

Zoning Clean-Up – Proposed Changes for FY25 Annual Town Meeting

The proposed changes noted below (full text attached) are all minor clean-up items that we have noticed after using the bylaw as revised during the Codification project in 2021. The changes will clean up inconsistent terms, typographical errors, missing text and improper footnotes.

1. To see if the Town will vote to amend the Zoning Bylaw Article XI – Accessory Dwelling Units, §300-11.4 Accessory dwelling unit standards. C. by inserting the underlined language and deleting the strikethrough language as follows, or take any other action relative thereto:

C. Only one accessory unit shall be created. This accessory unit shall be either within the single-family dwelling, within an addition to the existing dwelling or within an ~~attached~~ accessory structure.

2. To see if the Town will vote to amend the Zoning Bylaw Article XIV – Intensity Regulations, §300-14.1 A. by inserting the underlined language as follows, or take any other action relative thereto:

A. No building or structure shall be constructed, erected, placed or converted to use on any lot in the Town unless the following requirements are met.

3. To see if the Town will vote to amend the Zoning Bylaw Article XIV – Intensity Regulations §300-14.2 Table of Standards by cleaning up the numbering of the footnotes as shown by underline and strikethrough and inserting the number of stories for General Industrial that was missing in the final Codified version as per below:

§ 300-14.2. Table of standards.

	Lot Size		Setbacks (feet)		Max. Lot Coverage (%)	Max. # Bldg. Stories	Max. Height (Mean) (feet)	Max. Impervious Surface	Min. Habitable Floor Area ⁶ ₄ (square feet)
	Area (acres)	Frontage (feet)	Street ²	Other					
Rural Residential	1	150	30	20	15	2	35	—	750
Suburban Residential	3/4 ¹	125	30	15	15	2	35	—	750
Commercial	1	150	25	10	30	3 ³	35 ³	70%	750
Commercial Tourist	10,000 square feet	100	25	10	30	3 ³	35 ³	—	750
Commercial II	1	150	25	10	30	3 ³	35 ³	70%	750
Historic Commercial	1	200	50	20	30	—	35	—	750
General Industrial	1	150	30	20	50	3 ³	35 ³	70%	750
Industrial Park	2	300	60	30	33 ³	3 ³	35 ³	70%	750
Special Use	1 ⁺	200 ⁴	50	30	30	3 ³	35 ³	—	750

¹ 1/2 acre area allowed if lot is serviced by Town water and sewer.

² Street line setbacks apply to all streets forming corner lots.

³ May be varied by special permit by the Planning Board.

⁴ Except as otherwise provided in this bylaw, no residential use shall have a net floor area of living space per family of less than 750 square feet.

~~⁴ May be varied by special permit by the Planning Board.~~

~~⁵ May be varied by special permit by the Planning Board.~~

~~6- Except as otherwise provided in this bylaw, no residential use shall have a net floor area of living space per family of less than 750 square feet.~~

4. To see if the Town will vote to amend the Zoning Bylaw, §300-2.2 Terms Defined by deleting the strikethrough language and inserting the underlined language in the appropriate locations within the bylaw, or take any other action in relation thereto as follows:

§300-2.2 Terms defined:

MOBILE HOME

See "~~trailer coach~~" manufactured home

~~TRAILER COACH~~

~~Any vehicle or object on wheels and having no motive power of its own, but which is drawn by or used in connection with a motor vehicle and which is so designed and constructed or reconstructed or added to by means of such accessories as to permit the use and occupancy thereof for human habitation, whether resting on wheels, jacks or other foundation, and shall include the type of vehicle commonly known as a "mobile home," and specifically excludes the type of vehicle commonly known as a "camping or tenting trailer."~~

TRAILER COACH

A vehicle designed for Is designed to provide temporary living quarters for recreational, seasonal, camping or travel use. It is built on a single trailer chassis and mounted on wheels and made for carrying property on its own structure or for being drawn by a motor vehicle and includes a camper, camp trailer, converted van, bus or other vehicle, recreational vehicle, trailer, travel trailer, trailer coach and park model whose tongue and axle have not been removed.

TRAILER COACH PARK See Campground

~~Any lot or tract of land upon which three or more trailer coaches or park model trailers, occupied for dwelling purposes, are located, including any buildings, structures, fixtures and equipment used in connection with trailer coaches.~~

CAMPGROUND

A parcel of land used or intended to be used, let or rented for temporary short-term occupancy (not to exceed 90 days) by campers or transient tourists utilizing tents, recreational vehicles, trailer coaches, park model trailers or other types of movable or temporary shelter.

MANUFACTURED HOME

A structure designed, built and installed in conformance with the National Construction and Safety Standards, which is transportable in one or more sections and which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation, when connected to the required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein.

MANUFACTURED HOUSING COMMUNITY

Any lot or tract of land upon which three or more structures occupied for dwelling purposes are located, including any buildings, structures, fixtures and equipment used in connection with the community.

DWELLING

A building designed or used as the living quarters for one or more families. The terms "dwelling," "one-family dwelling," "two-family dwelling," "multifamily dwelling" or "dwelling group" shall not be deemed to include a trailer coach, ~~mobile home~~ manufactured home, house trailer or any similar term used in the business of selling trailer, trailer coach parks, campgrounds, tourist home or boardinghouse.

5. To see if the Town will vote to amend the Zoning Bylaw, § 300-4.2 Rural Residential District (RR) B. (4) by deleting the strikethrough language and inserting the underlined language as shown below, or take any other action in relation thereto:
 - (4) ~~Trailer coach park~~ Manufactured Housing Community, provided that the proposed park conforms in all respects to the requirements of this bylaw and of the ~~Trailer Park Bylaw~~ Manufactured Housing Community Bylaw¹.

6. To see if the Town will vote to amend the Zoning Bylaw, §300-15.8 Trailer coaches by deleting the strikethrough language and inserting the underlined language as shown below, or take any other action in relation thereto as follows:

§ 300-15.8 Trailer coaches.

- A. Not more than one **trailer coach** may be kept on any parcel of land. No **trailer coach**

¹ *Editor's Note: See Ch. 199, Manufactured Housing Communities.*

may be used as living quarters while so located. Space shall not be leased for **trailer coaches**; provided, however, that the foregoing shall not prohibit the establishment of a campground or **trailer coach park** under provisions of MGL c. 140 and any amendment thereto and this bylaw and other relevant state statutes and local regulations.

- B. The removal of wheels from a mobile home or trailer and the placing of the same on any type of permanent foundation will not change the character of the building and the prohibition of the bylaw will apply to such structures.
7. To see if the Town will vote to amend the Zoning Bylaw, §300-3.4 Floodplain District G. G1 by deleting the strikethrough language and inserting the underlined language in the appropriate locations within the bylaw, or take any other action in relation thereto as follows:
- G. ~~Trailer coach~~ Campgrounds and ~~mobile home parks~~ manufactured housing communities; recreational vehicles.
 - (1) No ~~trailer coach parks or mobile home parks~~ Campgrounds or manufactured housing communities will be permitted in the Floodplain District.