#327-26: Updated Use Table Allowances

Rules and Ordinances
October 6, 2026

By-right commercial uses in appropriate zones

Issue

- Many commercial or industrial uses require a special permit or not allowed in Business/Industrial Zones contributes to vacant storefronts/buildings

Recommendation

- Allow uses by-right or site plan review* in appropriate zones

City Center (389 Main St) contains numerous dental practices, currently classified as Medical Center Uses requiring a special permit

Where Things Stand

Previous Meetings

- August –
  - Joint public hearing
  - Planning Board provided recommendation for modified amendments
- September –
  - City Council meets and refers item back to R&O
    - Issue with uses proposed to be allowed by Site Plan Review
  - R&O Meets and holds the item due to Site Plan Review process concerns

OSPCD Recommendation

- Split uses (327A-26) recommended to be allowed by Site Plan Review until a process can be adopted
- Recommend remaining items (327-26) to City Council for approval

Intimate Whispers Hair Salon in Maplewood Square offers massage therapy in a BN zone

Use Table Updates

OSPCD Recommends R&O splits and holds item as 327A-26

Use	RO	BN	BC	BH	I1	I2
Motel-Hotel	No	No	~~SP~~ SPR	~~SP~~ SPR	~~SP~~ SPR	~~SP~~ SPR
Supermarket	No	SP	Yes	~~SP~~ SPR	~~SP~~ SPR	~~SP~~ SPR

By Splitting the Paper -

- Signals support for these items to be allowed by Site Plan Review
- Provides time for staff and Council to work together on new Site Plan Review text

Use Table Updates

OSPCD Recommends R&O votes favorably to City Council as 327-26

Use	RO	BN	BC	BH	I1	I2
Club/Lodge	Yes	~~No~~ Yes	Yes	Yes	Yes	Yes
Hospital	Yes	Yes	Yes	Yes	~~No~~ SP	~~No~~ SP
Business School	Yes	SP	Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Medical Center	SP	SP	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Recreation for Gainful Business Secondary to Club/Lodge	SP	~~No~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Restaurant, Fast-food	No	No	SP	SP	~~SP~~ Yes	~~SP~~ Yes
Restaurant, All other	No	SP	Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Body Art	No	~~SP~~ Yes	~~No~~ Yes	~~No~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Convenience Store	No	SP	Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
License Massage Therapy Salon	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Adult Day Health Center	No	No	No	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Kennel	No	No	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes	~~SP~~ Yes
Research & Development	No	No	~~SP~~ Yes	~~SP~~ Yes	Yes	Yes
Towing	No	No	No	SP	~~SP~~ Yes	~~SP~~ Yes