

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| OPEN AIR AND RECREATIONAL USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| A golf course, ski tow, or boat livery | BA | BA | BA | BA | BA | BA | N | N | N | N | BA | BA | As per BA |
| A membership club, or an organized campground, not operated for profit. | BA | BA | BA | BA | BA | BA | Y | N | N | N | BA | BA | I |
| Indoor Amusement Center | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | H |
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| OFFICE USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Business or professional office | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | J |
| Medical, urgent care walk-in facilities, or dental offices | N | N | N | N | N | N | Y | BA | Y | Y | Y | Y | K |
| Bank or financial institution | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | H |
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| RETAIL AND RESTAURANT USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Retail sales and service occupations *Not to exceed 25,000 sf | N | N | N | N | N | N | Y* | Y* | Y | Y | Y | Y | H |
| Restaurant | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | L |
| Restaurant, Fast Food | N | N | N | N | N | N | N | N | Y | Y | BA | BA | K |

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| MOTOR VEHICLE RELATED USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Motor vehicle service station | N | N | N | N | N | N | BA | N | BA | Y | Y | Y | M |
| Motor vehicle repair facilities, including those repairing, painting, or storing motor vehicles, provided the disabled vehicles are screened from abutting lots or exterior streets by a solid landscaped screen and/or fence at least five (5) feet but no more than seven (7) feet in height | N | N | N | N | N | N | BA | BA | BA | BA | BA | BA | N |
| Junk yards, provided that outdoor storage areas are screened from view from abutting lots or exterior streets by a solid landscaped screen and/or fence at least five (5) feet but no more than seven (7) feet in height | N | N | N | N | N | N | N | BA | BA | N | BA | BA | --- |
| Drive-in theaters, provided that the moving picture images are directed away from existing dwelling units | N | N | N | N | N | N | N | BA | BA | N | BA | BA | As per BA |
| Car wash | N | N | N | N | N | N | N | BA | BA | BA | Y | Y | N |
| Public garages | N | N | N | N | N | N | Y | N | N | Y | Y | Y | As per PB |
| Trucking garages and terminals | N | N | N | N | N | N | N | N | N | Y | Y | Y | As per PB |
| | | | | | | | | | | | | | |

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| MISCELLANEOUS COMMERCIAL USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Bed and Breakfast (See Section 8.4) | BA | BA | BA | BA | N | N | Y | N | N | N | N | N | See Section 8.4.3 |
| Laundries or dry cleaning | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | H |
| Personal or general service shop | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | H |
| Funeral establishments | N | N | N | N | N | N | Y | N | Y | Y | Y | Y | O |
| Hotels and motels | N | N | N | N | N | N | Y | N | N | Y | Y | Y | P |
| Adult Entertainment Enterprise | N | N | N | N | N | N | N | N | N | BA | N | N | H |
| Commercial Kennel (add def.) | N | N | N | N | N | N | N | N | BA | BA | BA | BA | -- |

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| INDUSTRIAL AND LIGHT INDUSTRIAL USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Distribution and storage of lumber and building material | N | N | N | N | N | N | N | N | Y | Y | Y | Y | R |
| Distribution and storage of fuel, provided no petroleum products are stored above ground in tanks exceeding ten thousand (10,000) gallons in capacity | N | N | N | N | N | N | N | N | N | BA | BA | BA | R |
| Warehouse and distribution center | N | N | N | N | N | N | N | N | N | Y | Y | Y | R |
| Self-storage facility | N | N | N | N | N | N | BA | N | BA | Y | Y | Y | S |
| Repair Shop/Building Trade with no outdoor storage | N | N | N | N | N | N | Y | N | BA | N | Y | Y | Q |
| Contractor's offices and storage yards | N | N | N | N | N | N | N | N | N | BA | BA | BA | R |
| Bottling or packaging of previously prepared products | N | N | N | N | N | N | Y | N | N | Y | Y | Y | R |
| Light Manufacturing | N | N | N | N | N | N | N | N | BA | Y | Y | Y | Q |
| Hazardous | N | N | N | N | N | N | N | N | N | N | BA | N | T |
| Landscapers | N | N | N | N | N | N | N | N | N | BA | BA | BA | T |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|---|---|---|---|
| Manufacturing | N | N | N | N | N | N | N | N | N | Y | Y | Y | Q |
| Research and Development | N | N | N | N | N | N | N | N | BA | Y | Y | Y | Q |
| Brewery, with or without license for public consumption | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | I |

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| ACCESSORY USES | R60 | R40 | R30 | R15 | MR | MH | DB | NB | GB | LCI | IA | IB | PC |
| Accessory uses customarily incidental to a permitted residential use on the same premises, and not detrimental to a residential neighborhood | Y | Y | Y | Y | Y | N | Y | Y | Y | Y | Y | Y | -- |
| Accessory uses customarily incidental to a permitted commercial or industrial use on the same premises | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | -- |
| Professional offices in private residences or buildings accessory thereto | Y | Y | Y | Y | N | N | Y | Y | Y | Y | Y | Y | A plus T |
| Craft manufacture and customary home occupation if carried on by a resident on premises and involving not more than two (2) additional operatives | Y | Y | Y | Y | N | N | N | N | N | N | N | N | A plus T |
| The taking of lodgers, not to exceed three (3) in number, excluding the occupant's family | Y | Y | Y | Y | Y | N | N | N | N | N | N | N | A plus |
| Family day care home, small | Y | Y | Y | Y | N | N | N | N | N | N | N | N | A plus T |
| Family day care home, large | BA | BA | BA | BA | N | N | N | N | N | N | N | N | A plus T |
| Adult social day care | BA | BA | BA | BA | N | N | Y | N | N | N | Y | Y | A plus T |
| Accessory dwelling unit | BA | BA | BA | BA | N | N | BA | N | N | N | BA | BA | A x 2 |
| Pet grooming, no overnight boarding | BA | BA | BA | BA | N | N | BA | BA | Y | Y | Y | Y | T |