

CANTON PLANNING BOARD  
 REPORT AND MOTION  
 ANNUAL TOWN MEETING – MAY 9<sup>th</sup>, 2022

ARTICLE #41 AMEND ZONING BY-LAW  
 Section 3.1.4 Table of Use Regulations  
 (Select Board for Planning Board)

**Article 41.** To see if the Town will vote to amend Zoning By-laws Section 3.1.4 Table of Use Regulations to complete the Table of Use for the Limited Industrial (C) zone, the Commercial Mixed-Use Zone (C-MU), and update uses related to structured parking and electric vehicle charging stations, or take any other action related thereto.

1. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section A Residential Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u>C- MU</u>	LI	LI(B)	LI(C)	I	POS
<i>A. Residential Uses</i>										
Single family dwelling	Y	Y	Y	Y	<u>N</u>	N	N	<u>N</u>	<u>N</u>	N
Two-family dwelling, if located on a lot having an area larger than the minimum hereinafter required for the construction of a single-family dwelling in the district by an additional two thousand (2000) square feet	N	Y	Y	Y	<u>N</u>	N	N	<u>N</u>	<u>N</u>	N
Assisted Living and/or Independent Living Facility <sup>1</sup>	N	BA	BA	BA	<u>BA</u>	<u>N</u>	BA	BA	N	N
Boarding or lodging house <sup>2</sup>	N	BA	Y	Y	<u>N</u>	N	N	N	N	N
Building containing one (1) or two (2) dwelling units in combination with stores or other permitted uses, subject to the condition that such building conforms to the lot area provisions applicable to a one-family or two-family house, respectively in the same district	N	N	Y	Y	<u>Y</u>	N	N	<u>N</u>	<u>N</u>	N
Multi-family dwelling	N	BA	Y	Y	<u>BA</u>	N	N	<u>N</u>	N	N
Multi-family dwelling or building containing three (3) or more dwelling units in combination with stores or other permitted uses, subject to the conditions that such building is located on a lot having an area larger	N	N	Y	Y	<u>Y</u>	N	N	<u>N</u>	N	N

than the minimum hereafter required for the construction of a single-family dwelling in the same district by an additional three thousand (3,000) square feet for each family in excess of one (1) accommodated therein											
The conversion and/or use of a single family dwelling existing on March 8, 1937, as a dwelling for not more than two (2) families, or as a boarding or lodging house, or a tourist home, <b><u>subject to Section 8.3 and 8.4</u></b>		BA	BA	Y	Y	<u>N</u>	N	N	<u>N</u>	N	N
Short-term rental <sup>3</sup>		Y	Y	Y	Y	<u>Y</u>	N	N	<u>N</u>	N	N

1. See Section 8.2.2 and 8.7 for special regulations

2. See Section 8.3 for special regulations

3. Subject to applicable State and Town registration, administrative regulations, and inspection requirements.

**2.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section B Exempt and Institutional Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u>C-</u> <u>MU</u>	LI	LI(B)	LI(C)	I	POS
<i>B. Exempt and Institutional Uses</i>										
Exempt: uses exempted from prohibition by G.L. Chapter 40A, Section 3 <sup>2</sup>	Y	Y	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y
Hospital, Long-term care facility, hospice, health care facility/clinic, or substance abuse detoxification or treatment center <sup>3</sup>	N	N	N	N	<u>N</u>	BA	BA	BA	BA	N
Philanthropic, educational, or charitable institution, non-exempt	BA	BA	Y	Y	<b><u>BA</u></b>	N	N	N	N	Y
Library, museum, art gallery or community building	Y	Y	Y	Y	<u>Y</u>	Y	N	<u>N</u>	Y	N
Extension of existing cemetery	Y	Y	Y	Y	<u>Y</u>	Y	N	<u>N</u>	Y	Y
Recreational or water supply use of a governmental agency	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Public administration building, fire or police station	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Cultural use	N	N	N	N	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	N	N
Other municipal uses	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Essential services	BA	BA	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Parkland Open Space or Recreational Uses	N	N	N	N	<u>N</u>	N	N	<u>N</u>	N	Y

2. As defined by M.G.L. Chapter 40A, Section 3

3. See Special Regulations Section 4.2.7 for in-patient facilities and Section 4.2.8 for out-patient facilities

**3.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section C Agricultural and Related Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u>C-</u> <u>MU</u>	LI	LI(B)	LI(C)	I	POS
<i>C. Agricultural and Related Uses</i>										
Commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture provided that all such activities may be limited to parcels of five (5) acres or more in area not zoned for agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Orchard, market garden, or nursery on a two-acre parcel (but not including any building or structure primarily used or maintained in connection with such purpose nor the regular sale at retail of any agricultural produce, unless authorized by the Board of Appeals as hereinafter provided)	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Building or structure used or maintained in connection with a permitted agricultural use of the land, or used for any other purpose of agricultural production (such as a greenhouse or poultry battery)	BA	N	N	N	<u>N</u>	N	N	<u>N</u>	N	N
Commercial greenhouse on less than five (5) acres	N	N	N	N	<u>N</u>	N	N	<u>N</u>	Y	N
Farm stand, exempt	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Farm stand, local	BA	N	N	N	<b><u>BA</u></b>	N	N	<u>N</u>	N	N

**4.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section D Recreational Uses by as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u>C-</u> <u>MU</u>	LI	LI(B)	LI(C)	I	POS
<i>D. Recreational Uses</i>										
Golf course (but not including a golf driving range or "miniature" golf course), boat or canoe livery, riding academy or stable	BA	N	N	N	<u>N</u>	BA	BA	<b><u>BA</u></b>	N	Y

Golf driving range, "miniature" golf course, or other similar outdoor commercial recreation use (but not including an amusement park, drive-in theater or open-air facilities for "spectator sports" except where authorized by the Board of Appeals as hereinafter provided)	N	N	N	N	<u><b>N</b></u>	BA	BA	<u><b>BA</b></u>	Y	N
Theater, bowling alley, dance hall, or other place of indoor amusement	N	N	BA	BA	<u><b>BA</b></u>	BA	BA	<u><b>BA</b></u>	BA	N
Health or exercise club	N	N	BA	N	<u><b>BA</b></u>	BA	BA	<u><b>BA</b></u>	N	N
Private club, lodge, or other nonprofit social, cultural, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business)	BA	BA	Y	Y	<u><b>BA</b></u>	N	N	<u><b>N</b></u>	N	N
Limited Industrial Recreational Use	N	N	N	N	<u><b>N</b></u>	BA	BA	<u><b>BA</b></u>	N	N

5. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section E Restaurant Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u><b>C- MU</b></u>	LI	LI(B)	LI(C)	I	POS
<i>E. Restaurant Uses</i>										
Restaurant or similar place for the service of food or beverages only to persons inside a completely enclosed building, with or without regular mechanical or live entertainment; <b><u>outdoor dining allowed by special permit</u></b>	N	N	BA	BA	<u><b>BA</b></u>	BA	BA	<u><b>BA</b></u>	BA	N
Fast food establishment	N	N	BA	BA	<u><b>BA</b></u>	BA	N	<u><b>N</b></u>	BA	N

6. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section F Commercial and Office Uses as follows, with bolded and underlined language indicating changes:

<i>F. Commercial and Office Uses</i>	SR	GR	B	CB	<u><b>C- MU</b></u>	LI	LI(B)	LI(C)	I	POS
Kennel, animal or veterinary hospital	N	N	BA	N	<u><b>N</b></u>	Y	Y	Y	Y	N
Funeral parlor or undertaking establishment	N	BA	Y	Y	<u><b>BA</b></u>	N	N	<u><b>N</b></u>	Y	N

Business or professional office or agency, bank or other financial institution	N	N	Y	Y	<u>Y</u>	BA	BA	<b><u>BA</u></b>	Y	N
Medical offices: offices of a doctor or dentist not a resident of the premises, or a group of such offices	N	N	Y	Y	<u>Y</u>	BA	<u>Y</u>	BA	Y	N
Medical or Dental Labs	N	N	Y	Y	<u>Y</u>	BA	BA	BA	Y	N
Office for executive or administrative purposes only	N	N	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Educational use, nonexempt	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Hotel or motel	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
General or personal service establishment	N	N	Y	Y	<b><u>BA</u></b>	BA	BA	BA	Y	N
Trade shop	N	N	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Printing or publishing establishment, with not more than five thousand (5000) square feet of total floor area per establishment used for production and storage (exclusive of area used for office or sales purposes)	N	N	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Printing or publishing establishment, without limitation on floor area	N	N	N	N	<u>N</u>	Y	Y	<u>Y</u>	Y	N
Parking area for which no fee is charged provided that such area is located on a lot directly adjacent to a Non-Residential District	N	SP	Y	Y	<b><u>BA</u></b>	N	N	<u>N</u>	N	N
Telecommunication facilities	N	N	N	N	<u>N</u>	BA	BA	<b><u>BA</u></b>	BA	N
Medical Marijuana Facilities <sup>4</sup>	N	N	N	N	<u>N</u>	N	N	N	BA	N
<b><u>Self-storage unit</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>N</u></b>

4. See Section 7.7 for special regulations.

7. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section G Retail Uses as follows, with bolded and underlined language indicating changes:

<i><b>G. Retail Uses</b></i>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b><u>C-</u></b> <b><u>MU</u></b>	<b>LI</b>	<b>LI(B)</b>	<b>LI(C)</b>	<b>I</b>	<b>POS</b>
Pharmacy or drug store	N	N	Y	Y	<u>Y</u>	Y	Y	Y	Y	N
Recreational Marijuana Establishments	N	N	N	N	<u>N</u>	N	N	N	N	N
Store for the sale of goods at retail	N	N	Y	Y	<u>Y</u>	BA	BA	<b><u>BA</u></b>	Y	N
Showroom for building supplies (including plumbing, heating and ventilation equipment), with storage	N	N	Y	Y	<b><u>BA</u></b>	N	N	<u>N</u>	Y	N

limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals											
Salesroom for boats, trailers, trucks, farm implements, or machinery, with no repair services	N	N	Y	Y	<u>N</u>	N	N	<u>N</u>	Y	N	
Wholesale office or showroom, with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	<b>BA</b>	N	N	<u>N</u>	Y	N	

8. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section H Motor Vehicle Related Uses as follows, with bolded and underlined language indicating changes:

<i>H. Motor Vehicle Related Uses</i>	SR	GR	B	CB	<u>C- MU</u>	LI	LI(B)	LI(C)	I	POS
Salesroom for motor vehicles with no repair services except in a garage	N	N	Y	Y	<b>BA</b>	BA	BA	<b>BA</b>	Y	N
Motor vehicle repair garage motor vehicle body repair and painting	N	N	BA	BA	<b>BA</b>	BA	BA	<b>BA</b>	Y	N
Motor vehicle fuel facility and incidental retail facility not to exceed six hundred (600) square feet in size	N	N	N	BA	<b>BA</b>	BA	BA	<b>BA</b>	N	N
Car wash	N	N	N	N	<u>N</u>	BA	BA	<b>BA</b>	N	N
<b><u>Level 3 or DC Fast Charge Electric Vehicle Charging Station</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>N</u></b>

9. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section I Light Manufacturing, Manufacturing and Related Uses as follows, with bolded and underlined language indicating changes:

<i>I. Light Manufacturing, Manufacturing and Related Uses</i>	SR	GR	B	CB	<u>C- MU</u>	LI	LI(B)	LI(C)	I	POS
Scientific or research laboratory	N	N	N	N	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Manufacturing	N	N	N	N	<u>N</u>	Y	<u>N</u>	<u>N</u>	Y	N
Warehouse or distribution plant	N	N	N	N	<u>N</u>	Y	Y	<u>Y</u>	BA	N
Other warehouse or distribution plant	N	N	N	N	<u>N</u>	N	N	<u>N</u>	BA	N
Any retail or wholesale use which is incidental to and directly related to the products warehoused or shipped from the premises with said retail or	N	N	N	N	<u>N</u>	BA	BA	<b>BA</b>	BA	N

wholesale use limited to not more than twenty-five percent (25%) of the premises or more than five thousand (5000) square feet, whichever is less.										
Light manufacturing	N	N	N	N	<b><u>BA</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	N
Above or below grade structured parking pursuant to Section 7.2	N	N	N	<b><u>BA</u></b>	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	<b><u>BA</u></b>	N

**10.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section J Accessory Uses as follows, with bolded and underlined language indicating changes:

<i>J. Accessory Uses</i>	SR	GR	B	CB	<b><u>C- MU</u></b>	LI	LI(B)	LI(C)	I	POS
Accessory use incidental to a permitted main use	Y	Y	Y	Y	<b><u>Y</u></b>	Y	Y	<b><u>Y</u></b>	Y	N
Home occupation, non-intensive	Y	Y	Y	Y	<b><u>Y</u></b>	N	N	<b><u>N</u></b>	N	N
Home occupation, intensive	BA	BA	Y	Y	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
Accessory Apartment in single family dwelling pursuant to Section 8.1	BA	BA	Y	Y	<b><u>Y</u></b>	N	N	<b><u>N</u></b>	N	N
<b><u>Accessory Family Apartment</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>
Family child care home	BA	BA	BA	BA	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
Family child care home, large	BA	BA	BA	BA	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
Adult day care	BA	BA	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Accessory scientific uses	BA	BA	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Automobile parking lot	N	N	Y	Y	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	Y	N
The keeping overnight of not more than five motor vehicles, one of which may be a commercial vehicle. Such commercial vehicle shall not exceed a gross vehicle weight of twelve thousand, five hundred (12,500) pounds, or measure more than seven feet, six inches (7' 6") from the ground to the top of the roof, or measure more than twenty-one feet (21') from the front bumper to the rear bumper. For the purpose of this section no, so-called, pickup truck shall be deemed to be a 'commercial' vehicle. Nothing in this section shall be construed to	BA	BA	Y	Y	<b><u>N</u></b>	N	N	<b><u>N</u></b>	N	N

prevent any person from bringing a commercial vehicle otherwise prohibited by this section into a residential neighborhood for the purpose of making a delivery, or for performing work, or during lunchtime, or on an irregular basis										
The renting of rooms or the furnishing of table board in a dwelling to not more than two (2) persons other than members of the family (whether regular or transient)	Y	Y	N	N	<u>N</u>	N	N	<u>N</u>	N	N
Greenhouse, tool shed, playhouse, tennis court, boat house, or other similar building or structure for domestic storage or use.	Y	Y	N	N	<u>Y</u>	N	N	<u>N</u>	N	N
Short-term rental <sup>6</sup>	Y	Y	Y	Y	<u>Y</u>	N	N	<u>N</u>	N	N
<b><u>Parking Garage, pursuant to Section 6.1.14</u></b>	N	N	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	<b><u>BA</u></b>	N
Drive-in or drive-through facilities	N	N	BA	BA	<u>N</u>	BA	BA	<b><u>BA</u></b>	BA	N
<b><u>Level 1 or Level 2 Electric vehicle charging stations</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>

6. Subject to applicable State and Town regulations, administrative regulations, and inspection requirements.

or to take any other action related thereto.

**PUBLIC HEARING:**

This is to certify that a public hearing concerning the subject matter above, as place on the warrant for the 2022 Annual Town Meeting, was held by the Planning Board on February 16th, 2022 at 5:30 P.M. and continued to March 2<sup>nd</sup>, 2022 at 6:00 P.M., in the Salah Meeting Room, Town Hall, 801 Washington Street, Canton, Massachusetts, in accordance with the provision of the Massachusetts General Laws, Chapter 40A.

Said amendment is contained, in its entirety, in a document available for public review on file in the office of the Planning Board, the Town Clerk, the Board of Selectmen, at Memorial Hall, and at the reference desk of the Canton Public Library. It is also available online on the Planning Department website.

Notice of the subject matter for the public hearing, sufficient for identification, has been published in the Canton Citizen, a newspaper of general circulation in the Town on January 27th and February 3<sup>rd</sup>, 2022.



**REPORT:**

On February 16<sup>th</sup>, and again on March 2<sup>nd</sup>, 2022, the Planning Board discussed the proposed article to amend Section 3.1.4 the Table of Use Regulations. This is a housekeeping zoning article to fill in the blank columns in the Table of Use chart. At the 2017 Annual Town meeting the Town adopted Zoning Bylaws Section 6.8 General Provisions for the Limited Industrial (C) District and designated the Limited Industrial (C) district on the zoning map. In Section 6.8 it states that uses allowed by right in either the Limited Industrial or Limited Industrial (B) Districts shall be allowed by right in the Limited Industrial (C) district. Any uses allowed as a Special Permit within the Limited Industrial or Limited Industrial (B) district will also be allowed as a special permit in the Limited Industrial (C) district. This also fills in the blank uses for the newly formed Commercial Mixed-Use District (C-MU). Finally, it updates other uses related to the Route 138 Economic Development Study (2020) recommendations or as related to structured parking or electric vehicle charging stations.

**RECOMMENDATION:**

On February 16<sup>th</sup>, 2022, the Planning Board voted with three (3) members in favor and one (1) opposed, to recommend that this Article be adopted at Town Meeting that the applicable language be added directly into this section of the by-laws. The hearing was closed on March 2<sup>nd</sup>, 2022, with no changes to the vote and one addition in the motion that a line for self-storage units be added. Additionally, one zoning change, approved in 2021 has been added in the motion (Article 36 from ATM 2021 that removed the word “not” from Section 3.1.4 Section J Accessory Uses related to “The keeping overnight of not more than five motor vehicles”).

Voted 3-1

In favor: Patricia McDermott, Kathy McCormack, David McCarthy Against: Joseph Amrhein

Not present: Robert E. Panico

**MOVED:**

That the Town will vote to amend Zoning By-laws Section 3.1.4 Table of Use Regulations to complete the Table of Use for the Limited Industrial (C) zone, the Commercial Mixed-Use Zone (C-MU), and update uses related to structured parking and electric vehicle charging stations, or take any other action related thereto.

1. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section A Residential Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u>C-MU</u>	LI	LI(B)	LI(C)	I	POS
<i>A. Residential Uses</i>										
Single family dwelling	Y	Y	Y	Y	<u>N</u>	N	N	<u>N</u>	<u>N</u>	N
Two-family dwelling, if located on a lot having an area larger than the minimum hereinafter required for the construction of a single-family dwelling in the district by an additional two thousand (2000) square feet	N	Y	Y	Y	<u>N</u>	N	N	<u>N</u>	<u>N</u>	N
Assisted Living and/or Independent Living Facility <sup>1</sup>	N	BA	BA	BA	<u>BA</u>	<u>N</u>	BA	BA	N	N
Boarding or lodging house <sup>2</sup>	N	BA	Y	Y	<u>N</u>	N	N	N	N	N
Building containing one (1) or two (2) dwelling units in combination with	N	N	Y	Y	<u>Y</u>	N	N	<u>N</u>	<u>N</u>	N

stores or other permitted uses, subject to the condition that such building conforms to the lot area provisions applicable to a one-family or two-family house, respectively in the same district										
Multi-family dwelling	N	BA	Y	Y	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
Multi-family dwelling or building containing three (3) or more dwelling units in combination with stores or other permitted uses, subject to the conditions that such building is located on a lot having an area larger than the minimum hereafter required for the construction of a single-family dwelling in the same district by an additional three thousand (3,000) square feet for each family in excess of one (1) accommodated therein	N	N	Y	Y	<b><u>Y</u></b>	N	N	<b><u>N</u></b>	N	N
The conversion and/or use of a single family dwelling existing on March 8, 1937, as a dwelling for not more than two (2) families, or as a boarding or lodging house, or a tourist home, <b><u>subject to Section 8.3 and 8.4</u></b>	BA	BA	Y	Y	<b><u>N</u></b>	N	N	<b><u>N</u></b>	N	N
Short-term rental <sup>3</sup>	Y	Y	Y	Y	<b><u>Y</u></b>	N	N	<b><u>N</u></b>	N	N

1. See Section 8.2.2 and 8.7 for special regulations

2. See Section 8.3 for special regulations

3. Subject to applicable State and Town registration, administrative regulations, and inspection requirements.

**2.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section B Exempt and Institutional Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<b><u>C-</u></b> <b><u>MU</u></b>	LI	LI(B)	LI(C)	I	POS
<i>B. Exempt and Institutional Uses</i>										
Exempt: uses exempted from prohibition by G.L. Chapter 40A, Section 3 <sup>2</sup>	Y	Y	Y	Y	<b><u>Y</u></b>	Y	Y	Y	Y	Y
Hospital, Long-term care facility, hospice, health care facility/clinic, or substance abuse detoxification or treatment center <sup>3</sup>	N	N	N	N	<b><u>N</u></b>	BA	BA	BA	BA	N
Philanthropic, educational, or charitable institution, non-exempt	BA	BA	Y	Y	<b><u>BA</u></b>	N	N	N	N	Y

Library, museum, art gallery or community building		Y	Y	Y	Y	<u>Y</u>	Y	N	<u>N</u>	Y	N
Extension of existing cemetery		Y	Y	Y	Y	<u>Y</u>	Y	N	<u>N</u>	Y	Y
Recreational or water supply use of a governmental agency		Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Public administration building, fire or police station		Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Cultural use		N	N	N	N	<u>BA</u>	BA	BA	<u>BA</u>	N	N
Other municipal uses		Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Essential services		BA	BA	BA	BA	<u>BA</u>	BA	BA	<u>BA</u>	BA	N
Parkland Open Space or Recreational Uses		N	N	N	N	<u>N</u>	N	N	<u>N</u>	N	Y

2. As defined by M.G.L. Chapter 40A, Section 3

3. See Special Regulations Section 4.2.7 for in-patient facilities and Section 4.2.8 for out-patient facilities

**3.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section C Agricultural and Related Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<u>C- MU</u>	LI	LI(B)	LI(C)	I	POS
<i>C. Agricultural and Related Uses</i>										
Commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture provided that all such activities may be limited to parcels of five (5) acres or more in area not zoned for agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Orchard, market garden, or nursery on a two-acre parcel (but not including any building or structure primarily used or maintained in connection with such purpose nor the regular sale at retail of any agricultural produce, unless authorized by the Board of Appeals as hereinafter provided)	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y
Building or structure used or maintained in connection with a permitted agricultural use of the land, or used for any other purpose of agricultural production (such as a greenhouse or poultry battery)	BA	N	N	N	<u>N</u>	N	N	<u>N</u>	N	N
Commercial greenhouse on less than five (5) acres	N	N	N	N	<u>N</u>	N	N	<u>N</u>	Y	N
Farm stand, exempt	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	Y

Farm stand, local		BA	N	N	N	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
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4. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section D Recreational Uses by as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<b><u>C- MU</u></b>	LI	LI(B)	LI(C)	I	POS
<i>D. Recreational Uses</i>										
Golf course (but not including a golf driving range or "miniature" golf course), boat or canoe livery, riding academy or stable	BA	N	N	N	<b><u>N</u></b>	BA	BA	<b><u>BA</u></b>	N	Y
Golf driving range, "miniature" golf course, or other similar outdoor commercial recreation use (but not including an amusement park, drive-in theater or open-air facilities for "spectator sports" except where authorized by the Board of Appeals as hereinafter provided)	N	N	N	N	<b><u>N</u></b>	BA	BA	<b><u>BA</u></b>	Y	N
Theater, bowling alley, dance hall, or other place of indoor amusement	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Health or exercise club	N	N	BA	N	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	N	N
Private club, lodge, or other nonprofit social, cultural, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business)	BA	BA	Y	Y	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
Limited Industrial Recreational Use	N	N	N	N	<b><u>N</u></b>	BA	BA	<b><u>BA</u></b>	N	N

5. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section E Restaurant Uses as follows, with bolded and underlined language indicating changes:

Principal Use	SR	GR	B	CB	<b><u>C- MU</u></b>	LI	LI(B)	LI(C)	I	POS
<i>E. Restaurant Uses</i>										
Restaurant or similar place for the service of food or beverages only to persons inside a completely enclosed building, with or without regular mechanical or live entertainment; <b><u>outdoor dining allowed by special permit</u></b>	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N

Fast food establishment	N	N	BA	BA	<b><u>BA</u></b>	BA	N	<b><u>N</u></b>	BA	N
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6. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section F Commercial and Office Uses as follows, with bolded and underlined language indicating changes:

<i>F. Commercial and Office Uses</i>	SR	GR	B	CB	<b><u>C- MU</u></b>	LI	LI(B)	LI(C)	I	POS
Kennel, animal or veterinary hospital	N	N	BA	N	<b><u>N</u></b>	Y	Y	Y	Y	N
Funeral parlor or undertaking establishment	N	BA	Y	Y	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	Y	N
Business or professional office or agency, bank or other financial institution	N	N	Y	Y	<b><u>Y</u></b>	BA	BA	<b><u>BA</u></b>	Y	N
Medical offices: offices of a doctor or dentist not a resident of the premises, or a group of such offices	N	N	Y	Y	<b><u>Y</u></b>	BA	<b><u>Y</u></b>	BA	Y	N
Medical or Dental Labs	N	N	Y	Y	<b><u>Y</u></b>	BA	BA	BA	Y	N
Office for executive or administrative purposes only	N	N	Y	Y	<b><u>Y</u></b>	Y	Y	<b><u>Y</u></b>	Y	N
Educational use, nonexempt	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Hotel or motel	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
General or personal service establishment	N	N	Y	Y	<b><u>BA</u></b>	BA	BA	BA	Y	N
Trade shop	N	N	Y	Y	<b><u>Y</u></b>	Y	Y	<b><u>Y</u></b>	Y	Y
Printing or publishing establishment, with not more than five thousand (5000) square feet of total floor area per establishment used for production and storage (exclusive of area used for office or sales purposes)	N	N	Y	Y	<b><u>Y</u></b>	Y	Y	<b><u>Y</u></b>	Y	N
Printing or publishing establishment, without limitation on floor area	N	N	N	N	<b><u>N</u></b>	Y	Y	<b><u>Y</u></b>	Y	N
Parking area for which no fee is charged provided that such area is located on a lot directly adjacent to a Non-Residential District	N	SP	Y	Y	<b><u>BA</u></b>	N	N	<b><u>N</u></b>	N	N
Telecommunication facilities	N	N	N	N	<b><u>N</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Medical Marijuana Facilities <sup>4</sup>	N	N	N	N	<b><u>N</u></b>	N	N	N	BA	N

4. See Section 7.7 for special regulations.

7. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section G Retail Uses as follows, with bolded and underlined language indicating changes:

<i>G. Retail Uses</i>	SR	GR	B	CB	<u>C-MU</u>	LI	LI(B)	LI(C)	I	POS
Pharmacy or drug store	N	N	Y	Y	<u>Y</u>	Y	Y	Y	Y	N
Recreational Marijuana Establishments	N	N	N	N	<u>N</u>	N	N	N	N	N
Store for the sale of goods at retail	N	N	Y	Y	<u>Y</u>	BA	BA	<b><u>BA</u></b>	Y	N
Showroom for building supplies (including plumbing, heating and ventilation equipment), with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	<b><u>BA</u></b>	N	N	<u>N</u>	Y	N
Salesroom for boats, trailers, trucks, farm implements, or machinery, with no repair services	N	N	Y	Y	<u>N</u>	N	N	<u>N</u>	Y	N
Wholesale office or showroom, with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	<b><u>BA</u></b>	N	N	<u>N</u>	Y	N

8. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section H Motor Vehicle Related Uses as follows, with bolded and underlined language indicating changes:

<i>H. Motor Vehicle Related Uses</i>	SR	GR	B	CB	<u>C-MU</u>	LI	LI(B)	LI(C)	I	POS
Salesroom for motor vehicles with no repair services except in a garage	N	N	Y	Y	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	Y	N
Motor vehicle repair garage motor vehicle body repair and painting	N	N	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	Y	N
Motor vehicle fuel facility and incidental retail facility not to exceed six hundred (600) square feet in size	N	N	N	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	N	N
Car wash	N	N	N	N	<u>N</u>	BA	BA	<b><u>BA</u></b>	N	N
<b><u>Level 3 or DC Fast Charge Electric Vehicle Charging Station</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>N</u></b>

9. To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section I Light Manufacturing, Manufacturing and Related Uses as follows, with bolded and underlined language indicating changes:

<i>I. Light Manufacturing, Manufacturing and Related Uses</i>	SR	GR	B	CB	<u>C-</u> <u>MU</u>	LI	LI(B)	LI(C)	I	POS
Scientific or research laboratory	N	N	N	N	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Manufacturing	N	N	N	N	<u>N</u>	Y	<u>N</u>	<u>N</u>	Y	N
Warehouse or distribution plant	N	N	N	N	<u>N</u>	Y	Y	<u>Y</u>	BA	N
Other warehouse or distribution plant	N	N	N	N	<u>N</u>	N	N	<u>N</u>	BA	N
Any retail or wholesale use which is incidental to and directly related to the products warehoused or shipped from the premises with said retail or wholesale use limited to not more than twenty-five percent (25%) of the premises or more than five thousand (5000) square feet, whichever is less.	N	N	N	N	<u>N</u>	BA	BA	<b><u>BA</u></b>	BA	N
Light manufacturing	N	N	N	N	<b><u>BA</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	N
Above or below grade structured parking pursuant to Section 7.2	N	N	N	<b><u>BA</u></b>	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	<b><u>BA</u></b>	N

**10.** To see if the Town will vote to amend the Zoning By-laws Section 3.1.4, Table of Use Regulations, Section J Accessory Uses as follows, with bolded and underlined language indicating changes:

<i>J. Accessory Uses</i>	SR	GR	B	CB	<u>C-</u> <u>MU</u>	LI	LI(B)	LI(C)	I	POS
Accessory use incidental to a permitted main use	Y	Y	Y	Y	<u>Y</u>	Y	Y	<u>Y</u>	Y	N
Home occupation, non-intensive	Y	Y	Y	Y	<u>Y</u>	N	N	<u>N</u>	N	N
Home occupation, intensive	BA	BA	Y	Y	<b><u>BA</u></b>	N	N	<u>N</u>	N	N
Accessory Apartment in single family dwelling pursuant to Section 8.1	BA	BA	Y	Y	<u>Y</u>	N	N	<u>N</u>	N	N
<b><u>Accessory Family Apartment</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>N</u></b>
Family child care home	BA	BA	BA	BA	<b><u>BA</u></b>	N	N	<u>N</u>	N	N
Family child care home, large	BA	BA	BA	BA	<b><u>BA</u></b>	N	N	<u>N</u>	N	N
Adult day care	BA	BA	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Accessory scientific uses	BA	BA	BA	BA	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	BA	N
Automobile parking lot	N	N	Y	Y	<b><u>BA</u></b>	N	N	<u>N</u>	Y	N
The keeping overnight of more than five motor vehicles, one of which may be a commercial vehicle. Such commercial vehicle shall not exceed a gross vehicle weight of twelve thousand, five hundred (12,500) pounds, or measure more than seven feet,	BA	BA	Y	Y	<b><u>N</u></b>	N	N	<b><u>N</u></b>	N	N

six inches (7' 6") from the ground to the top of the roof, or measure more than twenty-one feet (21') from the front bumper to the rear bumper. For the purpose of this section no, so-called, pickup truck shall be deemed to be a 'commercial' vehicle. Nothing in this section shall be construed to prevent any person from bringing a commercial vehicle otherwise prohibited by this section into a residential neighborhood for the purpose of making a delivery, or for performing work, or during lunchtime, or on an irregular basis										
The renting of rooms or the furnishing of table board in a dwelling to not more than two (2) persons other than members of the family (whether regular or transient)	Y	Y	N	N	<u>N</u>	N	N	<u>N</u>	N	N
Greenhouse, tool shed, playhouse, tennis court, boat house, or other similar building or structure for domestic storage or use.	Y	Y	N	N	<u>Y</u>	N	N	<u>N</u>	N	N
Short-term rental <sup>6</sup>	Y	Y	Y	Y	<u>Y</u>	N	N	<u>N</u>	N	N
<b><u>Parking Garage, pursuant to Section 6.1.14</u></b>	N	N	<b><u>BA</u></b>	<b><u>BA</u></b>	<b><u>BA</u></b>	BA	BA	<b><u>BA</u></b>	<b><u>BA</u></b>	N
Drive-in or drive-through facilities	N	N	BA	BA	<u>N</u>	BA	BA	<b><u>BA</u></b>	BA	N
<b><u>Level 1 or Level 2 Electric vehicle charging stations</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>	<b><u>Y</u></b>

6. Subject to applicable State and Town regulations, administrative regulations, and inspection requirements.

or to take any other action related thereto.

Respectfully submitted,

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David McCarthy  
Chair of the Canton Planning Board