

Draft Zoning Bylaw amendment for public hearing September 10, 2019  
(proposed change highlighted in yellow)

**Article \_\_\_\_ - Zoning Bylaw Amendment**  
**Horizontal Mixed-Use in the Great Road/North Road District**

To determine whether the Town will vote to approve the following amendment to the Zoning Bylaw:

**22.6. Use Regulations**

22.6.1 The following use regulations shall apply in the Great Road District.

Table Legend

Y=Permitted

SP=Planning Board Special Permit

N=Prohibited

Use	GR/S	GR/M	GR/C	GR/NR
Retail sales	Y	Y	Y	Y
Maximum floor area per retail establishment, except grocery stores, unless waived by the Planning Board	N/A	15,000	3,000	3,000
Restaurant, with or without accessory outdoor seating; maximum of 5,000 sq. ft.	Y	Y	SP	Y
Specialty foods	Y	Y	Y	Y
Repair shop	Y	Y	Y	Y
Craft brewery/distillery	Y	Y	N	SP
Farmer's market	Y	Y	SP	Y
Custom fabrication or artisan industrial	N	Y	N	Y
Personal services	Y	Y	Y	Y
Art gallery	Y	Y	Y	Y
Walk-in takeout food service (drive-through is prohibited)	Y	Y	SP	Y
Hotel	Y	Y	N	N
Bed and breakfast, inn	Y	Y	Y	Y
Bank	Y	Y	Y	Y
Professional or business office	Y	Y	Y	Y
Medical or dental office	Y	Y	SP*	SP
Commercial recreation	SP	SP	SP	SP
Commercial entertainment	Y	SP	SP	SP
Membership club or lodge	SP	SP	SP	SP
Funeral home	SP	SP	N	SP
Auto service station	SP	N	N	SP

Co-work center	Y	Y	SP	Y
Home occupation	Y	Y	Y	Y
Mixed-use, vertical	Y	Y	Y	Y
Mixed-use, horizontal	SP	SP	N	<del>N</del> SP
Live/work units	Y	Y	N	Y
Independent living or assisted living residence	SP	SP	N	SP
Municipal facility	Y	Y	Y	Y

\* Sole proprietors are encouraged over group practices.

Pass any vote or take any action relative thereto.

*Subsequent to the adoption of the Great Road Districts at the Annual Town Meeting in March 2018, evaluation of the application of the regulations on certain properties in the Great Road/North Road District reveals that allowing for horizontal mixed use in this area could better achieve the redevelopment goals sought under these provisions of the Zoning Bylaw. The amendment would change the use designation from “NO” to “Special Permit”, as is allowed in the Great Road/Shawsheen District and the Great Road/Marketplace District*