

2020 Annual Town Meeting  
Article #TBD  
Town Center District  
Definitions and Use Table  
March 5, 2020  
Updated: March 27, 2020

**Article**

To see if the Town will vote to amend Section II – Definitions; Section III.A – Establishment of Districts; Section III.B – District Intent; Section VI, Table 1 – Use Regulation Schedule, of the Zoning Bylaw of the Town of Shrewsbury by introducing new definitions and inserting the Town Center District into Table I, or taking any action in relation thereto.

**Motion**

I move that the Town vote to amend the Zoning Bylaw of the Town of Shrewsbury Section II – Definitions; Section III.A – Establishment of Districts; Section III.B – District Intent; Section VI, Table 1 – Use Regulation Schedule

*(1) Add the following new definitions in Section II - Definitions.*

Accessory Dwelling Unit:

An accessory dwelling unit (ADU) is a self-contained dwelling unit in an owner-occupied single-family home that is either enclosed within the principal dwelling unit or made part of an accessory structure on the same property. An ADU may be located either within, attached to, or detached from the principal structure. Not more than one such unit shall exist on any lot. The gross floor area of an existing structure, addition, or new detached structure, converted to, or constructed for the purpose of creating an ADU shall not exceed 40 percent of the gross floor area of the principal single family structure, or 800 square feet, whichever is less. ADUs shall not be less than 300 square feet of gross floor area.

Boutique or Small-scale Hotel:

A small hotel not less than ten (10) and not more than 50 rooms, typically designed to blend into the community and reflect the neighborhoods and culture around it.

Community Center:

A location where members of a community may gather for group activities, social support, and public information. They may sometimes be open for the whole community or for a specialized group within the greater community.

Walk-up Establishment:

An establishment that provides goods or services through an exterior service window to patrons travelling on foot and not by motorized vehicle.

General Outdoor Entertainment:

A specific event or activity held in the open and not within an enclosed structure. Enclosed structures do not include tents, sound stages, pavilions or amphitheaters

Ground Floor:

The floor of a building that has the primary entrance to the building. Where there may be more than one primary entrance, the entrance most readily accessible to the front yard of the lot shall be considered the primary entrance.

Mixed-Use Development - Vertical Mix:

An integration of commercial and multi-family residential uses in a single structure in which the residential uses are located above the ground floor.

Mixed-Use Development - Horizontal Mix:

An integration of commercial and multi-family residential uses in a development comprised of two or more structures on the same lot or on more than one lot. The multi-family residential uses may be located above the ground floor of a commercial structure, in separate structures on the same lot or on more than one lot, or a combination thereof.

Microbrewery:

A facility, licensed under the relevant state and federal statutes, for the production and packaging of malt, wine, or hard cider beverages for distribution retail or wholesale, on or off the premise, with a capacity of not more than fifteen thousand (15,000) barrels per year (a barrel being equivalent to thirty one (31) gallons), and which may include a tap room where beverages produced on the premises may be sold and consumed. May include other uses such as a restaurant, including outdoor dining if otherwise permitted in the zoning district.

Nanobrewery:

Also considered a craft brewery, a facility, licensed under the relevant state and federal statutes, for the small scale production of malt, wine, or hard cider beverages primarily for on premises consumption and sale with limited distribution to retail or wholesale, with a capacity of not more than six thousand (6,000) barrels per year (a barrel being equivalent to thirty one (31) gallons), and which may include accessory preparation and sale of food for on premises consumption. May include other uses such as a restaurant, including outdoor dining if otherwise permitted in the zoning district.

Restaurant, Indoor/Outdoor Service:

A covered or uncovered portion of a restaurant which is not completely enclosed within the building; is used primarily for the consumption of food and/or drinks by the patrons of the restaurant; and is not larger than 50 percent of the indoor dining area.

Theater/Dinner Theater:

An establishment primarily engaged in producing the following live theatrical presentations: musicals; operas; plays; and establishments, commonly known as dinner theaters, engaged in producing live theatrical presentations along with food and beverages for consumption on the premises.

(2) Insert a new subsection in Section III.A – Establishment of Districts, for the Town Center District, renumbering the remainder of districts as needed.

12. Town Center District

(3) Insert a new subsection in Section III.B – District Intent, for the Town Center District.

N. The Town Center District (TCD) intent is to foster a pattern of land use and site development that creates a walkable mixed use Town Center reinforcing the traditional New England character already in place.

**Table I  
Use Regulation Schedule**

	<b>LB</b>	<b>TCD</b>
<b>Residential Uses</b>		
<b><u>Accessory Dwelling Unit</u></b>	<b><u>N</u></b>	<b><u>Y</u></b>
Boarding houses or rooming houses for rental to not more than four (4) persons, provided that the house is also occupied as a private residence.	<b>Y</b>	<b><u>N</u></b>
Continuing/Continuum Care Retirement Community subject to the following: (4)	<b>N</b>	<b><u>SP-PB</u></b>
In-law apartments	<b>Y</b>	<b><u>Y</u></b>
MF-1 -- Multi-family garden-type apartments (5); (28)	<b>N</b>	<b><u>N</u></b>
MF-2 -- Multi-family townhouse-type structures (6) (28)	<b>N</b>	<b><u>N</u></b>

	<b>LB</b>	<b>TCD</b>
<b><u>Mixed-Use Development - Vertical Mix that includes, in total, eight (8) or fewer dwelling units</u></b>	<b><u>N</u></b>	<b><u>Y</u></b>
<b><u>Mixed-Use Development - Vertical Mix that includes, in total, nine (9) or more dwelling units</u></b>	<b><u>N</u></b>	<b><u>SP-PB</u></b>
<b><u>Mixed-Use Development – Horizontal Mix</u></b>	<b><u>N</u></b>	<b><u>SP-PB</u></b>
One family detached dwellings.(28) (amended 3/24/2003)	Y	<b><u>Y</u></b>
One-family dwelling conversion into a two-family dwelling, provided that dwelling existed at the time of the original adoption of this Section of the Bylaw and the exterior appearance is not altered. (3) (added 5/23/2018)	Y	<b><u>Y</u></b>
Planned Residential Development (added 5/16/2011)	N	<b><u>N</u></b>
Senior Housing (28) (amended 5/22/2002, 5/19/2005)	N	<b><u>SP-PB</u></b>
Structures for dwelling units containing not more than eight (8) stories, provided that: (7)	N	<b><u>N</u></b>

	<b>LB</b>	<b>TCD</b>
Two family dwellings(28)	<b><u>Y</u></b>	<b><u>SP-PB</u></b>

**Agriculture,  
Conservation and  
Recreation Uses**

Conservation areas for water supply, plants and wildlife and dams necessary for achieving this purpose.	Y	<b><u>Y</u></b>
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Country clubs, provided that any buildings in connection therewith are located subject to the same conditions as apply to farm buildings. (3)	N	<b><u>N</u></b>
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Day camps, overnight camps and camp sites where tents are used for shelter. Buildings used in connection with the operation of these uses shall be subject to the same restrictions which apply to the location of farm buildings. (3)	N	<b><u>SP-PB</u></b>
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Fields, pastures, woodlots, orchards, nurseries, greenhouses, farming and horticulture, including raising, harvesting, and storing crops, truck gardening, grazing and poultry raising, except commercial piggeries and fur farms, on parcels greater than (5) acres. (1)	Y	<b><u>Y</u></b>
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	<b>LB</b>	<b>TCD</b>
Fields, pastures, woodlots, orchards, nurseries, greenhouses, farming and horticulture, including raising, harvesting, and storing crops, truck gardening, grazing and poultry raising, except commercial piggeries and fur farms, on parcels less than five acres. (1)	SP	<u>SP</u>

Picnic areas, provided that there are adequate provisions for disposal of waste products and for parking. (3)	Y	<u>Y</u>
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Recreation, including golf courses, ski runs, parks (but not an amusement park), boating, commercial or club fishing and hunting (where legally permitted), and any non-commercial open-air recreation use. Storage uses shall be located subject to the same provisions which apply to farm buildings. (3)	Y	<u>Y</u>
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	<b>LB</b>	<b>TCD</b>
Veterinary hospitals, stables and kennels used for commercial purposes, raising or breeding animals for sale, and boarding animals subject to the same conditions applicable to the location of farm buildings and to the grazing of farm animals.	Y	<u><b>SP-PB</b></u>

**Institutional Uses**

Assisted living residence (20)	Y	<u><b>SP-PB</b></u>
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Cemeteries	N	<u><b>N</b></u>
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<u><b>Community Center</b></u>	<u><b>Y</b></u>	<u><b>Y</b></u>
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<p>For-profit schools, nursery schools and kindergartens, and colleges with or without dormitory facilities, including dance and music studios, provided adequate off-street parking areas in accord with Section VII D are provided, there is no external change of appearance of any dwelling converted for such use, and that no activity is carried on which results in objectionable noise audible off the premises. (Ed. Note: This line combines § VI.B.2.b. and VI.C.2.a.).</p>	<p>Y</p>	<p><u>Y</u></p>
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<p>Hospital, sanitarium, ambulatory surgery center, or outpatient medical clinic, including diagnostic laboratory as an accessory use (amended 5/16/2011)</p>	<p>N</p>	<p><u>N</u></p>
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<p>Museums (14)</p>	<p>Y</p>	<p><u>Y</u></p>
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<p>Non-profit medical or science research laboratories and accessory uses thereto (amended 5/16/2011)</p>	<p>Y</p>	<p><u>Y</u></p>
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<p>Nursing homes</p>	<p>Y</p>	<p><u>Y</u></p>
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<p>Public and non-profit schools and accessory uses (amended 5/16/2011)</p>	<p>Y</p>	<p><u>Y</u></p>
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Religious uses (amended 5/16/2011) Y Y

**Business Uses**

Adult bookstore, adult motion picture theater, adult paraphernalia store, adult video store, or establishment which displays live nudity for its patrons (16) (30) (amended 5/19/2004) N N

Apartment hotel or extended stay hotel (amended 5/22/2008) N N

Auditoriums, athletic facilities, health clubs, and other places of amusement or public assembly where activities take place *inside* the building. N Y

Auditoriums, skating rinks, clubs and other places of amusement or assembly where activities are conducted *outside* the structure. N SP-PB

Banks Y Y

Banking machines, as stand-alone structures, or where public access is available via drive-up windows or from outside a building.(29) (amended 5/19/2004) SP (27) N

Banking machines, where public access is only available from within a building and is operated in connection with other uses in the same building.	Y	<u>Y</u>
Bed and Breakfast (amended 11/13/2001)	SP	<u>Y</u>
Body Art Establishment (amended 11/13/2001)	N	<u>N</u>
Boutique Hotel	<u>Y</u>	<u>Y</u>
Bowling alleys	N	<u>N</u>
<b><u>Brewery, Micro Brewery</u></b>	<u>N</u>	<b><u>SP-PB</u></b>
<b><u>Brewery, Nano Brewery</u></b>	<u>N</u>	<u>Y</u>
Business or professional offices	Y	<u>Y</u>
Craft Marijuana Cultivator Cooperative (added 4/23/2018)	N	<u>N</u>
Funeral homes (29)	Y	<u>Y</u>
Garages and repair shops (9)	N	<u>N</u>
Gasoline Service Stations with Related Uses (9) (amended 3/24/2003)	N	<u>N</u>
Gasoline stations (9)	N	<u>N</u>
General Outdoor Entertainment/Assembly (added 10/21/2013)	SP	<b><u>SP-PB</u></b>

**Gift shops and places  
for display or sale of  
handcrafts.** Y

Hotel, motel (amended  
5/22/2008) N SP-PB

Independent Testing  
Laboratory N N  
(added 4/23/2018)

Indoor or outdoor  
farmers markets (added  
10/21/2013) Y Y

Lodging House (amended  
5/22/2008) N N

Marijuana Cultivator N N  
(added 4/23/2018)

Marijuana Product  
Manufacturer N N  
(added 4/23/2018)

Marijuana Retailer N N  
(added 4/23/2018)

Marinas N N

Membership clubs N Y

Mortuaries or  
crematories N N

Office for physician,  
dentist, or other health  
care practitioner (added  
5/16/2011, amended 4/29/2014) Y Y

Passenger depots N N

Registered Marijuana  
Dispensary (31) N N  
(added 5/21/2014, amended  
4/23/2018)

Restaurants, **Indoor and Outdoor Service or other places for serving food not confined to service within the structure.**  
(amended 5/19/2004)

N Y

Restaurants or other places for serving food within the structure.

Y Y

Retail store or service establishment, the principal activity of which shall be the offering of goods or services at retail within the building.

Y Y

Salesroom for Agricultural, Construction, Large Recreation, Trucks and Boating Sales and Equipment (amended 3/24/2003)

N N

Salesrooms for Automobiles and Motor Cycles (amended 3/24/2003)

N N

Self-Service Storage (added 5/23/2018)

N N

Theaters/**Dinner Theaters**

N Y

**Research and Industrial Uses**

Basic and applied research and development in the electronic, computer, instrumentation, photonics, and communication field, production and product assembly, laboratory testing, and related uses. (amended 9/9/2002, 3/24/2003)

N

N

Basic and applied research and development in the pharmaceutical, biotechnology and biomedical field, production and product assembly, laboratory testing and bioprocessing, and related uses.

N

N

Building materials salesrooms (12) (29)  
Contractors' yards and storage yards  
(amended 10/21/2019)

SP

**SP-PB**

Electronic data storage centers  
(added 5/24/2012)

N

N

Hazardous waste facilities, the construction or siting of, as defined in M.G.L. Chapter 111, Section 150A and 310 CMR 16.00 and 19.00 (See Section VI.C) (5/23/2018)

N

N

Health care and educational facilities

N

N

Large scale ground mounted solar Photovoltaic installation and appurtenant structures (added 5/24/2012)	N	<u>N</u>
Manufacturing enterprises (11)	N	<u>N</u>
Parcel distribution centers and wholesale distribution plants	N	<u>N</u>
Photographic, medical, scientific and research laboratories	N	<u>N</u>
Research laboratories and accessory uses thereto including incidental assembly or testing	N	<u>N</u>
Trucking terminals (amended 11/13/2001, 3/24/2003)	N	<u>N</u>
Utility structures greater than two hundred (200) square feet (17)	SP	<u>SP</u>
Warehousing and Distribution (amended 3/24/2003)	N	<u>N</u>
Wireless Communications Antenna (21) (amended 11/1/2099)	SP	<u>SP</u>
Wireless Telecommunications Towers (18)	SP	<u>N</u>

**Accessory Uses**

Accessory manufacturing N N

Accessory Retail, A retail use incidental and subordinate to the principal use of a structure or lot when the retail use occupies 15% or less of the total gross floor area of the building engaged in the principal use. (added 5/23/2018) N Y

Accessory uses, including such normal accessory uses as private garages, storage sheds, tennis courts, swimming pools, cabanas for swimming pools, summer houses and a structure approved by Civil Defense authorities and designed for use by the inhabitants, employees or customers of the property to which it is accessory and used for shelter from natural disaster or war, and detached fireplaces. (Ed. Note: This line combines § VI.A.1.g. and VI.C.1.b.). Y Y

Cafeterias for employees and other normal accessory uses when contained in the same structure as a permitted use. Y Y

**Drive-in Establishment** **SP-PB** N

Domestic Animals, the keeping of, other than customary household pets, for the exclusive use of, or pleasure of residents. Y N

Dwelling unit for a watchman or caretaker when contained in the same structure as a permitted use. N N

Farm Stand N N

Heliport N N  
Overnight storage, parking, or garaging of commercial vehicles of more than 14,000 pounds gross vehicle weight. (19) (29) Y N

Professional office or customary home occupation. (2), (3) Y Y

Restaurants, provided that their use is in connection with a permitted use and that adequate parking areas are provided, as required in Section VII D, and further provided that any such building be located subject to the same conditions as apply to farm buildings. (1), (3) N Y

Walk-up Establishment SP-PB SP-PB



Signs are permitted  
subject to the provisions  
of  
§ VII. E. (amended  
9/26/2011)

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