

Type	Municipality, Name of District	Special Permit Reqd.	Permitted Uses (in addition to underlying zoning)	Density/ Maximum Units	Expansions	New Buildings	Minimum Affordable Units	Parking	Miscellaneous
Mill Conversion Overlay District (Mark Bobrowski's structure)	Dracut Mill Conversion Overlay District	Yes	Uses allowed through special permit: Multifamily dwelling(s), assisted living facility, single-family dwelling(s), nonresidential uses (nonresidential uses refers to those allowed within underlying zoning such as: day care facility, storage, professional office, lounge/pub, financial services, retail space (greater or less than 5,000 sq.ft.), and accessory uses)	Contingent upon many factors including: character of building, potential reuses, and number of affordable units.	Yes, contingent upon character of building.	Yes, number, type, scale architectural style of new buildings subject to approval.	15% of total units for no less than 30 years in following break down: 5% affordable to low income, 5% to moderate income, 5% to median income. Affordable units must be integrated into overall development.	Must provide 10 foot wide screening and 1 tree for every 6 spaces. Parking lots shall be located to the rear or side of all buildings and shall not be located in the front set backs or in buffer areas.	Additional standards on: buffers, vegetation, loading and others.
	Dudley Mill Conversion Overlay District	Yes	Uses allowed through special permit: Residential use shall be permitted in conjunction with one or more of the following specified non-residential uses: A. Commercial (restaurant, retail, or office establishment); B. Institutional (museum, educational use, charitable or philanthropic institution, municipal use, club or lodge); C. Recreational (indoor commercial recreation); and D. Appropriate accessory uses.	No mention	Yes, subject to approval.	Yes, subject to approval.	10% for no less than 30 years for low or moderate income. Affordable units must be integrated into overall development.	Must provide 6 foot wide screening and 1 tree for every 10 spaces. Parking lots shall be located to the rear or side of all buildings and shall not be located in the front set backs or in buffer areas.	Additional standards on: commercial vehicles, loading, lighting and others.
	Westford Mill Conversion Overlay District	Yes	Uses allowed through special permit: No uses specified in overlay district, all subject to underlying zoning.	Contingent upon many factors including: character of building, potential reuses, and number of affordable units.	Yes, contingent upon character of building.	Yes, number, type, scale architectural style of new buildings subject to Planning Board Approval.	15% for no less than 30 years in following break down: 5% affordable to low income, 5% to moderate income, 5% to median income. Affordable units must be integrated into overall development.	Must provide 10 foot wide screening and 1 tree for every 6 spaces. Parking lots shall be located to the rear or side of all buildings and shall not be located in the front set backs or in buffer areas.	Additional standards on: buffers, vegetation, commercial vehicles and others.
	Fitchburg Mill Conversion Overlay District	Yes	Uses allowed through special permit: Multifamily dwellings, assisted living facility, single-family dwelling(s) and/or nonresidential ancillary uses in some combination.	Contingent upon many factors including: character of building, potential reuses.	Yes, contingent upon character of building.	Yes, number, type, scale architectural style of new buildings subject to Planning Board Approval.	No mention	Must provide adequate parking for uses as indicated in underlying zoning.	Additional standards on: number of bedrooms and others
	Winchendon Mill Conversion Overlay District	Yes	Uses allowed through special permit: Residential uses: single family dwelling, duplex dwelling, multi-family dwelling; condominium, apartment, live and work unit; age-restricted housing; independent living unit. In conjunction with these residential uses, an Mill Conversion Project may include one or more of the following non-residential uses: a. (Commercial uses) Restaurant, retail store, or offices. b. (Institutional uses) Museum, educational use, charitable or philanthropic institution, municipal use, club or lodge. c. Appropriate accessory uses.	Contingent upon many factors including: character of building, potential reuses, and number of affordable units.	Yes, contingent upon character of building.	Yes, number, type, scale architectural style of new buildings subject to approval.	20% in perpetuity in the following breakdown: 5% to low income, 5% to moderate income, 5% to median income, 5% to the planning board's discretion. Affordable units must be integrated into overall development.	Must provide adequate parking for uses. Parking lots shall be located to the rear or side of all buildings and shall not be located in the front set backs or in buffer areas.	Minimum residential use. At least 25% of the gross floor area shall be used for residential purposes.

Type	Municipality, Name of District	Special Permit Req.	Permitted Uses (in addition to underlying zoning)	Density/ Maximum Units	Expansions	New Buildings	Minimum Affordable Units	Parking	Miscellaneous
Residential Uses Allowed by Right	Holyoke Arts and Industry Overlay District	No. Special permit can grant additional uses.	Uses allowed as of right: 1. Multifamily dwelling by renovation of an existing building; 2. Dwelling unit(s) on second or higher floor above permissible nonresidential use; 3. Wholesale or warehouse operation incidental to manufacturing on the premises; 4. Live/work space, including, but not limited to: customary home occupations; music or photographic studio; studio for arts, crafts, writing, acting, dancing, or other performing arts; advertising, industrial design, media facility, architecture, interior design, recording studio; theater, film or video production; gallery, auction house, set shop; lighting, engineering, or musical instrument manufacturing; sheet music printing, framing, arts supply, arts restoration. Uses allowed through special permit: 1. Any residential uses more than 25 dwelling units; or 2. Any residential uses with a floor area greater than 50,000 gross square feet.	No mention	No mention	No mention	No mention	Each dwelling unit, including a dwelling unit associated with live/work space, shall be provided with one parking space. No parking spaces shall be required for any other use.	Still active industrial uses in district.
	Worcester Adaptive Reuse Overlay District	No. Special permit can grant additional uses.	Uses allowed as of right a) Multi-family dwelling, high rise; b) Multi-family dwelling, low rise; c) Dormitories; and d) Single family semi-detached dwelling Uses allowed through special permit: a.) Business Use #7 food service excluding consumption/sale of alcohol beverage; b.) Business Use #10 indoor recreation, health club - profit; c.) Business Use #24 retail sales, including retail with incidental fabrication assembly.	No mention	No except for alterations to conform to the building code for health and safety purposes.	Yes, dependent upon the dimensional requirements of the underlying zoning district.	No mention	Normal requirements except: (i) All residential parking shall require 1.5 parking spaces for each dwelling unit; and (ii) Office, professional/general shall require one (1) parking space for every 500 square feet of gross floor area. Special Permit can grant changes.	Planning board may waive or modify dimensional controls of normal zoning.
	Bellingham Mill Reuse Overlay District	No. Special permit can grant additional uses.	Uses allowed as of right: (a) Multi-family dwelling, (b) Assisted elderly housing (May not exceed 100 units of multi-family or assisted elderly housing, including any combination thereof.) (c) Accessory uses of: (1) Adult day care, (2) Other uses customarily incidental to a permitted use. Uses allowed through special permit: (a) Multi-family or assisted elderly housing in excess of the number of units allowed as a permitted use, (b) New construction for uses permitted as of right, (c) Continuing care retirement community, (d) Nursing home, (e) Medical offices or medical clinic, (f) Accessory uses of: (1) Adult day care accessory to a special permitted use, (2) Retail or service establishment, or restaurant serving food and beverages only in the building or on a patio adjacent to and directly accessible from the building, primarily for residents, outpatients or employees of a permitted or special permit use, (3) Indoor or outdoor recreation, primarily for residents, outpatients or employees of a permitted or special permitted use, (4) Other accessory uses customarily incidental to a special permitted use.	By right 9 units per acre allowed. By Special Permit 12 units per acre allowed if Public Benefits provisions are met. No more than 100 units of multi-family or assisted elderly housing, including any combination thereof.	Yes, but expansion may not result in a floor area ratio that is more than 1.25 times the existing floor area ratio.	Yes, but new buildings cannot reduce potential eligibility for listing on the National Register of Historic Places. Only buildings that are necessary for essential services to elderly housing such as space for security personnel, wastewater treatment facility, independent living units, or a nursing home.	5% in perpetuity, to be restricted for low or moderate income household. Must meet Local Initiative Program affordable housing requirements.	All new off-street parking areas shall be located to the rear or side of all buildings and shall not be located in front setbacks or common open space. Assisted elderly units: 1 space per unit, plus one space per two employees with further details. Multifamily units: 1 space per studio or one-bedroom unit, 2 spaces per unit with two or more bedroom with further details. More details regarding other uses.	No minimum front yard setback requirement. At least 30% of the parcel shall be protected as usable common open space.

Type	Municipality, Name of District	Special Permit Reqd.	Permitted Uses (in addition to underlying zoning)	Density/ Maximum Units	Expansions	New Buildings	Minimum Affordable Units	Parking	Miscellaneous
Non Overlay Bylaws	Easthampton Mixed Use/Mill Industrial District	Yes	NO UNDERLYING ZONING. Uses allowed through special permit: Uses within an existing mill building must be compatible with existing uses. Uses that create excessive noise or dust may not be compatible with residences, offices, restaurants or retail stores. Uses that create a high volume of vehicular or pedestrian traffic may not be compatible with residences. Residential uses are permitted on all floors or levels in buildings except on the street level or first floor of new structures or commercial buildings which existed at the time of the adoption of this ordinance. The following types of residential uses may be permitted: multifamily dwellings, multifamily housing for elderly and/or handicapped persons, accessory apartments, and bed-and-breakfast establishments.	Donating to city's public amenities may allow up to 10% reduction in the minimum lot area requirements.	No mention	No mention	No mention	No mention	Extensive list of objectives in purpose section.
	Montague Historic Industrial District	No. Special permit can grant additional uses.	NO UNDERLYING ZONING. Uses allowed by right: 1) Business office or professional office, 2) Retail sales and services, 3) Manufacturing, processing, or research, 4) Bulk storage, warehousing, distribution, 5) Craft workshop or light assembly shop, 6) Uses customarily accessory to the above Uses allowed through special permit by Board of Appeals: 1) Hotel Residential uses, with management plan Public utility Uses that involve the construction, alteration or change of use of more than 10,000 square feet of floor area. 2) Other uses similar to the above in externally observable attributed Uses allowed through special permit by Planning Board: Self-service storage facility	No mention	No mention	No mention	No mention	No mention	Only uses discussed in bylaw.
	Lowell Conversion of Existing Buildings (Lowell also has an Artist Overlay District- summarized below)	Yes	Bylaw applies to specific structures, not to a specific area or district. Uses allowed through special permit: Structures having been constructed more than sixty years ago may be altered so as to contain two (2) or more dwelling units.	The minimum floor areas is 750 sq.ft. for studio or one-bedroom units, and 900 sq.ft. for units with two or more bedrooms. Planning Board may these requirements.	Building gross floor area can not increased by more than 10%.	Not applicable to the structure of this bylaw.	No mention	At least two (2) parking spaces per dwelling unit are provided on the lot. Where the lot does not provide sufficient area to accommodate parking, parking may be provided on another lot located within 400 feet of the primary entrance to the structure by special permit.	Existing buildings being converted are not subject to minimum setbacks, maximum building height, or maximum number of stories requirements.
	Clinton Mill Conversion/ Planned Development	Yes	Bylaw applies to specific structure, not an area or district. Uses allowed through special permit: Existing mill structures of more than twenty thousand (20,000) square feet of floor area may include the following uses dwelling units, retail offices, artist's lofts and hand crafts. Accessory uses and recreation facilities for the use of the residents and/or employees of the area only to include golf course, tennis courts, jogging trails, swimming pools and similar outdoor facilities, a community building not to exceed 5% of the total floor area of the residential units, parking area and garages, storage sheds, cabanas, detached fireplaces and similar facilities for use by the residents of the Planned Development, but n including home occupations, taking of boarders or lodgers, renting of rooms or professional offices, incidental retail sales and services.	If there is more than one type of major land use (e g , residential, institutional, office building, or research establishment), no one type shall constitute less than 10% or more than 70% of the total dwelling units or gross floor area.	No mention	Buildings shall be compatible with nearby architecture and located and designed in a manner which conforms to the existing natural terrain of the site and encourages maximum use of solar energy.	If the conversion is to dwelling units, at least 10% of the units shall beset aside for low and moderate income housing.	Off street parking shall be provided in accordance with underlying zoning. All parking spaces shall be subject to site plan reviews Unless in an accessory garage within the structure, parking spaces shall only lie between 25 feet and 300 feet from a building used for dwelling purposes.	An organization, corporation or trust owned in common by the owners of the dwelling units shall be responsible for maintaining all common areas including, but not limited to lighting, plowing, roadway, sidewalks, recreation facilities and accessory structures.

Type	Municipality, Name of District	Special Permit Reqd.	Permitted Uses (in addition to underlying zoning)	Density/ Maximum Units	Expansions	New Buildings	Minimum Affordable Units	Parking	Miscellaneous
Amendment to Exiting Bylaw	North Adams <i>Amendment to Industrial Districts</i>	Yes	Uses allowed through special permit: Accessory residential use in conjunction with artists' studios in mill space/industrial properties in excess of 50,000 sq. ft. provided that: (a) There shall be no more than one residential use per 1,000 square feet of gross studio space; (b) A dedicated bathroom with water closet, sink and shower and a kitchen containing sink, refrigerator and stove shall be provided for each proposed residential use. Any new construction of studio spaces shall conform to commercial code. Adequate heat and ventilation shall be provided for each studio; (c) Trash and garbage removal must be provided for; (d) New construction for studio spaces shall conform to commercial building codes, including fire alarm, fire protection, egress, etc. (h) Building owners and/or building committees shall determine the qualifications of the artists using the studio spaces for residential use and the limitations contained herein shall be included in any lease or sales contract with the resident artist.	Maximum number of 50 studio units per building.	No mention	No mention	No mention	Parking shall be as determined by the Planning Board with a minimum of one parking space per studio.	Not an overlay district, just an amendment to existing Industrial Districts.
	Fall River <i>Amendment to Industrial District</i>	No. No mention of special permit process.	Uses allowed by right: Existing mill buildings in existence prior to 1950 may be altered, reconstructed and used for: a. Office of any kind including medical office; b. Retail store or outlet; c. Bank or other financial institution; d. Restaurant or other eating place; and e. Uses customarily accessory to such uses.	Minimum lot area: 10,000 square feet.	No mention	Amendment pertains to only existing structures	No mention	Adequate provision shall be made for the off-street accommodation of all vehicles.	Very brief piece of industrial district chapter.
	Providence, RI <i>Amendment to Industrial District</i>	No	Uses allowed by right as added to Light Industrial District: Multif-family housing.						
Historic Mill Adaptive Reuse Overlay	Northbridge Historic Mill Adaptive Reuse Overlay District	Yes	Uses allowed through special permit: All redevelopment projects must provide an area within the mill for education of the history of the property. Multi-family dwelling units shall only be permitted in conjunction with one or more of the nonresidential uses permitted under this section; (1) Office for administrative, executive, professional, sales and other similar uses; (2) Retail, service, and restaurant; (3) Institutional (museum, educational use, charitable or philanthropic institution, municipal use, club or lodge); (4) Recreational (indoor commercial recreation); and (5) Appropriate accessory uses.	For multifamily housing; 10 units per acre is maximum, bonuses available for providing additional affordable units.	Yes, contingent upon character of building.	Number, type, scale architectural style of new buildings subject to Planning Board Approval.	10% in perpetuity, to be restricted to persons qualifying as moderate income. Affordable units must be integrated into overall development.	Board may decrease parking requirements by up to 25% if two or more uses can share parking spaces.	District consists of one Mill on two parcels of land.
	Uxbridge Historic Mill Adaptive Reuse Overlay District	Yes	Uses allowed through special permit: (1) Office for administrative, executive, professional, sales and other similar uses; (2) Retail, service, and restaurant; (3) Institutional (museum, educational use, charitable or philanthropic institution, municipal use, club, lodge, or similar uses); (4) Recreational; (5) Residential; and (6) Appropriate accessory uses.	For residential housing 15 units per acre in maximum.	Yes, contingent upon character of building.	Number, type, scale architectural style of new buildings subject to Planning Board Approval.	No mention	Board may decrease parking requirements by up to 25% if two or more uses can share parking spaces.	District consists of one Mill. The Historic Mill Bylaw shall be exempt from the Town's Growth Bylaw.

Type	Municipality, Name of District	Special Permit Reqd.	Permitted Uses (in addition to underlying zoning)	Density/ Maximum Units	Expansions	New Buildings	Minimum Affordable Units	Parking	Miscellaneous
Miscellaneous	Chicopee Mill Conversion and Commercial Center Overlay District	Yes	Uses allowed through special permit 1) Within an overlay district, there shall be no restriction on combining different categories of use within the same building except any imposed by the State Building Code or other federal or state regulations. 2) Multifamily residential uses in conjunction with one or more of the uses by right in the underlying district. 3) Residential uses combined with studios with an emphasis on arts and crafts.	To be determined by Board of Aldermen with consideration of impacts to City schools and services traffic, adequacy of the site, and technical reports.	No mention	No, except by special permit. Must be compatible with nearby architecture.	No mention	Normal requirements although a reduction of 50% is available by special permit if two or more uses within a single development can share parking spaces.	Several landscaping requirements.
	Gardner Development Overlay District I	No, although creation of new district must be first approved by Planning Board.	Uses allowed by right: 1. Library, museums, art gallery or civic center. 2. Country or tennis club, lodge building or other non-profit social, civic, conservation or recreational use, but not including any use, the principal activity of which is one customarily conducted as a business. 3. Retail Store. 4. Indoor amusement or recreation place of assembly provided that the building is so insulated and maintained as to confine noise to the premises. 5. Commercial clubs and/or recreational establishments such as swimming pools, tennis courts, ski clubs, camping areas, skating rinks or other commercial facilities offering outdoor recreation. 6. Drive-in, drive-thru, drive-up facilities or open-air business or appurtenant buildings or structures for any use permitted in Commercial I Uses allowed through special permit: 1. Five or more family dwellings (apartment or condominium buildings). 2. Restaurant or other place serving food or beverages with live or mechanical entertainment.	No mention	Yes, complex requirements if expansion more than 50 percent of that structure's gross floor area. Site plan review if more than 2500 sq.ft. gross floor area.	Yes, site plan review for any new structure/s under the same ownership on the same or contiguous lots that consists of more than 2500 sq.ft. gross floor area.	No mention	Normal requirements except: 1. Retail Store, General and Personal Services; Financial Studio, Building Trade or Restaurant with no seating. One space per 300 square feet of floor area. 2. Business or Professional Office One space per 400 square feet of floor area. 3. Restaurants; Lodge or Clubs; or other place of Assembly. One space per every three seats.	Property owner can request creation of new district on his/her property, however can only applied to properties that lie within existing industrial I and commercial I zones.
	Millbury Adaptive Reuse Overlay District	Yes	Uses allowed through special permit: 1. Multi-family Dwellings; 2. Business or Professional Offices; 3. Retail Sales and Services, including Florist Shop; 4. Personal Services; 5. Restaurants, except the use of drive-up windows; 6. School or College; 7. Non-profit Club or Lodge; 8. Philanthropic Institutions; 9. Municipal Use; 10. Recreation and Open Space; 11. Accessory Uses; and 12. Uses similar in nature and impact to those listed above, subject to such determination by the Planning Board; or 13. Any combination of the uses shown above.	No mention	No mention	No mention	No mention	No mention of Parking. Extended Miscellaneous: District consists of 11 properties in different areas and were selected with following criteria: lot contains at least 2 acres of land, contains a building of at least 5,000 sq.ft. (GFA), building originally constructed before 1940 and originally used for manufacturing or an associated use.	
	Williamstown Station Mill Redevelopment District	Yes	Uses allowed through special permit (A) Residential; 1. New two family dwellings, 2. new multifamily dwellings, 3. multifamily dwellings by conversion of an existing historic building. (B) Business uses; 1. Theater, bowling alley, skating rink, club or other place for amusement, exercise or assembly. (c) Accessory uses; parking of larger vehicles.	No mention	No mention	No mention	No mention	No mention	District consists of one Mill. Very brief application section.

Type	Municipality, Name of District	Special Permit Reqd.	Permitted Uses (in addition to underlying zoning)	Density/ Maximum Units	Expansions	New Buildings	Minimum Affordable Units	Parking	Miscellaneous
Miscellaneous	Lowell Artist Overlay District (Lowell also has an Conversion of Existing Buildings Bylaw - summarized above)	Yes	Uses allowed by Special Permit: Within the AOD, any existing building more than sixty (60) years old maybe converted to artist live/work or residential use, containing two (2) or more dwelling units.	The minimum floor areas shall be 750 sq. ft. for studio or one-bedroom units and 900 sq. ft. for units with two or more bedrooms. Planning Board may allow as many as fifty percent (50%) of the units in any one project may be smaller than these minimums by SP.	No mention	No mention	No mention	As required in underlying zoning.	All dimensional requirements of the underlying zone must be met.
Primary Focus Not Mill Reuse	Waltham Riverfront Overlay District	Yes	Uses allowed through special permit: 1) Residential uses; may construct up to the maximum FAR allowed, single, two family and multifamily developments without any requirements for nonresidential use. 2) Mixed uses: retail stores, restaurants, business offices, personal service establishments and all residential uses permitted by this chapter, except that drive-up customer services, fast-food establishments, used car lots, new car dealerships, retail gasoline stations, and autobody shops are prohibited. Further, the total square feet devoted to nonresidential uses shall not exceed 20% of the total gross floor area of the project, excluding basement parking areas However, in order to promote commercial redevelopment in the downtown area, projects shall be permitted to include the nonresidential uses allowed in the underlying business district, except that retail gasoline stations and used car lots shall be prohibited. Further, projects whose underlying zoning district is Business B or Business C shall not be subject to the twenty-percent nonresidential development limitation noted above.	Projects with a lot area between 25,000 and 40,000 sq.ft. shall have a maximum floor area ratio of 1.0, projects between 40,000 and 80,000 sq.ft. shall have a maximum floor area ratio of one and five tenths (1.5); projects over 80,000 sq.ft. shall have a maximum floor area ratio of 2.0.	No mention	Yes	Normal Requirements	Must provide 4 foot wide screen with 4-6 feet tall plantings.	Height restriction of 65 feet. Maximum lot coverage of 40%. Complex minimum open space requirements.
	Chelsea Waterfront Industrial Overlay District	No. Special permit can grant additional uses.	Uses allowed as of right: 1. Harbor and marine supplies and services, chandleries, ship supply, not including bunkering of vessels; 2. Boat storage facilities, including rack storage facilities; 3. Marine-related scientific research and development; 4. Maritime-industrial related museum; 5. Marine office, including without limitation, offices of owners of wharves or their agent, naval architects, and seafood brokers; 6. Institutional uses, including marine research, education and laboratory facilities, riot including overnight accommodations; 7. Landscaped Areas; and 8. Accessory uses. Uses allowed through special permit: 1. Uses allowed as of right which occupy a gross-floor area and outside intensive use area totaling 30,000 square feet or more; 2. Tugboat, fireboat, pilot boat and similar services related to public safety on the Waterfront; 3. Public pedestrian paths, along the water's edge providing marine industrial viewing opportunities and/or points of access to, from, and within the Chelsea Creek DPA; 4. Boatbuilding, including facilities for construction, fabrication, maintenance, and repair of boats not exceeding a length of sixty (60) feet;..(m	Projects shall have no more then 30,000 sq.ft. gross floor area and outside use area	No mention	No mention	No mention	No mention	No mention

