



Home Based Day Cares & Use Table Updates

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Use Updates: Home-Based Child Day Cares

Home-Based Day Cares

- Updates to the Zoning Ordinance for consistency with Massachusetts General Law
 - Updates to M.G.L. Chapter 40A Section 3 requires municipalities to allow “Family Child Care Homes” or “Home-Based Child Day Cares” to be permitted by right in all districts that allow housing.
- Affected Districts:
 - Mid Rise 3 (MR3), Mid-Rise 4 (MR4), Mid-Rise 5 (MR5), Mid-Rise 6 (MR6) and High Rise (HR)
- Section 9.2.14.b.iv.: Home-Based Child Day Care
 - A licensed family child care home or large family child care home as defined in M.G.L. Chapter 15D Section 1A

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	R&D	CC	CI	CB	CIV
Home Occupations (as noted below)	–	–	–	–	–	–	–	–	–	–	–	–	–
Hobby Kennel	SP	N	N	N	N	N	N	N	N	N	N	N	N
Home-Based Business	P	P	N	N	N	N	N	N	N	N	N	N	N
Home-Based Child Day Care	P	P	PN	PN	PN	PN	PN	N	N	N	N	N	N
Home Office	P	P	P	P	P	P	P	N	N	N	N	N	N

Use Updates: Use Table Edits

General Edits to Use Table

- Corrects Inconsistencies in SZO 9.1.1. that occurred during prior amendments.
- Affected Uses and Districts
 - Pet Day Care or Training: SP → P
 - Veterinarian: SP → P
 - Assembly or Entertainment: N → SP
 - *None of the below uses are being updated, only corrected to reflect the individual chapter's use provisions of each zoning district.*

Table 9.1.1 Permitted Uses													
Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	R&D	CC	CI	CB	CIV
Commercial Kennel	N	N	SP	SP	SP	SP	SP	N	N	SP	P	P	N
Pet Grooming	N	N	P	P	P	P	P	N	N	P	P	P	N
Pet Day Care or Training	N	N	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	N	N	<u>P</u> SP	P	P	N
Veterinarian	N	N	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	N	N	<u>P</u> SP	P	P	N
Assembly or Entertainment	N	N	SP	SP	SP	SP	SP	<u>SP</u> N	SP	SP	SP	SP	N
Personal Services (except as follows)	N	N	P	P	P	P	P	N	P	P	P	P	N
Fitness Services	N	N	P	P	P	P	P	P	SP	P	P	P	N
Funeral Services	N	N	SP	SP	SP	SP	SP	N	N	SP	P	P	N
Health Care Services	N	N	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	N	SP	<u>P</u> SP	SP	SP	N
Cannabis Establishment Categories													
Cannabis Cultivation	N	N	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	N	<u>P</u> SP	<u>P</u> SP	<u>P</u> SP	N

Thank you!