

11. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified in the first column on Table 6.1.11.
 - iii. Use categories not identified on Table 6.1.11 are prohibited.
 - iv. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations.
 - v. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Additional Permitted Uses Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses the second column on Table 6.1.11 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Veterinarian, Fitness Services, Health Care Services, or Recreation Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required USES
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 6.1.11 Permitted Uses

| Use Category Specific Use | <u>1</u> | <u>2</u> |
|--|----------|----------|
| Arts & Creative Enterprise | | |
| Artisanal Production | P | <u>P</u> |
| Arts Exhibition | P | <u>P</u> |
| Arts Sales & Services | P | <u>P</u> |
| Co-working | P | <u>P</u> |
| Design Services | P | <u>P</u> |
| Shared Workspaces & Arts Education | P | <u>P</u> |
| Work/Live Creative Studio | SP | <u>N</u> |
| Cannabis Establishment | | |
| Cannabis Cultivation | P | <u>N</u> |
| Cannabis Product Manufacturing | P | <u>N</u> |
| Civic & Institutional | | |
| Community Center | P | <u>P</u> |
| Library | P | <u>P</u> |
| Minor Utility Facility | SP | <u>N</u> |
| Museum | P | <u>P</u> |
| Public Service | P | <u>P</u> |
| Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 | P | <u>P</u> |

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.1.11.b

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

Table 6.1.11 Permitted Uses (continued)

| Use Category Specific Use | <u>1</u> | <u>2</u> |
|---|-----------|-----------|
| Commercial Services | | |
| <u>Animal Services (as noted below)</u> | -- | -- |
| <u>Commercial Kennel</u> | <u>N</u> | <u>N</u> |
| <u>Pet Grooming</u> | <u>N</u> | <u>P</u> |
| <u>Pet Daycare & Training</u> | <u>N</u> | <u>N</u> |
| <u>Veterinarian</u> | <u>N</u> | <u>SP</u> |
| <u>Assembly or Entertainment</u> | <u>SP</u> | <u>P</u> |
| Broadcast and/or Recording Studio | <u>P</u> | <u>P</u> |
| Caterer/Wholesale Food Production | <u>P</u> | <u>N</u> |
| Day Care Service (as noted below) | -- | -- |
| Child Day Care Center | <u>P</u> | <u>N</u> |
| Educational Services | <u>P</u> | <u>N</u> |
| Personal Services (except as follows) | <u>N</u> | <u>P</u> |
| Body-Art Services | <u>P</u> | <u>P</u> |
| Fitness Services | <u>P</u> | <u>SP</u> |
| Funeral Services | <u>N</u> | <u>N</u> |
| Health Care Services | <u>N</u> | <u>SP</u> |
| Recreation Services | <u>SP</u> | <u>SP</u> |
| Vehicle Parking (as noted below) | -- | -- |
| Bike Share Parking | <u>P</u> | <u>N</u> |
| Car Share Parking (3 or fewer spaces) | <u>P</u> | <u>N</u> |
| Car Share Parking (4 or more spaces) | <u>P</u> | <u>N</u> |
| Commercial Parking | <u>P</u> | <u>N</u> |
| Food and Beverage Service | | |
| Bar/Restaurant/Tavern | <u>N</u> | <u>P</u> |
| Bakery/Café/Coffee Shop | <u>N</u> | <u>P</u> |
| Retail Sales | | |
| <u>Building/Home Supplies & Equipment</u> | <u>N</u> | <u>SP</u> |
| <u>Consumer Goods (except as follows)</u> | <u>N</u> | <u>P</u> |
| <u>Alcohol Sales</u> | <u>N</u> | <u>SP</u> |
| <u>Firearms Sales</u> | <u>N</u> | <u>N</u> |
| <u>Pet Store</u> | <u>N</u> | <u>SP</u> |
| <u>Fresh Food Market or Grocery Store</u> | <u>N</u> | <u>P</u> |
| <u>Farm/Vendor Market</u> | <u>N</u> | <u>P</u> |

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.1.11.b

Table 6.1.11 Permitted Uses (continued)

| Use Category Specific Use | <u>1</u> | <u>2</u> |
|---|----------|----------|
| Industrial | | |
| Manufacturing | <u>P</u> | <u>N</u> |
| Wholesale Trade & Distribution | <u>P</u> | <u>N</u> |
| Urban Agriculture | | |
| Farming (as noted below) | -- | -- |
| Commercial Farming | <u>P</u> | <u>N</u> |
| Community Farming | <u>P</u> | <u>N</u> |
| Community Gardening | <u>P</u> | <u>N</u> |
| Accessory Uses | | |
| Urban Agriculture (as noted below) | -- | -- |
| Commercial Farming | <u>P</u> | <u>N</u> |
| Vehicle Parking, Accessory (except as follows) | <u>P</u> | <u>N</u> |
| Home Business Vehicle Parking | <u>P</u> | |

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.1.11.b

12. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10 SITE DEVELOPMENT of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.