Town of Abington
Table of Use Regulations (§ 175-21)
[Amended 4-7-2003 ATM by Art. 25; 4-6-2005 ATM by Art. 18; 4-6-2005 ATM by Art. 30; 4-3-2006 ATM by Art. 13; 4-7-2008 by Art. 15]

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
A. Residential Uses												
(1) Detached dwelling on a separate lot occupied by not more than one family	Y	Y	Y	N	SP	N	N	SP	SP	N	Y	SP
(1a) Accessory apartments	SP	SP	SP	N	SP	N	N	N	SP	N	SP	N
(2) One 2-family or one duplex dwelling on a separate lot	SP	N	N	N	SP	N	N	SP	SP	N	SP	SP
(3) Attached dwelling occupied by not more than one family in each unit between side walls, provided that no row of such units shall consist of more than four such units (See Art. VII.)	SP	N	N	N	SP	N	N	SP	SP	SP	SP	SP
(4) Multi-unit dwellings	SP	N	N	N	SP	N	N	SP	SP	SP	SP	SP
(5) Cluster development or planned unit development	N	N	N	N	N	N	N	N	N	N	N	SP
(6) Motels	N	N	N	N	SP	SP	SP	N	N	N	N	N
(6a) Hotel or conference center	N	N	N	Y	Y	Y	Y	SP	Y	N	N	SP
(7) Renting of rooms and/or the furnishing of board for more than three persons when situated in the place of residence of the owner	SP	N	N	N	N	N	N	SP	Y	Y	Y	N
(8) Conversion of an existing dwelling to accommodate not more than three families, provided that the exterior design of structure is not changed from the character of a single-family unit and further provided that each dwelling unit resulting from such conversion shall comply with § 175-28	SP	N	N	N	N	N	N	SP	Y	Y	Y	N
(9) Trailer or mobile home	N	N	N	N	N	N	N	N	N	N	N	N
(10) Trailer park or mobile home park	N	N	N	N	N	N	N	N	N	N	N	N
(11) Campgrounds	N	N	N	N	N	N	N	N	N	N	N	N
(12) Temporary mobile home for up to 12 months where fire or other disaster destroyed an existing dwelling on the lot	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
B. Institutional, Recreational and Educational Uses												
(1) Place of worship	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y
(2) Religious, sectarian and nonsectarian denominational, private or public school not conducted as a private business for gain	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y
(3) Cemeteries	SP	SP	SP	N	N	N	N	SP	N	N	N	N
(4) Recreation facility owned or operated by an agency of Town or other government	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
(5) Public utilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
(6) Private nonprofit libraries or museums	SP	SP	SP	SP	SP	SP	SP	SP	Y	SP	Y	SP
(7) Private nonprofit, community center buildings, settlement house or other similar facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
(8) Hospital, infirmary, nursing home, convalescent home	SP	SP	SP	SP	SP	N	SP	SP	N	N	N	SP
(9) Day nursery, nursery, school, kindergarten or other agency giving day care to children, adult day care	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(10) Trade, professional or other school conducted as a private business for gain	N	N	N	Y	Y	SP	Y	SP	Y	N	Y	N
(11) Fraternal nonprofit membership club or lodge	N	N	N	Y	Y	SP	SP	SP	SP	N	SP	N
(12) Country club, golf, swimming, outdoor tennis, or other commercial recreational facility	SP	SP	SP	Y	Y	Y	Y	SP	N	SP	N	SP
(13) Entertainment and recreation facilities operated as a business for gain, including but not limited to bowling alley. Theatre, sport arena, skating rink, or tennis courts provided such use is housed indoors in sound-insulated structure protecting neighborhood from inappropriate noise in any season	N	N	N	SP	Y	Y	Y	SP	Y	N	Y	SP
(14) All Town and municipal uses	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
C. Agricultural Uses												
(1) Farming-agricultural, orchard, horticultural or silvicultural provided the land is used primarily for agriculture, the majority of the products sold (if any) are produced on the property, and the parcel of land is greater than five acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(2) Farming-livestock, provided the land is used primarily for agriculture, the majority of the products sold (if any) are produced on the property, and the parcel of land is grater than five acres and further provided that any building housing livestock, be not less than 50 feet from any property line and provided that fencing adequate to prevent passage of animals on to abutting property be established	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(3) One roadway stand per farm for sale of agricultural products the majority of which are grown or produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D. Office												
(1) Professional business or financial office or studio, except laboratories provided such offices and studios shall be situated in a dwelling used as a private residence by the professional, business, financial person and provided that not more than 25% of the floor area of the residence shall be used for the professional, financial or business purpose	Y	Y	Y	Y	Y	N	N	SP	Y	Y	Y	N
(2) Business, financial and professional offices other than those in § 175-21D(1)	N	N	N	Y	Y	Y	Y	SP	Y	SP	Y	SP

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
D. Office (cont'd)												
(3) Offices and clinics for medical psychiatric, or other health services for examination or treatment of persons as outpatients, including only laboratories that are part of such office or clinic other than those in § 175-21D(1)	SP	SP	SP	Y	Y	Y	Y	SP	Y	SP	N	SP
(4) Laboratories or scientific research facility as a principal or accessory use	N	N	N	SP	SP	SP	SP	SP	N	N	N	SP
(5) Commercial or educational radio or television studio	N	N	N	Y	Y	Y	Y	SP	Y	N	N	N
(6) Commercial or educational radio or television transmission tower facility but not studio; or wireless communication facilities	N	N	N	N	SP	SP	SP	SP	N	N	N	SP
E. Retail Business												
Service Establishments												
(1) Store for retail sale of merchandise provided all display, storage and sale of materials are conducted within a building and provided there be no manufacturing or assembly on the premises, except as outlined in § 175-21E(10)	N	N	N	Y	Y	SP	SP	SP	Y	Y	Y	SP
(2) Eating places serving food and beverages to be consumed within the building	N	N	N	Y	Y	SP	SP	SP	Y	Y	SP	SP
(3) Drive-in or open-air restaurant or other or other establishment providing food and beverage with no live or mechanical or electronic entertainment.	N	N	N	SP	Y	SP	SP	SP	N	N	N	N
(4) Space for mfg., assembly or packaging of consumer goods provided that at least 50% of such merchandise is sold at retail on premises and that all display, sales and storage is conducted within bldg., and further provided that not more than 25% of floor area is devoted to manufacturing, assembly, or packaging of consumer goods	N	N	N	SP	Y	Y	Y	SP	SP	N	N	SP

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
E. Retail Business (cont'd)												
Service Establishments												
(5) Service business serving local needs such as barber shops, beauty shops, shoe repair, self-service laundry, or dry cleaning establishments	N	N	N	Y	Y	SP	N	SP	Y	Y	Y	SP
(6) Mortuary, undertaking or funeral establishment	SP	N	N	Y	Y	N	N	SP	Y	N	N	N
(7) Veterinary establishment or kennel used for boarding purposes, provided that animals are kept indoors	N	N	N	SP	Y	N	N	SP	N	N	N	N
(8) Store for retail sale of merchandise such as, but not limited to, lumber yards and building supply wherein merchandise is stored in the open	N	N	N	Y	Y	Y	N	SP	N	N	N	N
(9) Planned commercial dev. (See Art. VII.)	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP
(10) Adult entertainment establishment	N	N	N	N	N	SP	N	N	N	N	N	N
(11) Drive-thru or kiosk as an accessory use to a principal use	N	N	N	SP	SP	SP	SP	SP	N	N	N	N
(12) Tattoo parlor or body piercing business	N	N	N	N	N	SP	N	SP	N	N	N	N
F. Automotive Service and Open Air Drive-in Retail Service												
(1) Gasoline and diesel service station and sales	N	N	N	SP	SP	SP	N	SP	N	N	N	N
(2) Sale or rental of automobiles, boats and other motor vehicles and accessory storage conducted party or wholly within an enclosed sound-insulated structure to protect the neighborhood from inappropriate noise and other disturbing effects such as, but not limited to, flashing, fumes, gases, smoke and vapors	N	N	N	SP	N	N	N	SP	N	N	N	N

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
F. Automotive Service and Open Air Drive-in Retail Service (cont'd)												
(3) Automobile repair shops, repair of any motor vehicle or combination, except a semi-trailer unit, truck trailer combination (a truck having a registered gross weight in excess of 18,000 lbs. drawing a trailer having a registered gross weight in excess of 6,000 lbs.); a bus (80 inches or more in width designed or used for the transportation of persons and having a permanent seating in addition to the operator); tractor (a motor vehicle designed and used for drawing a semi-trailer); a truck having a registered gross weight in excess of 18,000 lbs; or school bus, provided all work is carried out within the building	N	N	N	Y	Y	Y	N	SP	N	N	N	N
(4) Car washing establishments	N	N	N	SP	SP	N	N	SP	N	N	N	N
(5) Truck and heavy equipment repair shops provided all work is carried out within the building	N	N	N	N	SP	Y	N	SP	N	N	N	N
(6) Sales places for flowers, garden supplies, agricultural produce partly or wholly outdoors, including commercial green-houses	N	N	N	Y	Y	N	N	SP	N	N	SP	N
(7) Place for exhibition, lettering or sale of gravestones	N	N	N	Y	Y	Y	N	SP	N	N	Y	N
G. Industrial, Wholesale and Transportation Uses												
(1) Laundries and dry cleaning plant	N	N	N	SP	SP	Y	N	SP	N	N	N	N
(2) Printing, binding, publishing and related arts and trade	N	N	N	SP	SP	Y	Y	SP	N	N	N	N
(3) Bottling of beverages	N	N	N	SP	SP	Y	SP	SP	N	N	N	N

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
G. Industrial, Wholesale and Transportation Uses (cont'd)												
(4) Plumbing, electrical, or carpentry shop or other similar service or repair establishment other than those in § 175-21I(6)	N	N	N	Y	Y	Y	Y	SP	Y	Y	Y	N
(5) Place for manufacturing, assembling of goods provided that all resulting cinders dust, flashing fumes, gases, odors, refuse matter, smoke and vapor be effectively confined to the premises or be disposed of in a manner that does not create a nuisance or hazard to safety or health	N	N	N	N	SP	Y	N	SP	N	N	N	SP
(6) Wholesale business and storage in a roofed structure	N	N	N	Y	Y	Y	Y	SP	N	N	N	SP
(7) Trucking and freight terminals	N	N	N	N	N	SP	N	SP	N	N	N	N
(8) Computer technology, Internet business, and other technology related business including the assembly of computer equipment and associated activities – (1)	N	N	N	SP	Y	Y	Y	SP	N	SP	N	SP
NOTE (1) Solid waste facilities are prohibited in the Technology Business District												
H. Other Principal Uses												
(1) Extractive industries, manufacture, distribution or sale of explosives	N	N	N	N	N	N	N	N	N	N	N	N
(2) Open-lot storage of transport vehicles and trailers	N	N	N	SP	SP	Y	N	SP	N	N	N	N
(3) Open-lot storage of trucks and trailers used for temporary storage	N	N	N	N	SP	Y	N	SP	N	N	N	N
(4) Open-lot storage or sale of junk or salvaged materials	N	N	N	N	N	N	N	N	N	N	N	N
(5) Open-lot storage of goods and materials used in connection with a commercial or industrial use	N	N	N	SP	SP	SP	SP	SP	N	N	N	N

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
H. Other Principal Uses (cont'd)												
(6) Hazardous waste, refuse treatment, and disposal facilities per MGL 40A, § 9	N	N	N	N	N	SP	N	SP	N	N	N	N
I. Accessory Uses												
(1) Detached private green-house, tennis court, or other accessory building or structure for domestic use provided it meets the requirements of § 175-26	Y	Y	Y	Y	Y	Y	Y	SP	N	N	N	N
(2) Private horse stable provided that said structure be not less than 40 feet from any property line and provided that fencing adequate to prevent passage of animals on to abutting property be established; also corral is not to be less than five feet from abutting property	SP	Y	Y	SP	SP	SP	SP	SP	N	N	N	N
(3) A private permanent nature swimming pool provided that the structure is no closer than 10 feet from a rear or side lot line or 35 feet from the street line	Y	Y	Y	SP	SP	SP	SP	SP	SP	SP	SP	SP
(4) The raising or keeping of livestock or poultry as pets or for use by residents of the premises provided that no building for livestock or poultry may be less than 25 feet from any side or rear lot line nor nearer than 50 feet to the front lot line and not larger than 10% of the dwelling floor space	Y	Y	Y	Y	Y	SP	SP	SP	N	N	N	N
(5) Any customary home occupation as described in Art. II	Y	Y	Y	Y	Y	SP	SP	SP	Y	Y	Y	N
(6) The use of a portion of a dwelling or accessory building thereto by a resident skilled tradesman, draftsman, or artisan, for incidental work with an off-premises occupation, provided there is not	Y	Y	Y	Y	Y	Y	N	SP	Y	Y	Y	N

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Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	TB	FW	CBD	TOD	TC	MUPDD
I. Accessory Uses (cont'd)												
External change which alters the residential appearance of the building, and provided that not more than 25% of the floor area of the residence shall be used for the occupation												
(7) Windmills provided that the minimum distance of the windmill from existing structures be 1 1/4 times the height of proposed windmill	N	N	N	N	N	N	N	SP	N	N	N	N
J. Not withstanding the above designated uses, all uses, other than one and two family dwellings or uses specifically exempt by state or federal statute, which meet or exceed one or more of the following thresholds shall require a special permit from the Board of Appeals.												
(1) Total floor area on the lot is equal to or greater than 20,000 SF.												
(2) Total parking spaces required by § 175-52 of this bylaw is 50 or greater.												
(3) Total vehicle trips per day generated by the proposed use or uses exceeds 400 vehicle trips per day as determined by the Institute of Traffic Engineers (ITE) manual (current edition).												