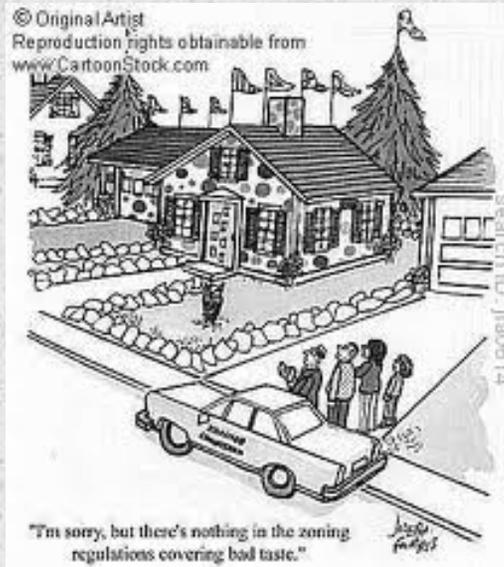


Zoning & Planning



Zoning Bylaws



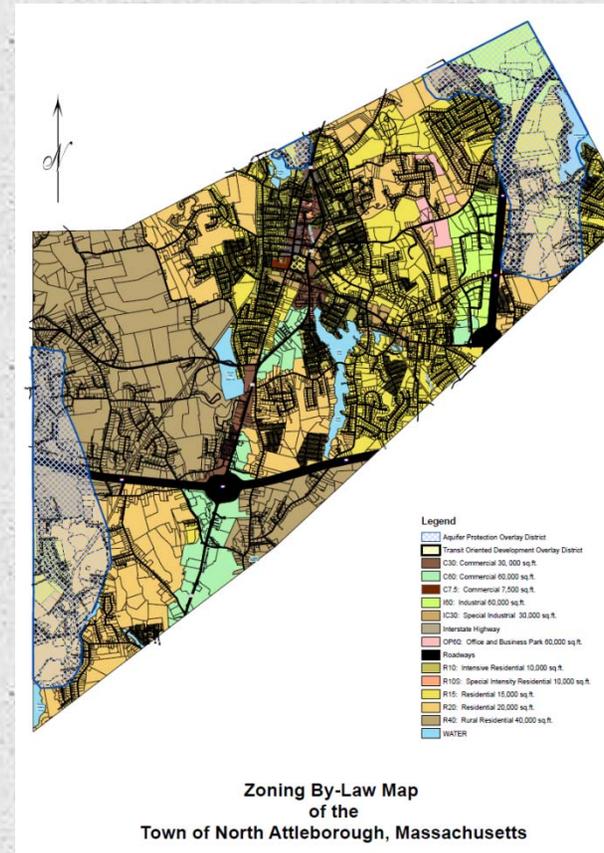
- o Zoning Bylaws are derived from Massachusetts General Law 40A: The Zoning Act
 - o Every community adopts their own in accordance with "Home Rule" specifications
 - o Home Rule is an amendment to the state constitution which grants cities, municipalities, and/or counties the ability to pass laws to govern themselves as they see fit (so long as they obey the state and federal constitutions).

Example: State requires 10% of housing stock to be dedicated to affordable housing. A municipality may require 15% but NOT 5%

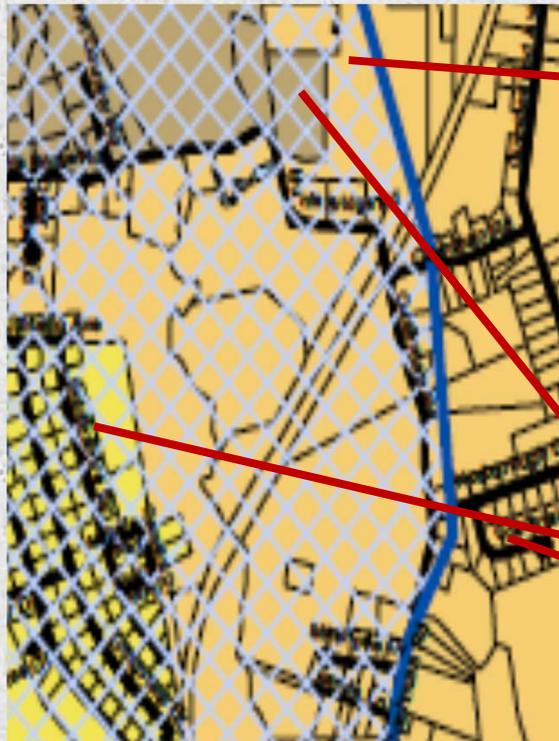
Why do we have Zoning?

o Zoning is used to protect the Health, Safety & Welfare of the public at large.

- o Districts
- o Uses
- o Dimensions



Zoning Districts



Legend

-  Aquifer Protection Overlay District
-  Transit Oriented Development Overlay District
-  C30: Commercial 30,000 sq.ft.
-  C60: Commercial 60,000 sq.ft.
-  C7.5: Commercial 7,500 sq.ft.
-  I60: Industrial 60,000 sq.ft.
-  IC30: Special Industrial 30,000 sq.ft.
-  Interstate Highway
-  OP60: Office and Business Park 60,000 sq.ft.
-  Roadways
-  R10: Intensive Residential 10,000 sq.ft.
-  R10S: Special Intensity Residential 10,000 sq.ft.
-  R15: Residential 15,000 sq.ft.
-  R20: Residential 20,000 sq.ft.
-  R40: Rural Residential 40,000 sq.ft.
-  WATER

Uses Schedule B

SCHEDULE B (Continued)

PRINCIPAL USE	Residential District					Business District			Office and Business Park District	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	OP-60	IC-30	I-60
RETAIL AND SERVICE											
14 Miscellaneous business and repair service	---	---	---	---	---	P	P	P	---	P	---
15 Motion picture establishment outdoor.....	---	---	---	---	---	---	S	S	---	S	---
16 Other amusement and recreation service, outdoor.....	---	---	---	---	---	---	S	S	---	S	---
17 Motion picture establishment indoor	---	---	---	---	---	P	S	P	---	---	---
18 Amusement and recreation service, indoor	---	---	---	---	---	S	P	P	---	P	S
19 Communications and television tower including wireless communications facility.....	---	---	---	S	S	---	S	S	S	S	S
20 Commercial parking lots or structure.....	S	S	---	---	---	P	P	P	P	P	P
21 Planned Business Development.....	---	---	---	---	---	S	S	S	S	S	---
22 Commercial Guest House.....	S	S	---	---	---	S	---	---	---	---	---
23 Office park.....	---	---	---	---	---	---	---	---	P	---	---
24 Conference facilities, including guest accommodations.....	---	---	---	---	---	---	---	---	P	---	---
25 Adult Bookstore (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
26 Adult Cabaret (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
27 Adult Motion Picture Theatre (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
28 Adult Paraphernalia Store (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
29 Adult Video Store (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
WHOLESALE TRANSPORTATION AND INDUSTRIAL											
1 Wholesale trade and distribution.....	---	---	---	---	---	---	S	S	---	P	P
2 Motor freight terminal and servicing areas..	---	---	---	---	---	---	S	S	---	P	P



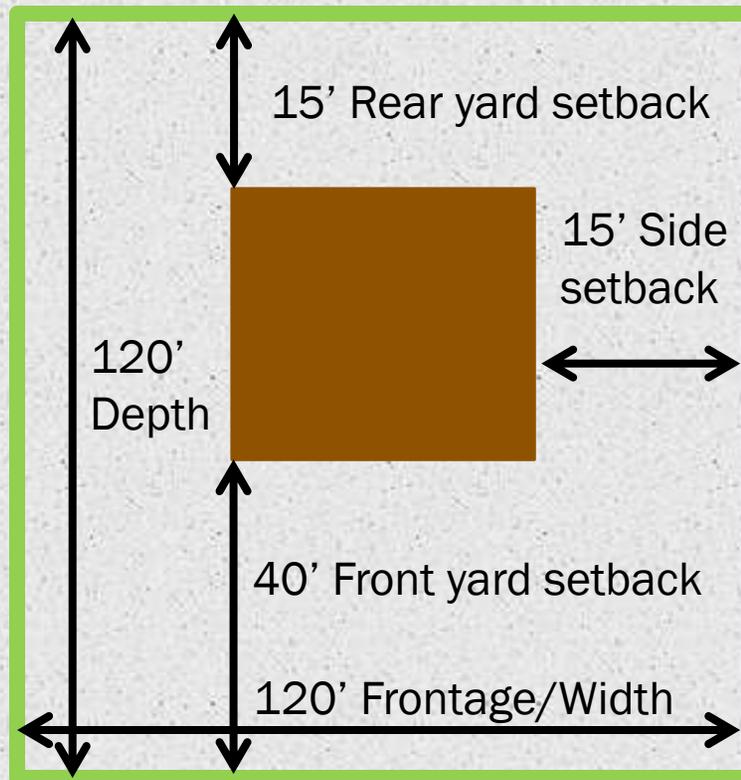
Dimensions Schedule A

INTENSITY SCHEDULE A

District	Use	Minimum lot area (sq. ft.)	Lot frontage (ft.)	Lot width* (ft.)	Lot depth (ft.)	Minimum Yards			Max. height (ft.)	Max. no. of stories	Max. building coverage (percent)	Min. open space (percent)
					Front (ft.)	Side (ft.)	Rear (ft.)					
R-10	Boarding house	10,000 plus 1,500 per bedroom	100	100	150	30	15	30	30	2 1/2	35	50
	Motor court, motel	10,000 plus 2,500 per rental unit	150	150	200	30	15	30	30	2 1/2	35	50
	Duplex	10,000 plus 3,500 per unit in excess of one unit	100	100	100	30	15	15	30	2 1/2	35	50
	Multifamily	10,000 plus 3,500 per unit in excess of one unit	100	100	150	30	15	30	30	2 1/2	35	50
	Any other permitted use	10,000	75	75	100	30	10	15	30	2 1/2	35	50
R-10S	Boarding house	10,000 plus 1,500 per bedroom	100	100	150	30	15	30	40	4	35	50
	Motor court, motel	10,000 plus 2,500 per rental unit	150	150	200	30	15	30	40	4	35	50
	Duplex	10,000 plus 3,500 per unit in excess of one unit	100	100	100	30	15	15	30	2 1/2	35	50
	Multifamily (3-4 unit)	10,000 plus 3,500 per unit in excess of one unit	100	100	150	30	15	30	40	3	35	50
	Multifamily (over 4 units)	10,000 plus 3,500 per unit in excess of one unit	120	120	150	30	15	30	40	4	35	50
	Any other permitted use	10,000	75	75	100	30	10	15	30	2 1/2	35	50
R-15	Any permitted use	15,000	**120	**120	120	40	15	15	30	2 1/2	25	60
R-20	Any permitted use	20,000	**120	**120	120	40	15	15	30	2 1/2	25	60
R-40	Any permitted use	40,000	150	150	175	40	20	40	30	2 1/2	15	70

Dimensions

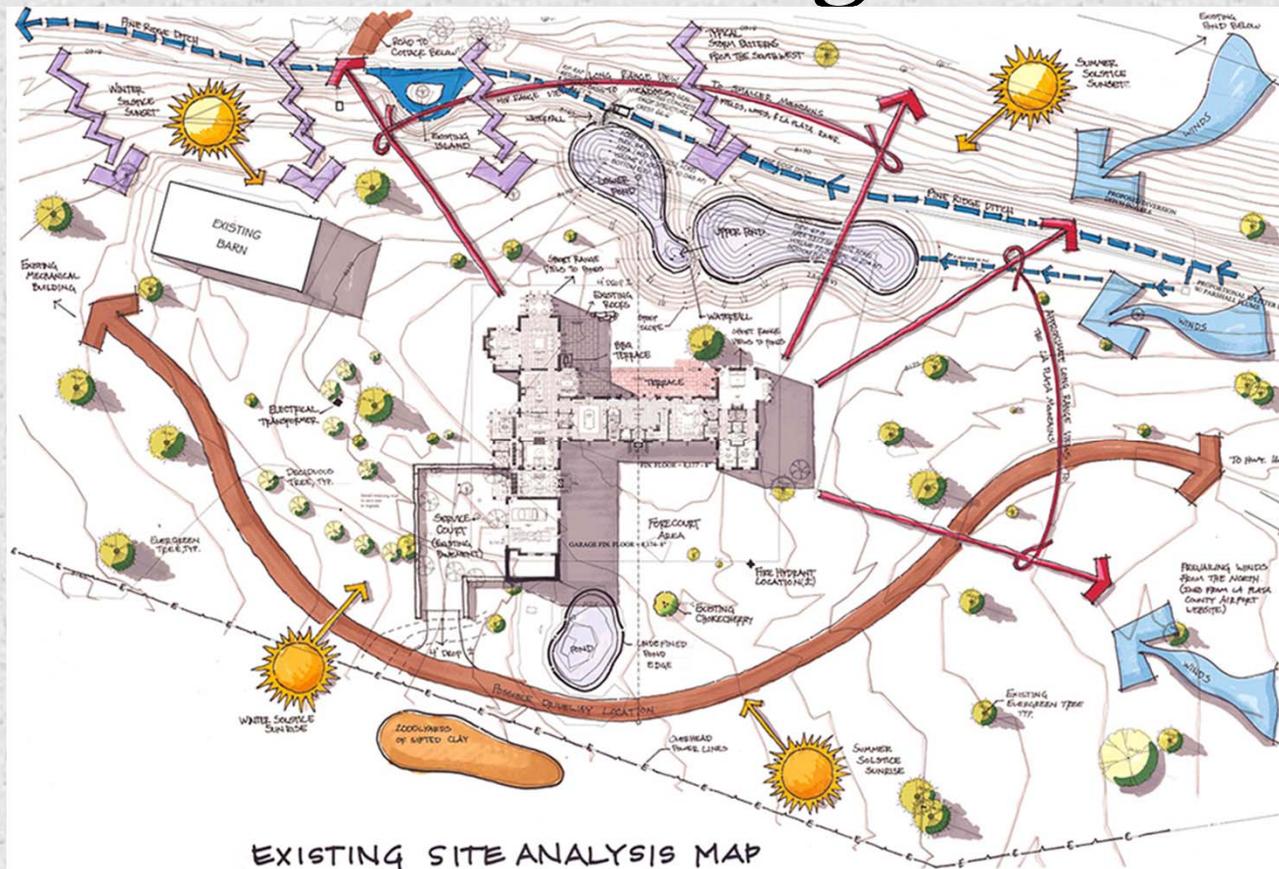
20,000 sq.ft.



Variances, Special Permits & Exceptions

- o Variances – relief from soil, shape and topography that creates a hardship
- o Special Permits – essential or desirable use; no undue traffic congestion or impairment of pedestrian safety; will not unduly tax the infrastructure (ZBA and/or PB)
- o Exceptions- harmonious with general purpose and intent of the bylaw (no exceptions for minimum lot requirement)

Planning



Why do we having Planning?

- o Planning is regulated by Massachusetts General Law Chapter 41
- o Oversee commercial and residential development. (Existing & Proposed).
 - o Regulate growth
 - o Protect resources
 - o Promote economic development
 - o Provide direction for future needs/wants

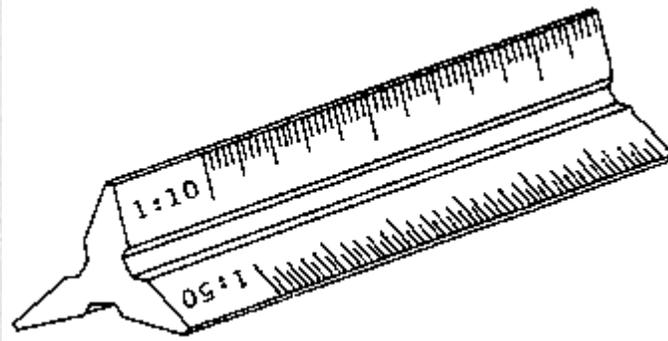
Site Plan Review

- o Tool applied to existing and proposed commercial development and Multi Family dwellings (3 or more units).
- o Currently, the Site Plan Review Bylaw treats all size of development the same.



New Site Plan Review

- Minor Site Plan Review – 2,500 sq.ft < 5 new parking spaces
- Site Plan Review – <10,000 sq.ft. but > 2,500 sq.ft.
- Major Site Plan Review – Special Permit – 10,000 sq.ft. \geq 50 new parking spaces



Subdivision Control Rules and Regulations

- o Regulations that the Planning Board creates and accepts other than the MGL Chapter 41.
- o Provides for Traffic review and drainage review for new residential or commercial developments.
- o Allowed in all districts.
- o Classic subdivision and cluster subdivisions are the only options.

Environmentally-Friendly Open Space design Bylaw



