

ZONING

300 Attachment 1

Town of Salisbury

Table of Use Regulations

[Amended 5-15-1989 ATM by Arts. 32 and 33; 11-6-1989 ATM by Art. 24;
5-17-1999 ATM by Art. 14; 10-25-1999 ATM by Arts. 7 and 8;
11-18-2002 ATM by Art. 27; 5-16-2005 ATM by Art 11
5-15-2006 ATM by Art. 9; 10-23-2006 ATM by Art. 5; 5-14-2007 ATM by Art. 11;
5-18-2009 ATM by Art. 20; 5-17-2010 ATM by Art. 17; 5-17-2010 ATM by Art. 18; 10-22-
2018 ATM by Art. 22]

Use	R1	R2	R3	BC	C	C2	C3	C4	I	VC	LM	LM-A	LM-B	LM-C	LM-D
Residential Uses															
Mobile/manufactured home dwelling	P	P	P	P	P	P	—	P	—	PB	—	—	—	—	—
One-family attached dwelling	—	—	—	—	P	P	—	—	—	—	P	—	—	—	—
One-family detached dwelling	P	P	P	P	P	P	—	P	—	PB	P	—	PB ¹	—	P
Accessory apartment dwelling	S	S	S	S	S	S	—	S	—	S	P	—	P	—	P
Multifamily dwelling	—	—	—	P	—	—	—	—	—	²	P	—	P ³	PB	P
Vertical mixed-use development	—	—	—	—	—	—	—	—	—	P	P	—	P	P	P
Horizontal development	—	—	—	—	—	—	—	—	—	PB	PB	—	PB	PB	P
Home occupations (see definitions)	S	S	S	P	P	P	PB	P	—	P	P	—	P	—	P
Community Uses															
Assisted living or life care	—	PB	—	—	PB	P	PB	P	—	—	PB	—	PB	P	—
Membership club	—	—	—	S	S	S	S	S	S	S	—	—	—	—	—
Church or other religious purpose	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Congregate housing	—	PB	—	—	PB	P	PB	P	—	—	—	—	PB	P	P
Educational purpose which is religious, sectarian, denominational or public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Historical association or society	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital or medical center	S	S	S	S	S	S	S	—	—	S	—	—	PB	PB	—
Membership club	—	—	—	S	S	S	S	S	S	S	—	—	—	—	—
Municipal building and facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursing home and rehabilitation center	PB	PB	PB	—	PB	P	PB	—	—	P	—	—	PB	PB	P
Power plant, water or sewer treatment plant, and refuse facility	—	—	—	—	—	—	S	S	S	—	—	—	—	—	—
Public utility except power plant, water or sewage treatment plant, and refuse facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public park, conservation area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Use	R1	R2	R3	BC	C	C2	C3	C4	I	VC	LM	LM-A	LM-B	LM-C	LM-D
and/or preserved open space															
Rehabilitation residence	—	PB	—	—	PB	PB	PB	P	—	—	—	—	PB	PB	—
Town cemetery, including any crematory	P	P	P	P	P	P	—	—	P	P	—	—	P	P	—
Urgent care facility	—	—	—	—	PB	PB	PB	PB	—	—	—	PB	PB	PB	—
Agricultural Uses															
Agriculture, horticulture and floriculture except for a greenhouse or stand for retail sale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial forestry in a manner consistent with MGL c. 40, § 3	P	P	P	—	P	P	P	P	P	—	—	P	—	P	P
Raising or keeping of livestock, horses and poultry not including the raising of swine for commercial use in a manner consistent with MGL c. 40, § 3	P	P	—	—	S	S	—	S	—	—	—	—	—	—	—
Commercial Uses															
Adult entertainment establishments	—	—	—	S	—	S	—	—	S	—	—	—	—	—	—
Amusements	—	—	—	P	P	P	S	—	—	—	—	PB	PB	PB	—
Bakery	—	—	—	P	P	P	P	P	—	P	P	PB ⁴	P	P	P
Bed-and-breakfast	PB	PB	—	—	PB	PB	—	—	—	P	P	—	P	—	P
Bus terminals and any other passenger transportation services	—	—	—	—	P	—	P	P	—	—	—	P	—	PB	—
Brew pub	—	—	—	P	P	PB	P	PB	—	P	P	P	P	P	PB
Brewery	—	—	—	PB	P	PB	P	PB	—	PB	PB	P	PB	PB	—
Commercial stables, kennels, vet hospital, animal care or other similar commercial establishments in which all animals are completely enclosed in pens or other structures in a manner consistent with MGL c. 40A, § 3	S	S	—	—	S	S	—	S	S	—	—	—	PB	PB	—
Campground	S	S	S	—	P	P	—	—	—	—	—	—	PB	—	—
Chemical warehouse	—	—	—	—	P	P	—	—	P	—	—	—	—	—	—
Day care facility in a manner consistent with MGD c. 40A, § 3	—	—	—	—	S	S	S	—	—	—	PB	—	PB	PB	PB
Fish, shellfish, food processing, wholesale and retail sale	—	—	—	—	S	—	PB	P	P	—	—	—	—	P	—
Funeral home	—	—	—	—	P	—	—	—	—	—	—	—	P	—	—
Gas station	—	—	—	—	S	—	—	—	—	—	—	PB	—	PB	—
Greenhouse in a manner consistent with MGL c. 40A, § 3	—	PB	—	—	PB	PB	PB	—	—	—	—	—	PB	PB	—

ZONING

Use	R1	R2	R3	BC	C	C2	C3	C4	I	VC	LM	LM-A	LM-B	LM-C	LM-D
Laundromat	—	—	—	S	S	S	S	P	—	P	—	—	PB	—	—
Light fabrication	—	—	—	—	PB	PB	PB	PB	P	—	—	—	—	—	—
Light industry	—	—	—	—	—	—	PB	—	P	—	—	—	—	—	—
Lumberyards	—	—	—	—	S	S	S	—	P	—	—	—	—	—	—
Marina	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—
Marine and boat building, selling, renting, servicing, repairing, and storage	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—
Miscellaneous transportation services, including, but not limited to, taxi, van, limousine and ambulance service and similar “for hire” vehicles	—	—	—	—	P	—	P	P	—	—	—	PB	—	PB	—
Motels and hotels	—	—	—	P	P	P	PB	—	—	—	—	PB	—	PB	—
Motor freight terminal and warehousing	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—
Motor vehicle car washing station	—	—	—	—	P	P	—	—	—	—	—	—	—	—	—
Motor vehicle leasing or renting	—	—	—	—	P	—	PB	PB	P	—	—	PB	PB	PB	PB
Motor vehicle sales	—	—	—	—	P	P	PB	—	P	—	—	—	—	—	—
Motor vehicle service and repair	—	—	—	—	P	PB	PB	—	P	—	—	—	—	—	—
Product assembly	—	—	—	—	P	—	P	P	P	—	—	—	PB	PB	—
Professional and business office building	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P
Recycling refuse establishment	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—
Renting/leasing of equipment, household, and functional supplies	—	—	—	P	P	P	PB	PB	—	—	—	PB	PB	PB	PB
Research and development laboratories	—	—	—	—	P	—	P	S	P	—	—	—	P	P	—
Restaurants	—	—	—	P	P	P	P	—	—	P	P	P	P	P	PB
Restaurants, fast-food	—	—	—	P	P	P	—	—	—	P	—	P	PB	PB	PB
Retail, major and minor	—	—	—	P	P	P	P	—	—	P	P	P	P	P	P
Retail, regional	—	—	—	—	PB	—	PB	PB	—	PB	PB	PB	PB	PB	—
Roadside stands in a manner consistent with MGL c. 40A, § 3	—	—	—	PB	PB	PB	—	PB	—	—	—	—	—	PB	—
Sand or gravel pit	S	—	—	—	—	—	—	—	S	—	—	—	—	—	—
Self-service gas station	—	—	—	—	S	—	—	—	—	—	—	—	—	—	—
Self-service storage facility	—	—	—	—	—	—	PB	PB	PB	—	PB	—	—	—	—
Storage of construction equipment, materials and products	—	—	—	—	PB	PB	PB	PB	PB	—	—	—	PB	—	—
Storage of flammable liquids	—	—	—	P	P	P	—	S	P	—	—	—	—	—	—
Storage of liquefied petroleum gas over	—	—	—	P	P	P	—	P	P	—	—	—	—	—	—

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Use	R1	R2	R3	BC	C	C2	C3	C4	I	VC	LM	LM-A	LM-B	LM-C	LM-D
500 gallons															
Storage of liquefied petroleum gas over 1,000 gallons	—	—	—	S	S	S	—	—	S	—	—	—	—	—	—
Storage of vehicles and trailers	—	—	—	—	PB	PB	PB	PB	PB	—	—	PB	PB	—	—
Temporary greenhouse or stand for retail sale of products not raised or grown primarily on the same premises in a manner consistent with MGL c. 40A, § 3	S	S	S	S	S	S	S	S	S	S	PB	PB	PB	PB	PB
Temporary trailer	P	P	P	P	P	P	P	—	P	P	P	P	P	P	P
Theaters	—	—	—	P	P	P	P	P	—	—	—	P	—	PB	—
Wholesale trade and distribution	—	—	—	P	P	P	PB	P	P	—	—	—	—	PB	—
Utility-scale wind energy facility	PB	—	—	—	—	—	PB	—	—	—	—	—	—	—	—
On-site wind energy facility	PB	—	—	—	—	—	PB	—	—	—	—	—	PB	PB	—
Large-scale solar photovoltaic installations	P	—	—	—	—	—	P	P	P	—	PB ⁵	—	—	—	—
On-site solar photovoltaic installations	P	—	—	—	—	—	P	P	P	—	PB	—	PB	PB	—

NOTES:

- ¹ In Subdistrict B, allowed only in a mixed residential development under § 300-162.
- ² Refer to Zoning Bylaw § 300-82 for specific information.
- ³ Except that no multifamily dwellings shall be located within 200 feet of the Lafayette Road right-of-way.
- ⁴ Allowed by special permit by the Planning Board if part of a larger development with other residential uses and the bakery does not comprise more than 20% of the total gross floor area in the development.
- ⁵ All utilities shall be visually screened from Lafayette Road or Toll Road through any one or combination of the following: location, distance, plantings, or other buildings. Owner is responsible for visual screen on own property regardless of other circumstances in front of property. All other guidelines from Article XXII. Solar Photovoltaic Installations, shall be administered.

Prohibited uses in all zoning districts:

Airport
 Auto auctions
 Fur farm
 Junkyard
 Piggery
 Race track

Key:

ZONING

P = A use permitted by right in the district.

S = A use which may be permitted in the district by a special permit from the Zoning Board of Appeals in accordance with § 300-35.

PB = A use which may be permitted in the district by a special permit from the Planning Board in accordance with § 300-35.

(—) = A use which is not permitted in the district.

Special Permit: Any use similar in character to those permitted above may be allowed by the Zoning Board of Appeals, or by the authorized special permit granting authority (SPGA), pursuant to the applicable sections of the Zoning Bylaws of the Town of Salisbury. All appeals, variances and special permits will be handled procedurally as defined by MGL c. 40A.