

**VILLAGE & NEIGHBORHOOD MIXED USE DISTRICT (VMU)
AMENDMENT PACKAGE – VERSION 2.0**

SECTION 3 - USE AND INTENSITY REGULATIONS

3.1 Zoning Districts

3.1.1 Establishment

The Town of Grafton is hereby divided into the following zoning districts:

TITLE	SHORT NAME
Agriculture	A
Low Density Residential.....	R-40
Medium Density Residential	R-20
Multi-Family Residential.....	R-MF
Neighborhood Business	NB
Community Business	CB
Office/Light Industry	OLI
Industrial.....	I
Flood Plain.....	FP
Water Supply Protection Overlay.....	WSPO
Campus Development Overlay.....	CDO
Fisherville Smart Growth Overlay District.....	FSGOD
Chapter 43D Priority Development Site Overlay District.....	PDSOD
Village & Neighborhood Mixed Use District.....	VMU
North Grafton Transit Village Overlay District	NGTVOD

3.1.2 District Intents and Purposes

3.1.2.1 Village & Neighborhood Mixed Use Districts (VMU)

- a) South Grafton Village Center (VMU-SGVC): The purpose of this district is to revitalize this historic area of Grafton by providing opportunities for a higher density mix of uses that reinforces a pedestrian-oriented and traditional development pattern of buildings, streets and land uses; facilitating the redevelopment of underutilized parcels; providing for alternative residential building forms and the production of housing affordable to a broad range of age, income, and household types; encouraging the use of alternative modes of transportation such as public transit, bicycling, and walking; and supporting existing and new development with attractive streetscapes and active open spaces.
- b) Worcester Street Neighborhood Center (VMU-WSNC): The purpose of this district is to enhance the neighborhood by promoting opportunities for local, small-scale businesses; providing for moderate density mixed use and residential uses including the production of housing affordable to a broad range of age, income, and household types; encouraging the use of alternative modes of transportation such as public transit, bicycling, and walking; and supporting existing and new development with attractive streetscapes and active open spaces.

3.2 Use Regulations

SEE BELOW

**3.2.3.1 - Use Regulation Schedule
(CDO uses - See Section 9)**

PRINCIPAL USES

DISTRICTS

Agricultural, Floricultural & Horticultural Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Raising and keeping of livestock, including but not limited to horses cattle, sheep, goats, swine, fur animals and poultry, on a parcel under 5 acres.	S	S	S	S	N	N	S	S	<i>See Section 12</i>	S	---
2. Raising and keeping of livestock, including but not limited to horses, cattle, sheep, goats, swine, fur animals and poultry, on a parcel over 5 acres.	Y	Y	Y	Y	Y	Y	Y	Y		S	---
3. Raising of crops whether for sale or personal consumption on a parcel of 5 acres or less. (T.M. 10-28-86)	Y	Y	Y	Y	Y	Y	Y	Y		S	---
4. Raising of crops, whether for sale or personal consumption, on a parcel of over 5 acres.	Y	Y	Y	Y	Y	Y	Y	Y		Y	---
5. Indoor commercial horticultural/ floricultural establishment under 5 acres (e.g. greenhouses) (T.M. 10-28-86)	Y	S	S	S	S	S	S	S		S	---

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Residential Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Detached one-family dwelling (one per lot) (T.M. 10-17-94)	Y	Y	Y	Y	N	N	N	N	See Section 12	S	---
2. Detached two-family dwelling (one per lot) (T.M. 10-17-94)	N	N	S	Y	N	N	N	N		S	---
3. Multi-family dwelling (see Section 5.2).	N	N	N	S	N	N	N	N		S	---
4. Lodging and/or boarding house.	S	N	S	S	S	S	N	N		S	SN
5. Hotel, Motel or Motor Court	N	N	N	N	S	S	S	S		S	SN
6. Mobile homes or trailers for human habitation.	N	N	N	N	N	N	N	N		N	---
7. Flexible Development (T.M. 5-13-91)	S	S	S	S	N	N	N	N		S	---
8. Minor Residential Dev. (T.M. 5-13-91)	Y	Y	Y	S	N	N	N	N		N	N
9. Major Residential Dev. (T.M. 5-13-91)	S	S	S	S	N	N	N	N		N	N
10. Apartment for security guard (one per premise)	N	N	N	N	S	S	S	S		S	---
11. Conversion of any existing building to residential use, conforming with the applicable zoning requirements for the district in which it is located.	S	S	S	S	N	N	N	N		S	---
12. Artist Live / Work / Gallery (T.M. 5/9/16)	N	N	N	N	S	N	N	N		-	---

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Public and Semi-Public Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Public, private sectarian or denominational school (non-profit) (T.M. 10-20-97)	P	P	P	P	P	P	P	P	<i>See Section 12</i>	P	P
2. Day Care Centers (T.M. 5-11-92)	P	P	P	P	P	P	P	P		P	---
3. Family Day Care Home (T.M. 5-11-92)	P	P	P	P	P	P	P	P		P	---
4. Religious use	P	P	P	P	P	P	P	P		P	P
5. Nursing and/or convalescent homes and long-term care facilities (non-profit)	S	N	S	S	N	S	N	N		S	SN
6. Hospitals and Clinics for in and out-patient care (non-profit)	S	N	S	S	S	S	S	S		S	SN
7. Community and/or Neighborhood Centers	S	S	S	S	S	S	S	S		S	---
8. Other institutional and philanthropic uses	S	S	S	S	S	S	S	S		S	---
9. Cemeteries (profit and non-profit)	S	S	S	S	S	S	S	S		S	---
10. Municipal uses voted by Town Meeting	S	S	S	S	S	S	S	S		S	---
11. Large Family Child Care Home (T.M. 5/9/16)	P	P	P	P	P	P	P	P		-	---

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Recreational Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Standard golf and Par-3 golf courses	S	S	S	S	S	S	S	S	<i>See Section 12</i>	S	*
2. Golf driving ranges and miniature golf courses	S	N	N	N	S	S	S	S		S	---
3. Other recreational facilities conducted for gainful profit, including indoor and outdoor theaters, physical fitness centers, outdoor tennis and racquetball facilities	S	N	N	S	S	S	S	S		S	---
4. Private membership clubs	S	N	N	N	S	S	S	S		S	---
6. Picnic and beach areas	S	S	S	S	S	S	S	S		S	---
6. Riding stables, and/or boarding, trails and riding academies (also subject to provisions of Section 5-6)	P	P	P	P	P	P	P	P		P	---
7. Camp grounds	S	N	N	N	N	N	S	S		S	SN
8. Other private predominantly open recreational uses	S	N	N	N	N	N	S	S		S	---
9. Other private recreational uses housed in buildings	S	N	N	N	N	S	S	S		S	---
10. Public recreational facilities	S	S	S	S	S	S	S	S		S	---

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Retail establishment serving the convenience goods needs of a local area including but not limited to: grocery, delicatessen, bakery, supermarket, drug stores and similar uses:									<i>See Section 12</i>		
a) up to 5,000 sq. ft. of floor area per establishment	N	N	N	N	Y	Y	S	S		S	---
b) exceeding 5,000 sq. ft. of floor area per establishment	N	N	N	N	S	P	S	S		S	---
2. Auction galleries & flea markets	N	N	N	N	N	P	S	S		S	---
3. Other retail establishments:											
a) up to 5,000 sq. ft. of floor area per establishment	N	N	N	N	Y	Y	S	S		S	---
b) exceeding 5,000 sq. ft. of floor area per establishment	N	N	N	N	S	P	S	S		S	---
4. Personal and consumer service establishments, including but not limited to: barber and beauty shops, shoe and leather repair, laundry or dry cleaning establishments and laundromats:											
a) up to 5,000 sq. ft. of floor area per establishment	N	N	N	N	Y	Y	S	S		S	*
b) exceeding 5,000 sq. ft. of floor area per establishment	N	N	N	N	S	P	S	S		S	*

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
5. Establishments selling food prepared for immediate consumption which is distributed to customers in whole or in part, by means of automobile drive-up windows, counters or by employees delivering such food to automobiles	N	N	N	N	N	S	S	S	See Section 12	S	---
6. Establishments selling food prepared for immediate consumption where customers are served primarily at a table or counter	S	N	N	S	P	P	S	S		S	---
7. Other eating and drinking establishments (T.M. 5/9/16)	N	N	N	N	S	P	S	S		S	---
8. Offices of licensed medical and dental practitioners limited to general out-patient care and diagnosis	N	N	N	N	S	P	S	P		S	---
9. Business, professional and general offices:											
a) up to 5,000 sq. ft. of floor area per establishment	N	N	N	N	Y	Y	S	Y		S	---
b) exceeding 5,000 sq. ft. of floor area per establishment	N	N	N	N	S	P	S	P		S	---
10. Gasoline service stations	N	N	N	N	N	S	S	S		S	N
11. Fuel Oil dealers and stations	N	N	N	N	N	S	S	S		S	N
12. Car wash establishments	N	N	N	N	N	S	S	S		S	SN
13. Banks	N	N	N	N	S	P	S	S		S	---

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
14. Funeral homes	S	S	S	S	S	Y	S	S	See Section 12	S	---
15. Animal kennels or hospitals	S	N	N	N	N	S	S	S		S	---
16. Schools (for profit)	N	N	N	N	S	Y	S	Y		S	SN
17. Nursing and/or convalescent homes and long term care facilities (for profit)	S	N	S	S	S	S	N	N		S	SN
18. Hospitals and clinics for in- and out-patient care (for profit)	N	N	N	S	N	S	N	S		S	SN
19. Kiosks for business use and information dissemination	N	N	N	N	S	S	N	N		S	---
20. Adult Entertainment Enterprises pursuant to Section 5.7 of this Bylaw (T.M. 10-20-97)	N	N	N	N	N	S	S	N		---	---
21. Mixed Use	N	N	N	N	N	N	N	N		N	N
22. Registered Marijuana Dispensary (RMD) (T.M. 5/9/16)	N	N	N	N	N	N	S	S		----	---
23. Off- Site Medical Marijuana Dispensary (OMMD) (T.M. 5/9/16)	N	N	N	N	N	S	S	S		----	---
24. Brewery (T.M. 5/9/16)	N	N	N	N	N	N	S	S		----	---
25. Microbrewery (T.M. 5/9/16)	N	N	N	N	N	S	S	S		----	---
26. Nanobrewery (T.M. 5/9/16)	N	N	N	N	S	P	P	P		----	---
27. Brewpub (T.M. 5/9/16)	N	N	N	S	S	P	P	P	----	---	

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
28. Craft Marijuana Cultivator Cooperative	N	N	N	N	N	N	S	S	<i>See Section 12</i>	-	-
29. Independent Testing Laboratory	N	N	N	N	N	N	S	S		-	-
30. Marijuana Cultivator	N	N	N	N	N	N	S	S		-	-
31. Marijuana Product Manufacturer	N	N	N	N	N	N	S	S		-	-
32. <u>Marijuana Retailer</u>	N	N	N	N	N	N	S	S		-	-

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Communications, Transportation, Public Utility Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO	
1. Wireless Communications Facility, in accordance with Section 5.8 of this bylaw (T.M. 10-20-97)	S	S	S	S	S	S	S	S	<i>See Section 12</i>	S	---	
2. Bus or railroad passenger terminal	N	N	N	N	N	S	S	S		S	---	
3. Rail terminals, including rail freight yards or freight terminals	N	N	N	N	N	S	S	S		S	*	
4. Truck terminals, truck freight yards or freight terminals	N	N	N	N	N	S	S	S		S	*	
5. Aircraft landing area:												
a) Airport or aircraft landing area for fixed wing flying craft	N	N	N	N	N	N	S	S		S	*	
b) helicopter aircraft or gyroplane landing area	S	N	N	N	N	S	S	S		S	*	
6. Independent storage area or parking area, automobile parking garage for 5 or more automobiles	N	N	N	N	S	S	S	S		S	*	
7. Electric generating or distribution station or substation	S	S	S	S	S	S	S	S		S	---	
8. Wind energy conservation system	S	S	S	S	S	S	S	S		S	---	
9. Automobile and/or truck sales and/or rental establishment	N	N	N	N	N	S	S	S	S	*		
10. All Public Water Utility Uses to include wells, treatment facilities, storage tanks and accessory uses.	S	S	S	S	S	S	S	S	S	S		

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Industrial and Warehouse Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Manufacturing establishments including assembly, fabrication, processing and reprocessing of materials, excepting that tanneries, meat packing and pet food plants and slaughterhouses are prohibited. Also prohibited are establishments that treat and/or process hazardous waste materials	N	N	N	N	N	N	S	N	See Section 12	S	*
2. The following light industrial uses: Scientific or research laboratories - Offices for technical, executive, professional or administrative uses - Public utility/community use, excepting power generation facilities. - Light manufacturing, assembly, warehousing or processing operations, excluding those defined as heavy industrial uses in Section 2.1 of this Bylaw. Further provided that the storage of goods or materials shall not be permitted on any lot except in a fully enclosed building.	N	N	N	N	N	N	S	S		S	*
3. Lumber and building material establishments	N	N	N	N	N	S	P	S		S	*
4. Automobile and/or truck repair garages	N	N	N	N	N	S	P	S		S	N

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Industrial and Warehouse Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
5. Scrap metal and other materials storage yards including scrap automobiles and trucks	N	N	N	N	N	N	N	N	<i>See Section 12</i>	N	N
6. Land and water recreation vehicle (including boats) sales and service and storage areas	N	N	N	N	N	S	S	S		S	*
7. Public storage areas or buildings such as those for road salt and sand and municipal vehicles	S	S	S	S	S	S	S	S		S	*
8. Stone, sand and/or gravel processing operations* (*Quarrying of stone and removal of sand and gravel is covered by the Grafton Earth Removal By-Law.)	N	N	N	N	N	N	N	N		N	*
9. Contractor's Yard (T.M. 5/9/16)	N	N	N	N	N	S	S	S		-	---

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Accessory Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
1. Customary home occupations conducted as a gainful business	Y	Y	Y	Y	Y	Y	Y	Y	<i>See Section 12</i>	Y	*
2. Accessory professional office in a dwelling conducted by the resident occupant	S	S	S	S	S	S	S	S		S	---
3. Accessory building such as a private garage, playhouse, greenhouse, tool shed and private swimming pool	Y	Y	Y	Y	Y	Y	Y	Y		S	---
4. Storage of not more than one trailer primarily designed for and intended for camping purposes. Occupancy of such stored trailer shall not exceed 30 days in one calendar year	Y	Y	Y	Y	Y	Y	Y	Y		S	---
5. Sale of produce, the majority of which shall have been produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y		S	---
6. Temporary construction office	Y	Y	Y	Y	Y	Y	Y	Y		S	---
7. Parking of up to two registered commercial motor vehicles, excluding tractor-trailers	Y	Y	Y	Y	Y	Y	Y	Y		S	---
8. Storage of boats, boat trailers and utility trailers, excluding those stored for commercial purposes	Y	Y	Y	Y	Y	Y	Y	Y		S	---
9. Accessory Apartment (T.M. 10-16-89)	S	S	S	S	N	N	N	N		N	---
10. Bed & Breakfast Home-Stays (T.M.5-13-91)	S	S	S	S	N	N	N	N		N	SN

3.2.3.1 - Use Regulation Schedule - continued
(CDO uses - See Section 9)

PRINCIPAL USES

DISTRICTS

Accessory Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
11. Common Driveway (in accordance with Section 5.9 of this By-law) (T.M.10-18-04)	S	S	S	S	S	S	S	S	<i>See Section 12</i>	S	*
12. Golf Course Clubhouse, a building which may include a function room/banquet room, rooms for service and sale of food and beverages, a pro shop for the sale of golf related items, kitchen area, administrative offices, rest rooms, including storage of golf carts. (T.M. 5-9-05)	S	S	S	S	S	S	S	S		S	*
13. Backyard Chickens (T.M. 5-14-12)	Y	Y	Y	S	S	S	S	S		S	S
14. Sale of Marijuana Products as accessory use	N	N	N	N	N	N	N	N		-	-

3.2.3.2 – Intensity of Use Schedule

Zoning District	Minimum Area (Sq. Ft.)	Minimum Frontage/ Lot Width (Ft)	Minimum Yards			Maximum Building Coverage (% of Lot)	Maximum Building Height (Ft)
			Front (Feet)	Side (Feet)	Rear (Feet)		
Agricultural (A)	80,000 ¹	200 ³	30	15	15	25	35
	40,000 ²	140 ⁴	30	15	15	30	35
Low Density Residential (R-40)	40,000	140 ⁴	30	15	15	30	35
Medium Density Residential (R-20)	20,000	125 ⁵	30	15	15	30	35
Multiple Family Residential (R-MF)	44,000	150 ⁶	35	30	50	40	40
Neighborhood Business (NB)	20,000	100 ⁷	40	15	15	30	35
Community Business (CB)	40,000	140	40	15	15	30	35
Office/Light Industrial (OLI)	40,000	120 ⁵	40	35 ⁸	35 ⁸	40	35
Industrial (I)	40,000	120 ⁵	40	35 ⁸	35 ⁸	40	35

Village Mixed Use (VMU)

.. - As Governed in Section 12-

Flood Plain (FP)	- As Governed in Section 6-
Campus Development Overlay (CDO)	- As Governed in Section 9 -
Fisherville Smart Growth Overlay District (FSGOD)	- As Governed in Section 10-
Chapter 43D Priority Development Overlay District (PDSOD)	- As Governed in Section 11-
North Grafton Transit Village Overlay District (NGTVOD)	-As Governed in Section 13

¹ 80,000 sq.-ft. minimum lots required in unsewered areas.

² In areas connected to and serviced by sewers in accordance with Sewer regulations.

³ Except that the frontage may be 120 feet when the frontage is located on the turnaround of a cul-de-sac.

⁴ Except that the frontage may be 90 feet when the frontage is located on the turnaround of a cul-de-sac.

⁵ Except that the frontage may be 80 feet when the frontage is located on the turnaround of a cul-de-sac.

⁶ Except that the frontage may be 100 feet when the frontage is located on the turnaround of a cul-de-sac.

⁷ Except that the frontage may be 70 feet when the frontage is located on the turnaround of a cul-de-sac.

⁸ Side and rear yards shall each be at least one hundred (100) feet when abutting any residential or agricultural district.

⁹ In any district no building except roadside stands shall be placed nearer to the exterior line of any street than the distance specified as the minimum front yard for that district in the Intensity Use Schedule.

¹⁰ In VMU District, the maximum building coverage shall include all impervious surface

