

Uses currently allowed under Southborough's Business Village Zoning bylaw

**Projects are still subject to additional restrictions and Site Plan Review based on project size & details*

Categories of Uses	Allowed Uses
Permitted without requiring a special permit:	<ul style="list-style-type: none"> • All uses permitted in the residential districts (RA and RB). • A mobile home or travel trailer used as a dwelling or business quarters for 30 days or fewer in a year. •
Permitted without requiring a special permit under a defined size:	<ul style="list-style-type: none"> • Up to 2,000 square feet: <ul style="list-style-type: none"> ○ Retail sales and services which do not involve manufacturing on the premises. ○ Newspaper, job printing and publishing. ○ Office, bank, office building. ○ Hotel or motel, restaurant (<i>excluding drive-through food service establishments</i>). ○ Clinic or medical testing laboratory. ○ Dwelling on the premises for a night watchman or janitor. ○ Cafeteria on the premises for use by employees and not the general public.
Permitted with a special permit from the Planning Board:	<ul style="list-style-type: none"> • All uses greater than 2,000 square feet from the above listed uses • Major residential development. • Multifamily dwellings if within a major residential development. • Hospital, nursing home, home for the aged. • Private school, nursery or kindergarten. • Veterinarian, animal hospital, dog kennel. • Multifamily housing for the elderly, owned by a public or a nonprofit community organization. • Private garage or parking for more than three cars or more than one truck or other commercial vehicle. • Indoor recreation, athletic or exercise facility. • Sale or storage of fuel, lumber, building materials and equipment, contractor's yard. • Retail sales and services involving manufacturing of products, the majority of which will be sold on the premises to consumers, with not more than four persons engaged in manufacturing operations. • Automotive service, gasoline station or repair garage, automotive sales.
Permitted with a special permit from the Zoning Board of Appeals approval:	<ul style="list-style-type: none"> • Accessory apartment. • Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow. • Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet. • A mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year.