

Table of Principal Use Regulations

	DISTRICTS									
	RA	RB	B	BL	CH	IH	IA	IB	IC	ID
A. Residential Uses										
1. Single-family dwelling	Y	Y	Y	N	N	N	Y	SPA	SPA	N
2. Conversion of dwelling	SPA	SPA	SPA	N	N	N	SPA	SPA	SPA	N
3. Open space residential development	SPB	SPB	N	N	N	N	SPB	N	SPB	N
4. Flexible development	SPB	SPB	N	N	N	N	SPB	N	SPB	N
5. Assisted living facility	SPB	SPB	N	N	SPB	SPB	SPB	SPB	SPB	SPB
6. Trailer, mobile or otherwise	N	N	N	N	N	N	N	N	N	N
B. Exempt and Institutional Uses										
1. Use of land or structures for religious purposes	Y	Y	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	Y	Y
3. Child care facility in existing building	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Child care facility in new building	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Cemetery	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
6. Municipal facility, excluding parking lots	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Municipal parking lot or garage	N	N	N	N	Y	Y	N	N	N	N
8. Essential services	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB
9. Hospital or clinic	SPA	SPA	SPA	N	SPA	N	SPA	SPA	N	N
10. Large-Scale Solar Energy System	SPB	N	SPB	SPB	Y	Y	Y	Y	Y	Y
C. Agricultural Uses										
1. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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2. Facility for the sale of produce, and wine and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C. Agricultural Uses, cont'd	RA	RB	B	BL	CH	IH	IA	IB	IC	ID
3. Greenhouse or nursery farm stand	N	N	N	N	Y	N	N	N	N	N
4. Temporary greenhouse or farm stand	N	N	N	N	Y	Y	N	N	N	N
5. Storage of agricultural products at nonexempt operation	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
6. Boarding, renting and sale of animals on parcels less than five acres	N	N	N	N	SPA	N	N	N	N	N
7. Boarding, renting and sale of horses on parcels less than five acres	N	N	SPA	N	SPA	N	SPA	SPA	N	N
8. Veterinary hospital or clinic	N	N	N	N	Y	N	N	N	N	N
D. Commercial Uses										
D. (A) Retail Uses										
1. Retail sales to the general public	N	N	Y	N	Y	N	Y	Y	N	N
2. Retail sales to industrial or commercial buyers	N	N	N	N	SPB	Y	N	N	N	N
3. Retail sales of dairy products	N	N	Y	N	Y	N	Y	N	N	N
4. Retail sales or leasing of motor vehicles	N	N	N	N	Y	Y	N	N	N	N
5. Major retail project	N	N	SPB	SPB	SPB	SPB	SPB	N	N	N
D. (B) Motor Vehicle Services										
1. Motor vehcile services	N	N	SPA	N	SPA	SPA	SPA	SPA	N	N
2. Motor vehicle repair establishments	N	N	SPA	N	SPA	SPA	SPA	SPA	N	N
D. (C) Other Commerical Uses										
1. Nursing or convalescent home	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
2. Funeral home	N	N	Y	N	Y	N	Y	Y	N	N
3. Hotel	N	N	Y	N	SPB	N	Y	Y	N	N
4. Restaurant	N	N	Y	Y	Y	N	Y	Y	N	N
5. Restaurant, drive-in Drive-Through	N N	N N	N SPB	N SPB	N SPB	N N	N SPB	N SPB	N N	N N

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6. Business or professional office	N	N	Y	Y	Y	Y	Y	Y	Y	Y
7. Printing establishment; newspaper	N	N	Y	N	N	N	Y	Y	Y	Y
8. Nonexempt educational use	N	N	N	N	Y	N	N	N	N	N
9. Nonprofit membership club	Y	Y	Y	N	Y	N	Y	Y	N	N
D. (C) Other Commerical Uses, cont'd	RA	RB	B	BL	CH	IH	IA	IB	IC	ID
10. Indoor and outdoor commercial recreation	N	N	N	N	SPA	N	N	N	N	N
11. Winter commercial recreation	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
12. Horseback riding academy	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
13. Place of amusements or assembly	N	N	SPA	N	N	N	SPA	SPA	N	N
14. Indoor motion-picture establishment	N	N	N	N	Y	N	N	N	N	N
15. Golf course; golf club	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
16. Personal service establishment	N	N	Y	Y	Y	N	Y	Y	N	N
17. General service establishment	N	N	N	Y	Y	Y	N	N	Y	Y
18. Planned commercial development	N	N	N	N	SPB	N	N	N	N	N
19. Commercial parking lot	N	N	N	N	Y	Y	N	N	N	N
20. Adult entertainment establishment	N	N	N	N	SPA	N	N	N	N	N
21. Massage establishment	N	N	N SPA	N SPA	N Y	N Y	N SPA	N SPA	N SPA	N SPA
22. Body art establishment	N	N	N	N	SPA	N	N	N	N	N
23. Major commercial project	N	N	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB
24. Adult day care facility	SPA	SPA	SPA	N	N	N	SPA	SPA	N	N
25. Recreational Marijuana Establishment	N	N	N	N	N	N	N	N	N	N
26. Short-Term Rental ¹	N	N	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
E. Industrial Uses										
1. Research/office park	N	N	N	N	Y	Y	Y	Y	Y	Y
2. Warehouse	N	N	N	N	N	SPB	SPB	SPB	SPB	SPB
3. Planned industrial development	N	N	N	N	N	SPB	N	SPB	N	N

See Definitions

Y=permitted, N=not permitted

SPB = special permit by Planning Board

SPA = special permit by Zoning Board of Appeals

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4. Removal of sand and gravel	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Quarrying; mining	N	N	N	N	N	N	Y	N	Y	Y
6. Sawmills and wood processing	N	N	N	N	N	Y	Y	N	N	N
7. Light manufacturing	N	N	N	N	N	Y	Y	Y	Y	Y
8. Light manufacturing with not more than four employees	N	N	N	N	Y	Y	N	N	N	N
9. Wholesale trade	N	N	N	N	Y	Y	N	N	Y	Y
10. Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N
E. Industrial Uses, cont'd	RA	RB	B	BL	CH	IH	IA	IB	IC	ID
11. Wholesale underground fuel storage	N	N	N	N	N	SPA	N	N	N	N
12. Asphalt Manufacturing Plant	N	N	N	N	N	N	N	N	N	N
F. Other Uses										
1. Research conducted by a nonprofit educational institution	SPA	SPA	SPA	SPA	N	N	SPA	SPA	SPA	SPA
2. Drive-up or Drive-through facilities, except restaurants	N	N	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB
3. Accessways to other districts	Y	Y	Y	Y	Y	Y	Y	N	N	N
4. RTF, including Antennas, equipment and Structures (see Section 6.2 for exemptions)	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA

Table of Accessory Use Regulations

5. Drive-Through Facilities, Restaurants	N	N	SPB	SPB	SPB	N	SPB	SPB	N	N
C. General Accessory Uses	RA	RB	B	BL	CH	IH	IA	IB	IC	ID
1. Accessory scientific uses (see Sec. 3.2.3.1)	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
2. Split lot accessway (see Sec. 3.2.3.2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Common driveway (see Sec. 3.2.3.3)	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB
4. Private Parking Garage (see Sec. 3.2.3.4)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. RTF, including Antennas, equipment and Structures (see Section 6.2 for exemptions)	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA

1. Short-Term Rentals are permitted by right within the Summer Village Short-Term Rental Overlay District (See Section 8.8)

Table of Dimensional and Density Regulations

REQUIREMENT	DISTRICTS											
	RA	RB	B	BL	CH	CH/PCD	IA	IB	IH	IH/PID	IC	ID
Minimum lot area (square feet or as noted)	40,000	20,000	40,000	100,000	40,000	200,000	40,000	4 acres	100,000	400,000	100,000	200,000
Minimum continuous lot frontage (feet)	200	100	200	200	200	200	200	300	250	400	250	250
Minimum front yard (feet)	50 ²	25 ²	35 ²	50	75 ²	75 ²	35 ²	50 ²	100 ²	100 ⁴	100	100
Minimum side yard (feet)	15 ⁵	15 ⁵	15	50	35 ⁷	35 ⁷	15	40 ⁸	35 ⁹	35 ⁹	35 ⁹	50 ⁹
Minimum rear yard (feet)	30 ⁵	30 ⁴	30	50	50	50	30	50 ⁸	50 ⁹	50 ⁹	50 ⁹	50 ⁹
Maximum building height (feet)	35	35	40	40	40	40	40	40	40	40	40	40
Maximum building Area (stories)	2 1/2 ¹⁰	2 1/2 ¹⁰	3	2	3	3	4	4	3	3	3	3
Maximum building area (percent of lot area)				25	25 ¹¹	50			25	50	25	25
Minimum open space (percent of lot area in the zoning district) ¹⁶												
Lots of less than 80,000 square feet as of May 5, 1990 ¹⁹	3	3	30 ¹⁶	50 ¹⁶	30 ¹⁶	30 ¹⁶	30 ¹⁶	30 ^{12,16}	30 ¹⁶	30 ¹⁶	30	50 ¹⁶
All others	3	3	30 ¹⁶	50 ¹⁶	50 ¹⁶	30 ¹⁶	30 ¹⁶	30 ¹⁶	50 ¹⁶	50 ¹⁶	30 ¹⁶	50 ¹⁶
Minimum distance between buildings on the same lot (feet)	20	20	20			20						

1. Not used.
2. Corner lots shall be considered to have two (2) front yards and two (2) side yards, each of which shall comply with the requirements of the front yard provisions and each of which shall comply with the dimensional requirements of the yard for whatever district the lot is located in.
3. For new residential lots, at least seventy-five (75) percent of the required minimum lot area shall be dry land; that is not wetlands as defined herein and is not in the Floodplain Overlay District described in Sec. 8.2.
4. No parking lot in first one hundred (100) feet from public way; all parking lots to be screened from a public way by either natural or vegetation or a landscaped berm, such vegetation or berm to be at least six (6) feet in height.

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5. No one-story accessory building shall be built or maintained within ten (10) feet of a lot line in any case, provided that in Residence B District is a building, accessory or otherwise, may be built or maintained up to ten (10) feet from any side lot on any parcel of land individually owned which is shown on a plan recorded in the Middlesex North District Registry of Deeds on or before March 12, 1955, and which contains no more than ten thousand (10,000) square feet in area and less than one hundred (100) feet of frontage.
6. Not used.
7. Fifty (50) feet where lot adjoins a residential district.
8. Sixty (60) feet where lot adjoins a residential district.
9. One hundred (100) feet where lot adjoins a residential district.
10. Three (3) stories if building sets back from each street and lot line ten (10) feet in addition to the requirements of this table.
11. Fifteen (15) percent on lots of fifty thousand (50,000) square feet or less; twenty (20) percent on lots of more than fifty thousand (50,000) square feet and less than sixty thousand (60,000) square feet; twenty-five (25) percent on lots of sixty thousand (60,000) square feet or more.
12. For each permitted principal building and open space on the lot, not occupied by any building, of seventy-five (75) percent of the area of such lot, which may be used for parking if otherwise lawful.
13. Not used.
14. For parcels of land up to two (2) acres, plus five feet for each additional acre in the parcel up to one hundred (100) feet.
15. For parcels of land up to two (2) acres, plus five feet for each additional acre in the parcel up to one hundred fifty (150) feet.
16. When wetlands, as defined under this chapter and/or M.G.L c. 131, s. 40, occur on a lot: The open space requirements for lots requiring 50% open space shall be calculated as follows: $OS = 0.50(TLA - W)$. Lots requiring thirty (30) percent open space shall be calculated as follows: $OS = 0.30(TLA - W)$, where OS = required non-wetland open space areas; TLA = total land area in the parcel; W = total wetland area in the parcel.
17. Not used.
18. Not used.
19. This row applies to those parcels whose area does not exceed eighty thousand (80,000) square feet according to a plan on deed recorded prior to May 5, 1990. (Amended 5/5/90 ATM Art. 20)
20. Not used.

Table of Parking Requirements

PRINCIPAL USE

REQUIRED PARKING SPACES

A. Residential Uses

- | | |
|---------------------------------------|---------------------------|
| 1. Single-family dwelling | 2 per dwelling unit |
| 2. Conversion of dwelling | 2 per dwelling unit |
| 3. Open space residential development | 2 per dwelling unit |
| 4. Flexible development | 2 per dwelling unit |
| 5. Assisted living facility | As set forth in Section 7 |

B. Exempt and Institutional Uses

- | | |
|--|---|
| 1. Use of land or structures for religious purposes | 1 for each 3.5 sets |
| 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 | <p><i>For elementary schools:</i> 1 space for each teacher and each employee and 1 space per classroom;</p> <p><i>For secondary schools:</i> 1 space for each teacher and each employee and 1 space for each 4 students;</p> <p><i>For college or other institutions of higher learning above the 12th grade:</i> 1 space for each 3.5 seats in an auditorium or 1 for each 17 classroom seats, whichever is greater/plus one space per employee on the largest shift</p> |
| 3. Child care facility in existing building | 1 for each teacher and each other employee and 2 spaces per classroom |
| 4. Child care facility in new building | 1 space for each teacher and each other employee and 2 spaces per classroom |
| 5. Cemetery | Not applicable |
| 6. Municipal facility, excluding parking lots | As may be determined by the Planning Board during site plan review |
| 7. Municipal parking lot | Not applicable |
| 8. Essential services | As may be determined by the Planning Board during site plan review |
| 9. Hospital or Clinic | 2 per bed |

C. Agricultural Uses

- | | |
|---|----------------|
| 1. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area | Not applicable |
|---|----------------|

Table of Parking Requirements

2. Facility for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located

1 space per 180 square feet of gross floor area

PRINCIPAL USE

REQUIRED PARKING SPACES

C. Agricultural Uses, cont'd

- 3. Greenhouse or nursery stand
- 4. Temporary greenhouse or stand
- 5. Storage of agricultural products at nonexempt operation
- 6. Boarding, renting and sale of animals on parcels of less than five acres
- 7. Boarding, renting and sale of horses on parcels less than five acres
- 8. Veterinary hospital or clinic

- 1 space per 180 square feet of gross floor area
- 1 space per 180 square feet of gross floor area
- Not applicable
- As may be determined by the Planning Board during site plan review
- As may be determined by the Planning Board during site plan review
- 1 space per 200 square feet of gross floor area

D. Commercial Uses

D. (A) Retail Uses

- 1. Retail sales to the general public
- 2. Retail sales to industrial or commercial buyers
- 3. Retail sales of dairy products
- 4. Retail sales or leasing of motor vehicles

- 1 space per 180 square feet of gross floor area
- 1 space per 180 square feet of gross floor area
- 1 space per 180 square feet of gross floor area
- 1 space per 180 square feet of gross floor area, plus such additional spaces as may be determined by the Planning Board during site plan review

D. (B) Motor Vehicle Services

- 1. Motor vehicle services
- 2. Motor vehicle repair establishments

- 2 spaces per service bay, plus such additional spaces as may be determined by the Planning Board during site plan review
- 2 spaces per service bay, plus such additional spaces as may be determined by the Planning Board during site plan review

D. (C) Other Commercial Uses

- 1. Nursing or convalescent home
- 2. Funeral home
- 3. Hotel

- 3 per bed
- 1 for each two seats
- 1 per 600 square feet of gross floor area

Table of Parking Requirements

4. Restaurant	1 for each three seats
5. Restaurant, drive-in	Not applicable
6. Restaurant, fast-food	1 for each three seats
7. Business or professional office	1 per 200 square feet of gross floor area
8. Bank, financial agency	1 per 200 square feet of gross floor area

PRINCIPAL USE

REQUIRED PARKING SPACES

D. (C) Other Commercial Uses cont'd

9. Printing establishment; newspaper	1 per 200 square feet of gross floor area
10. Nonexempt educational use	1 space for each teacher and each employee and 1 space for each 4 students
11. Nonprofit membership club	1 for each three seats
12. Indoor and outdoor commercial recreation	As may be determined by the Planning Board during site plan review
13. Winter commercial recreation	As may be determined by the Planning Board during site plan review
14. Horseback riding academy	As may be determined by the Planning Board during site plan review
15. Place of amusement or assembly	1 per 200 square feet of gross floor area
16. Indoor motion-picture establishment	1 for each three seats
17. Golf course; golf club	As may be determined by the Planning Board during site plan review
18. Personal service establishment	1 per 200 square feet of gross floor area
19. General service establishment	1 per 200 square feet of gross floor area
20. Planned commercial development	As may be determined by the Planning Board during site plan review
21. Commercial parking lot	Not applicable
22. Adult entertainment establishment	1 for each three seats
23. Massage establishment	As may be determined by the SPGA (if applicable), or as may be determined by the Planning Board during site plan review if there is no SPGA Not applicable
24. Short-Term Rental	As may be determined by the SPGA (if applicable), or as may be determined by the Planning Board during site plan review if there is no SPGA (if applicable)
2425. Body art establishment	1 per 200 square feet of gross floor area
2526. Bakery, laundry or dry cleaning plant not operated at retail	1 per 300 square feet of gross floor area

E. Industrial Uses

Table of Parking Requirements

1. Research/office park	1 per 300 square feet of gross floor area
2. Warehouse	1 per 400 square feet of gross floor area
3. Planned industrial development	1 per 400 square feet of gross floor area
4. Removal of sand and gravel	Not applicable
5. Quarrying; mining	Not applicable
6. Sawmills and wood processing	As may be determined by the Planning Board during site plan review
7. Light manufacturing	1 per 300 square feet of gross floor area
8. Light manufacturing with not more than four employees	As may be determined by the Planning Board during site plan review

PRINCIPAL USE

REQUIRED PARKING SPACES

E. Industrial Uses, cont'd

9. Wholesale trade	1 per 400 square feet of gross floor area
10. Contractor's yard; landscaping service	Not applicable
11. Junkyard or automobile graveyard	Not applicable
12. Transport terminal	As may be determined by the Planning Board during site plan review
13. Wholesale underground fuel storage	As may be determined by the Planning Board during site plan review
14. Commercial communications and television tower	Not applicable

F. Other Uses

1. Research conducted by a nonprofit educational institution	As may be determined by the Planning Board during site plan review
2. Drive-up or drive-through facilities	Not applicable
3. Access ways to other districts	Not applicable

**Appendix E:
Growth Management Provisions (see section 6.3)**

Category of Dwelling Unit	As referenced in:	Statutorily exempt from this Section 6.3?	Subject to Growth Rate Limit?	Subject to Development Scheduling?
Units defined prior to this bylaw's effective date (per Mass. Gen. Law, Chapt. 40A, Sect. 6):				
Pre-existing definitive subdivision plans	Mass. Gen. Law, Chapt. 40A	Yes	---	---
Pre-existing Approval Not Required (ANR)	Mass. Gen. Law, Chapt. 41, Sect. 81P	Yes	---	---
Pre-existing special permit developments	(see below)	Yes	---	---
Pre-existing use variances	Mass. Gen. Law, Chapt. 40A, Sect. 6	Yes	---	---
Units defined on or after this bylaw's effective date:				
Definitive Subdivision	Mass. Gen. Law, Chapt. 40A	No	Yes	No
Approval Not Required (ANR)	Mass. Gen. Law, Chapt. 41, Sect. 81P	No	Yes	No
Accessory Dwelling Unit (SP - ZBA)	Westford Chapt. 173, Sect. 3.3	No	No	No
Enlargement, restoration, etc. of an existing unit	Westford Chapt. 173, Sect. 6.3.6.2	No	No	No
Reduced Density Development	Westford Chapt. 173, Sect. 6.3.4.1.b	No	No	Yes
One single-family residence on an existing tract	Westford Chapt. 173, Sect. 6.3.6.4	No	No	No
Open Space Residential Development (SP - PB)	Westford Chapt. 173, Sect. 7.1	No	Yes	No
Flexible Development (SP - PB)	Westford Chapt. 173, Sect. 7.2	No	Yes	No
Assisted Living Facility (SP - PB)	Westford Chapt. 173, Sect. 7.3	No	No	No
Senior Residential Multi-Family Overlay District	Westford Chapt. 173, Sect. 8.4	No	No	Yes
Mill Conversion Overlay District (SP - PB)	Westford Chapt. 173, Sect. 8.5	No	No	No
Use variance (SP - ZBA)	Westford Chapt. 173, Sect. 9.2.2	No	Yes	No
Affordable to Low Income Households	Westford Chapt. 173, Sect. 10.2	No	No	No
Affordable to Moderate Income Households	Westford Chapt. 173, Sect. 10.2	No	No	No
Affordable to Median Income Households	Westford Chapt. 173, Sect. 10.2	No	Yes	No
Other units:				

Notes:

1. ~~SP - ZBA denotes Special Permit required from Zoning Board of Appeals; SP - PB denotes Special Permit required from Planning Board.~~
2. ~~Dwelling units defined prior to the effective date of this Section 6.3 may be subject to previous versions of this Section.~~