

TOWN OF HOPKINTON
ZONING BYLAW

ARTICLE VII

Rural Business (BR) District

**[Added 10-10-1984 STM, Art. 20; amended 4-8-1985 ATM,
Art. 15; 4-15-1988 ATM, Arts. 53 and 66; 5-2-1994 ATM, Art. 18;
5-6-1996 ATM, Art. 37; 5-5-2003 ATM, Art. 27; 5-2-2005 ATM, Art. 30;
5-7-2007 ATM, Art.25]**

§ 210-21. Development and design objectives.

The purpose of the Rural Business (BR) District is to provide for appropriate development of commercial areas outside the center of town. Their location and design should be such that commercial activities can be performed without impeding local travel, disturbing residential neighborhoods or detracting from the appearance of the town, especially at any principal entrance thereto.

§ 210-22. Dimensional requirements. [Amended 5-5-2003 ATM, Art. 27]

The following size and setback requirements shall apply:

- A. Minimum lot area: 45,000 square feet.
- B. Maximum lot coverage: 25%.
- C. Minimum lot frontage: 200 feet.
- D. Minimum setback from street line: 50 feet.
- E. Minimum side yard width: 25 feet.
- F. Minimum rear yard depth: 20 feet or 40 feet from residential district zoning boundaries.
- G. Maximum building height: 35 feet.

§ 210-23. Permitted uses. [Amended 4-8-1985 ATM, Art. 15; 5-6-1996 ATM, Art. 37]]

The following land uses and building uses shall be permitted in a BR District. Any uses not so permitted are excluded unless otherwise permitted by law or the terms hereof.

- A. Restaurants where all customers are seated and where no live commercial entertainment is offered.
- B. Retail stores, provided that not more than six employees are on the premises.
- C. Business or professional offices and banks.

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- D. Retail business: retail service or public utility uses involving manufacturing, clearly incidental and accessory to a retail use, on the same premises, and the product is customarily sold on the premises, provided that not more than six operators are employed in such manufacturing.
- E. Signs as permitted in Business Districts, ~ 210-18G, except that any illuminated sign shall be shielded from view of any residential district lot line adjoining the business.
- F. On-site residence of owners or employees of a permitted use.
- G. Accessory uses customarily incident to the foregoing.

§ 210-24. Uses allowed by special permit. [Amended 4-15-1988 ATM, Art. 53 and Art. 66; 5-2-1994 ATM, Art. 18; 5-2-2005 ATM, Art. 30]

In addition to the foregoing permitted uses, the following uses shall be allowed in the BR District upon the granting of a special permit by the Board of Appeals:

- A. Filling station and routine automobile maintenance, but not including major repairs.
- B. Single-family residence.
- C. Live commercial entertainment and places of assembly.
- D. Veterinary clinic.
- E. Medical centers.
- F. Drive-in, drive-through, or drive-up uses, but excluding the dispensing of food or drink, provided that: 1) an adequate dedicated area for at least four vehicles to queue shall be provided on the premises, 2) notification of the public hearing shall be mailed to the owners of all properties within 1,000 feet of the premises, and 3) the Board of Appeals shall grant the Special Permit only if it finds that the proposed use will not be detrimental to the surrounding neighborhood.

§ 210-25. Site plan submittal. [Amended 5-6-1996 ATM, Art. 37]

The provisions of Article XX, Site Plan Review, shall apply.

§ 210-26. Design requirements. [Amended 5-6-1996 ATM, Art. 37]

- A. Loading zone: as for I District, ~ 210-29.
- B. Outdoor storage or display of merchandise or equipment: as for I District, ~ 210-30.
- C. Landscaping: as for I District, ~ 210-31.

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- D. Screening adjacent to residence districts. All lot lines adjoining a residence district shall be screened in such a manner as to conceal outdoor activity in a BR District, including parking, from residence district lots as viewed from a line six feet above a line defining the required minimum width of the adjoining residence yard. Acceptable screening may be a band of dense natural woodland 20 or more feet wide, differences in elevation sufficient to shield the view as required, an opaque fence or wall or evergreens planted to form a dense hedge of the required height within three years.