

ZONING

Table of Dimensional and Density Regulations
[Amended 5-15-2002 ATM by Art. 43]

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks/Yard (feet)			Maximum Building Height (feet)	Maximum Stories	Maximum Building Coverage	Maximum Lot Coverage	Minimum Open Space
					Front	Side	Rear					
Residence A	25,000 sf	125	75	120	20	10	30	35	3	35%	70%	30%
Residence B	15,000 sf	100	50	100	20	10	30	35	3	35%	70%	30%
Residence C	43,560 sf	200	100	200	50	30	50	35	3	40%	65%	35%
General Business	15,000 sf	100	50	100	10	10	20	45/50*	3	70%	90%	10%
Highway Business	25,000 sf	150	100	150	50	30	50	45/50*	4	25%	75%	25%
Commercial	40,000 sf	150	150	200	35	20	35	45/50*	4	40%	75%	25%
Open Space Conservancy	5 acres	200	100	200	100	50	100	20	2	10%	20%	80%
Cluster I	5 acres		100		20	20	30	35	2		50%	50%
Cluster II	5 acres		100		20	20	30	35	2		50%	50%
Cluster III	5 acres		100		20	20	30	35	2		50%	50%
Watershed RA	43,560 sf	125	75	120	20	10	30	35	3		20%	80%
Watershed RB	43,560 sf	100	50	100	20	10	30	35	3		20%	80%
Watershed RC	43,560 sf	200	100	200	50	30	50	35	3		20%	80%
Watershed GB	43,560 sf	100	50	100	10	10	20	45/50*	3	70%	70%	30%
Watershed HB	43,560 sf	150	100	150	50	30	50	45/50*	4	25%	70%	30%
Watershed C	43,560 sf	150	150	200	35	20	35	45/50*	4	25%	60%	40%

*In business and commercial districts the height limitation is 50 feet for habitable and 45 feet for nonhabitable buildings.

ZONING

Table of Principal Uses
 [Amended 5-8-2001 STM by Art. 14; 5-10-2006 ATM by Art. 40]

Any uses not listed herein are deemed not allowed.

Use	RA	RB	RC	C123	GB	HB	C	OSC
Access Across a Zone to Serve a Different Zone								
	SP	SP	SP	SP	SP	SP	SP	SP
Residential								
One-Family	Y	Y	Y	Y	SP	N	N	N
Two-Family Conversion	N	SP	Y	Y	SP	N	N	N
Apartment House/2 Family	N	N	Y	SP	SP	SP	SP	N
Cluster Development	N	N	N	SP	N	N	N	N
Day Care, Accessory	Y	Y	Y	Y	Y	Y	Y	Y
Lodging House	N	N	SP	N	SP	N	N	N
Residence Above First Story Business Use	N	N	N	N	SP	N	N	N
Institutional								
Cemetery	N	SP	SP	SP	SP	SP	Y	Y
Church, Synagogue, and Similar Use	Y	Y	Y	Y	Y	Y	Y	Y
Community Center	N	SP	SP	Y	Y	SP	N	Y
Congregate Living Facility	N	SP	SP	SP	SP	SP	SP	N
Convalescent Home and Nursing Home	N	SP	SP	SP	SP	SP	SP	N
Conversion of Convalescent Home or Nursing Home	N	SP	SP	SP	SP	SP	SP	N
Hospital	N	SP	SP	SP	SP	SP	SP	N
Institution of Historic, Philanthropic or Charitable Character	SP	SP	SP	SP	SP	SP	SP	N
Library	Y	Y	Y	SP	Y	Y	N	N
Municipal Building	N	SP	SP	SP	SP	SP	Y	Y
Museum	SP	SP	Y	SP	Y	Y	Y	N
School	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Uses								
Boathouse, Marina	N	N	SP	N	Y	Y	Y	N
Club or Lodge	N	N	SP	SP	Y	Y	SP	N
Golf Course	SP	SP	Y	SP	Y	Y	SP	Y
Riding Stable/Academy	N	N	N	N	N	Y	N	Y
Rod and Gun Clubs	N	N	N	N	N	N	Y	Y

BRAINTREE CODE

Table of Principal Uses

Any uses not listed herein are deemed not allowed.

Use	RA	RB	RC	CI23	GB	HB	C	OSC
Agricultural Uses								
Agriculture, Horticulture, Floriculture, Nurseries and Similar Uses	Y	Y	Y	Y	Y	Y	Y	Y
Business Uses								
Amusement or Assembly, Place of	N	N	N	N	SP	SP	SP	N
Animal Clinic/Hospital	N	N	N	N	SP	Y	Y	N
Automotive Repair Service	N	N	N	N	SP	Y	Y	N
Bank	N	N	N	N	SP	Y	SP	N
Body Art Establishment	N	N	N	N	Y	Y	SP	N
Business/Professional Offices	N	N	N	N	SP	Y	Y	N
Catering Service	N	N	N	N	SP	SP	Y	N
Commercial Recreation	N	N	N	N	SP	SP	SP	N
Data Center/Communications Facility	N	N	N	N	Y	Y	Y	N
Day Care, Commercial	Y	Y	Y	Y	Y	Y	Y	Y
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y
Factory Outlet Store	N	N	N	N	N	SP	SP	N
Fast-Food Establishment	N	N	N	N	SP	Y	SP	N
Funeral Home	N	N	SP	N	Y	Y	SP	N
Garage, Nonresidential	N	N	N	N	SP	Y	Y	N
Garden Center	N	N	N	N	N	Y	Y	N
Hotel or Motel	N	N	N	N	SP	Y	SP	N
Freestanding, Exterior Kiosks	N	N	N	N	SP	SP	SP	N
Medical Center/Clinic	N	N	N	N	Y	Y	Y	N
Motor Vehicle Lease and Sales	N	N	N	N	SP	Y	Y	N
Office Park	N	N	N	N	N	SP	SP	N
Restaurant	N	N	N	N	Y	Y	SP	N
Retail Store(s) and Service(s) Not Elsewhere Classified								
Less than 30,000 SF	N	N	N	N	Y	Y	SP	N
30,000 SF or greater	N	N	N	N	N	SP	SP	N
Service Station	N	N	N	N	SP	Y	Y	N

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Any uses not listed herein are deemed not allowed.

Use	RA	RB	RC	C123	GB	HB	C	OSC
Shopping Center	N	N	N	N	N	SP	N	N
Training Schools	N	N	N	N	SP	Y	Y	N
Commercial								
Auto Body Shop	N	N	N	N	N	SP	Y	N
Contractor Yards	N	N	N	N	N	N	Y	N
Hazardous Waste Facility	N	N	N	N	N	N	N	N
Hazardous Waste Transfer Station	N	N	N	N	N	N	N	N
Heliport	N	N	N	N	N	SP	SP	N
Junkyard	N	N	N	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	SP	Y	N
Marine-Dependent Use	N	N	N	N	N	SP	SP	N
Modular Storage	N	N	N	N	N	SP	SP	N
Parking Facility	N	N	N	N	SP	SP	SP	N
Printing Facility	N	N	N	N	N	SP	Y	N
Public Utility or Public Works Storage Yard	N	N	N	N	N	SP	SP	N
Quarry Operations	N	N	N	N	N	N	SP	N
Research Facility	N	N	N	N	SP	Y	Y	N
Solid Waste Disposal Facility	N	N	N	N	N	N	SP	N
Transportation Terminal	N	N	N	N	N	SP	SP	N
Warehouse	N	N	N	N	N	SP	Y	N

Notes:

1. Y = Allowed by Right; N = Not Allowed; SP = Allowed by Special Permit
2. RA = Residence A; RB = Residence B; RC = Residence C; C123 = Cluster I, II, III; GB = General Business; HB = Highway Business; C = Commercial; OSC = Open Space and Conservancy
3. Any a) Office Park, b) Shopping Center or c) Retail Store(s) and Service(s) Not Elsewhere Classified greater than 30,000 SF existing in conformity with the use regulation of this bylaw prior to October 16, 2000, shall be deemed to have been granted a special permit.
4. A change of one or more of the groups of business establishments on the site of an existing shopping center or the tenants of an existing office park shall not require a special permit.
5. If at a public hearing adequate proof can be presented that a two-family use legally existed prior to May 1986 and has been continually maintained as a two-family house since May 1986 and is in substantial conformance with all life-safety provisions of the Massachusetts State Building Code [780 CMR] as determined by the Inspector of Buildings, the SPGA may issue a Special Permit for a continuing two-family conversion. Adequate proof shall include, but is not limited to, two of the following: building permits, affidavits from the Inspector of Buildings, tax records, utility bills, affidavits from owners/renters, deeds, bills of sales, rental receipts. [Added 5-10-2004 ATM by Art. 44]