

# Chelmsford Zoning District Key

## **Current Chelmsford zoning districts referenced in 2025 Fall Town Meeting Zoning Articles:**

RA - Residential A District. These are the lowest density single-family residence districts.

RB - Residential B District. These are low-density single-family residence districts.

RC - Residential C District. These are medium-density general residence districts.

RM - Residential Multifamily District. These are high-density residence districts.

CA - Neighborhood Commercial District. These are commercial districts for neighborhood areas.

CB - Roadside Commercial District. These are general commercial districts which are high traffic generators. Included are such uses as automotive repair, open lot sales, wholesale business, retail and offices and so on.

CBLT – Roadside Commercial Light District. These districts serve as a transition zone between IA and other zones to lessen the potential negative impacts to non-IA zones.

CC - Shopping Center District. These are commercial districts designed to allow the clustering of stores, offices and so on around a central parking area. These are high traffic generators usually located on major roads.

CD - General Commercial District. These are primarily retail commercial offices, restaurants and entertainment commercial uses, excluding repair, open lot sales, wholesale and storage uses. These uses are usually located along existing major traffic thoroughfares.

IA - Limited Industrial District. These are areas that are primarily used for office, research development, manufacturing and warehousing.

P - Public District. These are lands owned or leased by federal, state or municipal governments for governmental purposes.

## Use Table

### Key adjustments between CB / IA and CBLT Circed

Sec. I S	Description	RB	CA	CB	CBLT	IA
<b>A Residential</b>						
1	Single-family dwelling	Y	N	N	N	N
2	Two-family dwelling	N	N	N	N	N
3	Multifamily dwelling	N	N	N	N	N
4	Conversion of dwelling (§ 195-13)	BA	N	N	N	N
5	Boardinghouse					
a	Owner-occupied	BA	Y	Y	N	N
b	Non-owner-occupied	BA	BA	BA	N	N
6	Mobile home	N	N	N	N	N
7	Planned open space residential development (Article XVIII)	PB	N	N	N	N
8	Facilitated and independent and senior living facility (Article XVII)					
a	Alzheimer's facility	N	PB	PB	PB	PB
b	Assisted living facility	N	PB	PB	PB	PB
c	Independent living	N	PB	PB	PB	PB
d	Congregate living	N	PB	PB	PB	PB
9	Accessory to residential uses					
a	Major recreation equipment (§ 195-6B)	Y	Y	Y	Y	Y
b	Animals accessory to dwellings (§ 195-6E)	Y	Y	Y	Y	Y
c	Barn sale, yard sales, garage sale or flea market (§ 195-6D)	Y	Y	Y	Y	Y
d	Home occupations (§ 195-7)	Y	Y	Y	Y	Y
e	Accessory dwelling units (Article XVIIA)	N	N	N	N	N
<b>B Exempt Uses</b>						
1	Exempt uses per MGL c. 40A, § 3	Y	Y	Y	Y	Y
2	Licensed family day-care facility for the day care of six or fewer children, including children living in the residence (for profit)	Y	PB	PB	PB	PB
3	Accessory to exempt uses					
a	Barn sale, yard sale, garage sale or flea market (§ 195-6D)	Y	Y	Y	Y	Y
<b>C. Institutional</b>						
1	Cemetery	Y	N	N	Y	Y
2	Municipal facilities, except garages, storage or repair shops	Y	Y	Y	Y	Y
3	Municipal garages, storage or repair shops	N	N	BA	N	BA
4	Essential services	BA	BA	BA	BA	BA
5	Hospital	N	N	N	N	PB
a	Helipad accessory to hospital	N	N	N	N	PB
6	Airport	N	N	N	N	N
<b>D. Commercial</b>						
1	Nonexempt agricultural use <sup>v</sup>	Y	N	N	PB	Y
2	Nonexempt farm stand for wholesale or retail sale of products <sup>vi</sup>	Y	Y	Y	Y	Y
3	Nonexempt educational use	N	Y	Y	Y	Y
4	Animal clinic or hospital	N	N	Y	PB	Y
5	Kennel	N	PB	PB	PB	PB
6	Nursing/convalescent or rehabilitation home	N	N	BA	N	BA
7	Funeral home	N	N	Y	PB	PB
8	Motel or hotel	N	N	Y	N	PB
9	Retail stores and services not elsewhere set forth					
a	Less than 3,000 gross square feet per structure	N	Y	Y	Y	N
b	More than 3,000 gross square feet per structure	N	PB	Y	PB	N
c	More than 5,000 net square feet per business use	N	PB	Y	PB	N
d	More than 10,000 gross square feet per business use	N	N	PB	N	N
10	Motor vehicle sales and rental <sup>vii/viii</sup>	N	N	Y	N	N
11	Motor vehicle general and body repair	N	N	Yviii	N	N
12	Motor vehicle general repair <sup>vii</sup>	N	N	Yviii	N	N
13	Motor vehicle towing and storage	N	N	PB	N	N
14	Motor vehicle fueling station <sup>vii</sup>	N	N	PB	N	N
15	Motor vehicle washing facility	N	N	PB	N	N
16	Parking garage/structure	N	N	BA	PB	BA
17	Restaurant	N	N	Yviii	Yviii	N

Sec.	I	S	Description	RB	CA	CB	CBLT	IA
18			Restaurant, fast-food					
a			With drive-through	N	N	PB	N	N
b			Without drive-through	N	N	Y	N	N
c			Over 2,500 gross square feet	N	N	PB	N	N
19			Office	N	vix	Y	Y	Y
20			Medical office or center +	N	Y	Y	Y	Y
21			Medical clinic	N	PB	PB	PB	PB
22			Bank or financial agency					
a			With drive-through <sup>viii</sup>	N	N	PB	PB	N
b			Without drive-through <sup>viii</sup>	N	N	Y	Y	N
23			Indoor commercial entertainment and recreation	N	N	Yviii	Yviii	Y
24			Outdoor commercial recreation	N	N	N	Y	N
25			Club or lodge	N	N	Y	Y	N
26			Riding academy	BA	N	BA	BA	N
27			Adult entertainment establishment	N	N	N	N	N
28			Wireless communications facility <sup>x</sup>	BA	Y	Y	BA	Y
29			Fairs, carnivals and similar outdoor events	N	N	BA	BA	BA
30			Body art establishment	N	N	Y	Y	N
31			Health club	N	N	PB	Yviii	PB
32			Family day-care home (nonexempt)	BA	BA	BA	BA	BA
33			Massage service establishment	N	BA	BA	BA	N
34			Solar photovoltaic facility (commercial)	Y	Y	Y	Y	Y
35			Medical marijuana treatment center	N	N	N	N	PB
36			Marijuana establishment	N	N	N	N	N
37			Adult day care	N	PB	PB	PB	PB
38			Parking Lot accessory use	N	N	N	PBxiii	N
<b>E. Industrial</b>								
1			Earth removal	N	N	N	N	BA
2			Light manufacturing	N	N	PB	PB	Y
3			Heavy manufacturing	N	N	N	N	N
4			Granite operations	N	N	N	N	N
5			Contractor's shop/yard					
a			Outdoor	N	N	PB	N	PB
b			Indoor	N	N	Y	PB	Y
6			Junkyard or automobile graveyard or salvage yard	N	N	N	N	N
7			Solid waste disposal facility or sanitary landfill	N	N	N	N	N
8			Refuse incinerator	N	N	N	N	N
9			Transport terminal	N	N	N	N	N
10			Wood operation	N	N	N	N	Y
11			Pedestrian and vehicular access and egress by private way to and from uses permitted in an IA District	N	N	PB	PB	Y
12			Retail sale of goods, the majority of which are produced or undergo processing on the premises	N	N	Y	Y	Y
13			Self-storage mini warehouse	N	N	PB	N	PB
14			Bakery, not including on-premises retail sales	N	N	Y	Y	Y
15			Warehouse	N	N	PB	N	Y
16			Research and development	N	N	PB	PB	Y
17			Accessory to industrial uses					
a			Parking garage/structure	N	N	N	PB	PB
18			Asphalt manufacturing plant	N	N	N	N	N
19			Small distribution center	N	N	N	N	PB
20			Medium distribution center	N	N	N	N	PB
21			Large distribution center	N	N	N	N	N
22			Parking Lot accessory use	N	N	N	PBxiii	N
23			Ultralight Manufacturing	N	N	PB	Y	Y

## Use Table Notes

### NOTES:

- ii Intensity of use shall be limited to permit a maximum of seven units per acre and a maximum of 254 units in the RMH District.
- i Minimum lot area shall be three acres, all other requirements for multifamily dwellings shall apply and all the requirements of Articles II through XVIII A shall apply. Multifamily dwelling density shall be six units per acre on land zones as CV.
- iii Not to exceed 900 square feet per unit. The Planning Board may grant a special permit to allow units in excess of 900 square feet.
- iv Total square feet of an accessory residential use must not exceed the total square feet of the primary use.
- v Provided that there are neither hogs nor fur-bearing animals.
- vi No such stand shall be permitted in an historic district.
- vii Notwithstanding the provisions of Note 6 of the Table of Dimensional Requirements, no structure, pumps or fuel storage tanks shall be located within 50 feet of a residentially used premises or residential district.
- viii A special permit from the Planning Board shall be required if more than 10,000 square feet gross floor area is devoted to business use on the premises.
- ix No structure shall exceed 3,000 square feet gross floor area.
- x Subject to requirements of Article XIII.
- xi The retail outlet shall not exceed 1,000 square feet or 10% of the gross floor area of the principal facility, whichever is less.
- xii In a CB District, storage units shall be set back 100 feet from the sideline of any street, and storage units with doors oriented to a street shall be set back 300 feet from the sideline of said street.
- xiii Accessory use parking lots are required to be either on the same lot with the parking-generating activity or on any lot or premises a substantial portion of which is, at least, within 300 feet of such activity.
- xiii Accessory use parking lots are required to be either on the same lot as the principal use or on another lot and within 300 feet of the principal use.

## Zoning District Dimensional Requirements

Dimensional Requirements	Districts				
	RB	CA	CB	CBLT	IA
<b>Minimum Lot Requirements</b>					
Area (x 1,000 square feet)	40	20	40	40	40
Width (feet)	150	125	150	150	150
Depth (feet)	150	125	0	N/A	150
Frontage (feet)	150	125	150	150	150
<b>Minimum Yard Requirements</b>					
Front (feet) <sup>3</sup>	40	20	60	60	40
Side (feet)	25	10(6)	30(6)	40(7)	40(4)
Rear (feet)	30	10(6)	20(6)	30(7)	30(4)
<b>Maximum Building</b>					
Coverage	15%	15%	30%	30%	40%
Stories	3	3	4	3	4
Height (feet)	35	35	45	35	45
Floor area ratio	0.2	0.45	0.45	0.45	0.45

**NOTES:**

For multifamily dwellings, not less than 80,000 square feet or 5,000 square feet per dwelling unit, whichever is greater.

For granite operations, minimum lot area shall be 10 acres.

Corner lots shall maintain front yard requirements for each street frontage.

Increase to 100 feet when such yard is abutting a residentially used or zoned property.

Increase by 20 feet where abutting an RA or RB District.

Increase by 20 feet where abutting a residentially used or zoned property.

Increase by 40 feet where abutting a residentially used or zoned property.

## CEIOD Overlay Dimensional Requirements

Dimensional Requirements	Districts					
	CA	CB	CBLT	CC	CD	IA
<b>Minimum Lot Requirements (1)</b>						
Area (x 1,000 square feet)	20	40	40	100	10	40
In CEIODs by by-right	16	32	32	80	8	32
In CEIODs by special permit	10	20	20	50	5	20
Width (feet)	125	150	150	200	50	150
In CEIODs by by-right	100	120	120	160	40	120
In CEIODs by special permit	75	75	75	75	75	75
Depth (feet)	125	0	N/A	200	0	150
In CEIODs by by-right	100	0	N/A	160	0	120
In CEIODs by special permit	75	0	N/A	100	0	100
Frontage (feet)	125	150	150	200	50	150
In CEIODs by by-right	100	120	120	160	50	120
In CEIODs by special permit	75	75	75	75	50	75
<b>Minimum Yard Requirements</b>						
Front (feet)(3)	20	50	60	60	20	40
In CEIODs by by-right	16	48	48	48	16	32
In CEIODs by special permit	5	10	20	10	5	20
Side (feet)	10	30	40	30	10	40
In CEIODs by by-right	8	24	32	24	8	32(4)
In CEIODs by special permit	5(6)	10(6)	20(6)	10(6)	5(6)	20(4)
Rear (feet)	10	20	30	30	10	30
In CEIODs by by-right	8	16	24(7)	24	8	24(4)
In CEIODs by special permit	5(6)	10(6)	20(6)	10(6)	5(6)	20(4)
<b>Maximum Building</b>						
Coverage	15%	30%	30%	30%	40%	40%
In CEIODs by by-right (up to)	18%	36%	36%	36%	48%	48%
In CEIODs by special permit (up to)	22.50%	45%	45%	45%	60%	60%
Stories	3	4	3	3	4	4
In CEIODs by by-right	3	4	3	3	4	4
In CEIODs by special permit	3	4	3	3	4	4
Height (feet)	35	45	35	35	45	45
In CEIODs by by-right	35	45	35	35	45	45
In CEIODs by special permit	35	45	35	35	45	45
Floor area ratio	0.45	0.45	0.45	0.45	0.45	0.45
In CEIODs by by-right (up to)	0.54	0.54	0.54	0.54	0.54	0.54
In CEIODs by special permit (up to)	0.67	0.67	0.67	0.67	0.67	0.67

## CEIOD Dimensional Requirements Notes

### NOTES:

- 1) A special permit from the Planning Board is required when creating new lots via subdivision. Any new lots created via the overlay dimensional requirements shall be developed in accordance with the overlay.
- 2) N/A
- 3) Corner lots shall maintain front yard requirements for each street frontage, and other yards are side yards.
- 4) Increase to 100 feet when abutting a residentially used or zoned property.
- 5) N/A
- 6) Increase to 25 feet minimum where abutting a residentially used property.
- 7) Increase to 30 feet minimum where abutting a residentially used property.