

PREFACE

This is the official Zoning By-Law of the Town of Wilbraham, Massachusetts, prepared by the Office of Planning & Community Development under the direction and supervision of the Wilbraham Planning Board.

The Wilbraham Zoning By-Law was adopted by Town Meeting on February 2, 1931. Subsequent revisions of the Zoning By-Law were approved by Town Meeting in 1946, 1964 and 1990. The 1990 Revision of the By-Law was adopted by Special Town Meeting on June 25, 1990, approved by the Attorney General on November 1, 1990, and enacted effective on December 3, 1990.

Amendments to the Zoning By-Law are listed in the Table of Amendments. The Zoning By-Law is published in a bound loose-leaf format to facilitate the incorporation of future amendments. Supplements to the By-Law will contain an instruction sheet directing the removal of obsolete pages and the insertion of replacement pages. The instruction sheet for the most current Supplement should be placed in the front of the volume, and it is recommended that deleted pages be saved and filed for historical reference.

Specific references are listed alphabetically by subject in a comprehensive index, which serves as a guidepost to quickly direct the user to the particular item of interest within the text. As necessary, particular subjects have been placed under several headings, and numerous cross references added within the index.

The Preface, the Introduction entitled "Laws and Regulations Governing Land Use", the Table of Contents, the Table of Amendments, the Appendices and the Index are included for convenience of reference only and do not constitute an official part of the Zoning By-Law.

Printed copies of the Zoning By-Law and related information about zoning matters may be obtained from the Planning Office as follows:

Planning & Community Development Office	
Town Office Building	
240 Springfield Street	
Wilbraham, Massachusetts, 01095	
PHONE:	(413) 596-2800 Ext 203
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The complete text of the Zoning By-Law is also available in digital format and may be accessed via the internet on the Town of Wilbraham's official website which is located at the following address:

www.wilbraham-ma.gov
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INFORMATION RELATING TO LAWS AND REGULATIONS GOVERNING LAND USE IN THE TOWN OF WILBRAHAM

Land use in the Town of Wilbraham is subject to regulation under various Town Bylaws and Statutes of the Commonwealth. Included among these are the Wilbraham Zoning By-Law, adopted pursuant to Chapter 40A, "The Zoning Act", of the General Laws of the Commonwealth of Massachusetts, and the following:

General By-Laws of The Town Of Wilbraham set forth regulation of public conduct relating to the use of land in Wilbraham.

Rules and Regulations Governing the Subdivision of Land set forth the Wilbraham Planning Board's procedures and standards to be followed in the subdivision of land, the construction of ways and the installation of public services.

State Building Code sets forth the regulations, administered by the Building Inspector, relative to the construction, reconstruction, alteration, repair, demolition, removal, inspection, issuance and revocation of permits and licenses, installation of equipment, classification and definition of buildings and structures and use or occupancy thereof.

State Environmental Code ("Title V") sets forth the minimum standards for the protection of public health and the environment where circumstances require the use of individual systems for the disposal of sanitary sewage in areas where municipal sewage systems are not available.

Wilbraham Board of Health Regulations set forth local rules and regulations pertaining to the construction, alteration or repair of individual, on-lot sewage disposal systems, swimming pools, the raising of livestock, etc.

State Wetlands Protection Act and the **Wilbraham Wetlands By-Law** are administered by the Wilbraham Conservation Commission and provides for public review of proposed projects which involve construction or other alterations of land in or near wetlands or land deemed subject to periodic flooding.

Massachusetts Environmental Policy Act (MEPA) sets forth regulations which establish thresholds, procedures and timetables for state review of the environmental impacts of land use decisions which require permits, financial assistance or land transfer from Commonwealth agencies.

Town of Wilbraham Sanitary Sewer Committee Rules and Regulations and the **Town of Wilbraham Water Department Rules and Regulations** regulate access to and use of the town's sewer system and public water supply, respectively.

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TABLE OF AMENDMENTS

These Zoning By-Laws were adopted by a unanimous vote of the Special Town Meeting held on June 25, 1990, approved by the Attorney General on November 1, 1990, and in effect as of December 3, 1990. Further amendments are as follows:

Annual Town Meeting - April 27, 1991
(Approved by the Attorney General - 10/9/91)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
24	1.3*	Revised existing definition of "Frontage"
25	1.3*	Revised existing definition of "Lot"
26	1.3*	Revised existing definition of "Building Height"
27	1.3*	Inserted new definition of "Story"
28	4.4.9*	Revised entire section 4.4.9 "Residential Height Limitations"
29	1.3*	Revised existing definition of "Accessory Building or Structure"
30	4.4.8*	Deleted entire section 4.4.8 "Location of Detached Accessory Buildings" and substituted therefor a new section 4.4.8 "Location and Size of Accessory Buildings"
31	4.5.1*	Revised entire section 4.5.1 "Unregistered Motor Vehicles in Residential Districts"
32	3.4.7.3*	Changed the code reference from "Y" to "ZBA" in the R-26, R-34, R-40 and the R-60 District columns under section 3.4.7.3 of the Schedule of Use Regulations table
33	15.6*	Revised entire section 15.6 "Amendment"
34	1.3*	Inserted new definition of "Public Vantage Point"
34	2.2*	Added "Ridgeline and Hillside District" to the list of Overlay Zoning Districts
34	2.3.2*	Revised entire section 2.3.2 to include the Ridgeline and Hillside Overlay District Map by reference as part of the official Building Zone Map
34	9.3*	Inserted a new section 9.3 "Ridgeline and Hillside District"

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Annual Town Meeting - June 12, 1993 (Approved by the Attorney General - 8/12/93)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
30	4.7.2(C)*	Revised the first sentence in section 4.7.2, paragraph C, regarding Flexible Non-Subdivision (Estate Lot) Open Space Requirements
31		Amended the Zoning Map by rezoning from R-26 to GB a parcel of land south of Boston Road between Nine Mile Pond and Main Street.
32		Amended the Zoning Map by rezoning from NO to NS a parcel of land located at #1-3 and #2 Crane Park Drive.
33	12.2.2*	Revised entire section 12.2.2 regarding bulletin board signs in residential districts

Annual Town Meeting - May 14, 1994 (Approved by the Attorney General - 8/29/94)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
29	1.3*	Revised the existing definition of "Frontage"
29	4.4.1*	Deleted the last sentence to conform with the new definition of frontage in section 1.3
29	5.3.2(B)*	Deleted the entire section to conform with the new definition of frontage in section 1.3
29	7.5.3*	Revised to conform with the new definition of frontage in section 1.3
29	12.4.3*	Revised the first sentence to conform with the new definition of frontage in section 1.3
30	1.3*	Revised the existing definition of "Usable Land Area"
31	1.3*	Revised the existing definition of "Farm"
31	3.4.1.1* 3.4.1.4* 3.4.1.6*	Revised the minimum acreage requirements to conform to agricultural exemption under the state zoning act (MGL Chapter 40A Section 3)

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32	3.4.6.8*	Added "Motor vehicle towing & transportation business" to the Schedule of Use Regulations Table
33	4.4.8(B)*	Revised section 4.4.8(B) to exempt standard two-car detached garages from special permit requirement
34	4.4.11*	Revised entire section dealing with nonconforming lot exemptions
35	1.3*	Added new definitions for "Child Care Facility" and "Family Day Care Home"
35	3.4.4.4*	Revised "Child Care Facility" in the Schedule of Use Regulations Table to conform to exemption under the state zoning act (MGL Chapter 40A Section 3)
36	3.4.8* 3.5*	Renumbered section 3.4.8 as 3.5 (special uses)
36	3.4.7* 3.6*	Substituted a new section 3.6 for deleted section 3.4.7 dealing with accessory uses
36	1.3*	Added new definitions for "Accessory Apartment", "Bed & Breakfast Home", "Home Occupation", "Home Office, Private", and "Home Professional Office"
36	4.10*	Added a new section regarding accessory apartment regulations

Annual Town Meeting - May 1, 1995
(Approved by the Attorney General - 6/27/95)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
34		Amended the Zoning Map by rezoning from R-15 to G.B. the rear portion of a parcel of land located at 1985 Boston Road.
35		Amended the Zoning Map by rezoning from R-26 to N.O. a parcel of land located at 451 Main Street.
36	3.4.6.9*	Added "Bulk Materials Transfer Facility" to the Schedule of Use Regulations Table.

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|----|--------------------|--|
| 37 | 12.2.1*
12.2.6* | Technical corrections which revise table of use section numbers to conform with changes made at the 1994 Town Meeting. |
| 37 | 13.6.6.3* | Eliminated entire section 13.6.6.3 that contained awkward and confusing language regarding signs and special permits. |

Annual Town Meeting - April 29, 1996
(Approved by the Attorney General - 8/3/96)

- | <u>Art.</u> | <u>Section</u> | <u>Subject</u> |
|-------------|--------------------------|---|
| 28 | 1.3*
3.4.2.6*
4.8* | Deleted existing Planned Unit Development (PUD) regulations and substituted therefor new Planned Unit Residential Development (PURD) regulations. |

Annual Town Meeting - April 28, 1997
(Approved by the Attorney General - 6/16/97)

- | <u>Art.</u> | <u>Section</u> | <u>Subject</u> |
|-------------|-----------------------|--|
| 33 | | Amended the Zoning Map by rezoning from R-26 to G.B. the southerly portion of a parcel of land located at 15 Main Street. |
| 34 | 3.4.5.17*
3.6.3.3* | Added Seasonal Outdoor Dining as an accessory use to restaurants and food service establishments by special permit from the Zoning Board of Appeals. |

Annual Town Meeting - May 4, 1998
(Approved by the Attorney General - 9/11/98)

- | <u>Art.</u> | <u>Section</u> | <u>Subject</u> |
|-------------|----------------|--|
| 35 | 1.3* | Revised the existing definition of "Street" by deleting subparagraph (d) |

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36	4.5.1*	Revised the first sentence in section 4.5.1 "Unregistered Motor Vehicles in Residential Districts" by deleting the words "unregistered and inoperable" and substituting therefor the words "unregistered or inoperable"
37	4.9*	Deleted existing section 4.9 "Access to Lot Other than from Street Frontage" and substituted therefor a revised section 4.9
38	1.3*	Added new definitions for "Co-location", "lattice Tower", "Monopole" and "Wireless Communications Facilities"
38	3.4.3.6*	Added "Wireless Communications Facilities" to the Schedule of Use Regulations Table
38	10.5*	Added a new section 10.5 regarding Wireless Communications Facilities Regulations
39	1.3*	Added new definitions for "Adult Care Facilities", "Adult Day Care", "Assisted Living Residence", "Congregate Living Facility", "Continuing Care Retirement Community", "Custodial Care Facility", "Elderly Housing", "Group Care Facility", "Independent Living Facility" and "Long-term Care Facility"
39	2.1*	Deleted the existing references to "Limited Business District" and inserted a new reference to the "Adult Care Facilities District"
39	3.4*	Deleted all existing references to "Limited Business (LB)" in the Schedule of Use Regulations Table and substituted therefor "Adult Care Facilities (ACF)"
39	3.4.4.8*	Added "Adult Care Facilities (ACF)" to the Schedule of Use Regulations Table
39	6.0* 6.1* 6.3* 12.0* 12.3*	Deleted all existing references to "Limited Business District"
39	8.0*	Added a new section 8.0 entitled "Adult Care Facilities (ACF) District"

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40 Amended the Zoning Map by rezoning from Limited Business (LB) and General Business (GB) to Adult Care Facilities (ACF) a parcel of land consisting of approximately 53.45 acres including all or a portion of land located at 2377R, 2379V, 2387V, 2391, 2399, 2407, 2417, 2423, 2431 and 2439 Boston Road.

Annual Town Meeting - May 1-2, 2000
(Approved by the Attorney General - 9/7/2000)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
16		Amended the Zoning Map by rezoning from GB, R-34 and R-26 to ACF a parcel of land consisting of approximately 72.74 acres located at 2301 Boston Road and 19 Brainard Road (Lot 15)
38	1.3*	Revised the existing definition of "Adult Care Facilities", "Building Envelope", and "Sign"; deleted the existing definition of "Motor Home", "Tent Type Trailer", "Trailer" and "Travel Trailer"; and inserted a new definition of "Clearing Envelope",
38	3.4.1* 3.4.2* 3.4.3* 3.4.4* 3.4.5* 3.4.6* 3.5*	Revised the entire existing "Table One: Schedule of Use Regulations"
38	3.6.2.2*	Revised section 3.6.2.2 to allow the parking or garaging of more than three (3) motor vehicles by special permit from the Planning Board as an accessory use to a residence.
38	3.6.2.16*	Inserted a new section 3.6.2.16 that prohibits helicopter landing areas as an accessory use to a residence.
38	3.6.3.2(B)*	Revised section 3.6.3.2(B) regarding area limitations on the accessory outdoor display of merchandise for retail sales.
38	3.6.3.4*	Inserted a new section 3.6.3.4 "special events" as a temporary accessory business use.
38	4.4.8*	Revised entire section 4.4.8 "Location and Size of Accessory Buildings".

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- 38 4.5.2(B)* Deleted section 4.5.2(B) regarding fines for motor vehicle zoning violations. Fines will now be covered under section 15.3.
- 38 4.6.2(C)* Revised section 4.6.2(C) of flexible subdivision regulations by deleting "Building Envelope" and substituting "Clearing Envelope", and by deleting "building site" and substituting "Building Envelope".
- 38 4.6.2(E)* Revised section 4.6.2(E) of the flexible subdivision regulations by changing the minimum open space requirement from fifteen (15) to twenty-five (25) percent of area of the total parcel.
- 38 4.7.2(D)* Revised section 4.7.2(D) of the flexible nonsubdivision (estate lot) regulations by deleting "surveyed and dimensioned Building Envelope" with "a Building Envelope within a surveyed and dimensioned Clearing Envelope".
- 38 6.3 Ftn(d)* Revised section 6.3 by deleting entire footnote (d) to eliminate confusing language regarding setback requirements for buildings on a common side lot line in the NS and GB Zoning Districts.
- 38 6.4* Deleted entire section 6.4 "Retail Sales of Recreational Vehicles".
- 38 8.10* Renumbered existing section 8.10 "Enforcement" as section 8.11 and
8.11* inserted a new section 8.10 "Project Identification".
- 38 9.1.2* Adopted various technical amendments to the Flood Plain Overlay
9.1.3.1* District regulations.
9.1.3.2*
- 38 10.4.2(D)* Revised section 10.4.2(D) of the Earth Removal Regulations by deleting the reference to the Industrial-Professional Office Park-General Business (I-POP-GB) District.
- 38 10.4.3* Deleted section 10.4.3 of the Earth Removal Regulations regarding penalties for violations. Fines will now be covered under section 15.3.
- 38 12* Revised entire section 12 "Sign Regulations".
- 38 15.3.1(A.)* Revised section 15.3.1(A.) regarding "Penalties for Violations" by deleting "structure or sign" and substituting "structure, sign or use".
- 39 12.10.3* Added new section 12.10.3 "Identification Signs on Private Property".

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Annual Town Meeting - May 7, 2001

(Approved by the Attorney General - 8/30/2001)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
15	3.4.1.3*	Revised section 3.4.1.3 of the Schedule of Use Regulations Table to allow commercial greenhouses in the "RMD", "NO", "NS", and "ACF" zoning districts with site plan approval from the Planning Board.
16	3.4.5.17*	Revised section 3.4.5.17 to allow restaurants and food service establishments in the GB and I-POP-GB zoning districts to offer drive through window service by special permit from the Planning Board.
17	1.3*	Added a new definition of "Automated Teller Machine (ATM) Kiosk".
17	3.6.3.5*	Added a new section 3.6.3.5 to allow a small, free standing ATM bank building as an accessory use in an office park or shopping center located in the GB and I-POP-GB zoning districts by special permit from the Zoning Board of Appeals.
18	10.5.2(F)* 10.5.2(G)* 10.5.2(I)* 10.5.2(M)* 10.5.2(O)* 10.5.3* 10.5.4* 10.5.5* 10.5.6*	Revised section 10.5 "Wireless Communications Facilities (WCF) Regulations".
19	11.2.11*	Deleted section 11.2.11 regarding parking requirements for recreational vehicle dealerships (no longer a permitted use).

Annual Town Meeting - May 6, 2002

(Approved by the Attorney General - 9/18/2002)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
18		Amended the zoning map in a comprehensive manner by deleting the existing zoning map in its entirety and by substituting therefor a new computer-generated version of the zoning map.

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|----|--|---|
| 18 | 2.3.1*
2.3.2*
2.4.2*
2.4.3*
2.4.4*
9.1.3.3* | Revised sections 2.31, 2.3.2, 2.4.2, 2.4.3, 2.4.4 and 9.1.3.3 to reference the title and date of the new zoning map. |
| 19 | 3.3.4*
7.5.7.1*
7.5.7.2* | Revised sections 3.3.4, 7.5.7.1 and 7.5.7.2 by correcting outdated cross-references to section 12 that inadvertently were not changed when section 12 was completely revised at the 2000 Annual Town Meeting. |
| 20 | 12.5.1* | Revised section 12.5.1 to include provision for a free-standing sign up to six (6) square feet in size announcing the location of a nursing home in a residential zoning district. |
| 21 | 15.11* | Deleted entire section 15.11 "Notice to Non-resident Owners". |
| 22 | 1.3* | Revised the existing definition of "Usable Land" to include land only where slopes have a grade of 15 percent or less. |
| 23 | 1.3* | Added a new definition of "Body Art Establishment". |
| 23 | 3.4.5* | Added a new section 3.4.5 in the Schedule of Use Regulations Table to allow Body Art Establishments in the GB and I-POP-GB Districts by special permit from the Zoning Board of Appeals. |
| 24 | | Amended the Zoning Map by rezoning from I-POP-GB to R-60 a parcel of land containing approximately 16.2 acres located at 7, 8 and 9 Red Bridge Road. |
| 25 | | Amended the Zoning Map by rezoning from R-26 to NO a parcel of land containing approximately 92,488 square feet located at 360 & 380 Main Street. |

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Annual Town Meeting - May 13, 2003 (Approved by the Attorney General - 8/28/2003)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
3	3.6.2.10(G)*	Revised section 3.6.2.10(G) by correcting outdated cross-reference to section 12 that inadvertently was not changed when section 12 was completely revised at the 2000 Annual Town Meeting.
3	3.3*	Revised entire section 3.3 "Non-conforming Uses and Structures".
3	1.3*	Added new definitions for "Automatic Amusement Device", "Automatic Amusement Facility, General" and "Automatic Amusement Facility, Family-Oriented".
3	3.4.5.11* 3.6.3.6*	Revised section 3.4.5.11 and added a new section 3.6.3.6 covering the regulation of automatic amusement devices.
3	3.4.5.14*	Added a new section 3.4.5.14 to the Table of Use Regulations governing exercise facilities or health clubs.
3	11.1.4*	Added a new section 11.1.4 authorizing waivers to the Off Street Parking & Loading Regulations.
3	11.2.11*	Added a new section 11.2.11 specifying minimum off-street parking requirements for self-storage facilities.
4		Amended the Zoning Map by rezoning from R-26 to GB a parcel of land containing approximately 17,192 square feet located at the rear of 2797 Boston Road.

Annual Town Meeting - May 18, 2004 (Approved by the Attorney General - 7/12/2004)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
21	12.2* 12.9.4*	Added new definition and regulations for "Menu Board" signs.
21	12.6.6*	Revised regulations governing the lighting of signs in the NO and NS zoning districts

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22	4.8.2* 4.8.3* 4.8.3(5)* 4.8.3(6)* 4.8.4* 4.8.5* 4.8.5.2* 4.8.5.4* 4.8.6* 4.8.7* 4.8.7.1* 4.8.7.4* 4.8.7.5* 4.8.7.6* 4.8.7.7* 4.8.7.8* 4.8.8* 4.8.8(B)* 4.8.8(C)* 4.8.8(D)* 4.8.9* 4.8.9(E)* 4.8.10* 4.8.11* 4.8.11(B)* 4.8.12* 4.8.12(A)* 4.8.13* 4.8.13(A)* 4.8.14* 4.8.15*	Comprehensive revision of Section 4.8, Planned Unit Residential Development (PURD) regulations, including a new requirement that such development be designed and occupied as age-restricted housing in accordance with federal and state law.
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Special Town Meeting – January 11, 2005
 (Approved by the Attorney General – 2/22/2005)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
1	12.2*	Added new definition for “Electronic Variable Message Signs”.
1	12.3.2(C)*	Added new language to clarify that Electronic Variable Message Signs are prohibited in all zoning districts except for such signs where allowed that indicate the current time and temperature.

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2	3.4.5.1* 3.4.5.2* 3.4.5.5* 3.4.5.19*	Reorganized and revised section 3.4.5 of the schedule of use regulations table by renumbering section 3.4.5.2 as section 3.4.5.5 and section 3.4.5.5 as section 3.4.5.19, and by revising section 3.4.5.1 and by inserting a new section 3.4.5.2 which segregate the professional and business office use regulations into separate medical and non-medical categories.
2	8.2.1* 8.2.2*	Revised the use regulations governing medical office buildings allowed in the Adult Care Facilities Zoning District subject to site plan approval or special permit from the Planning Board.

Annual Town Meeting – May 17, 2005
(Approved by the Attorney General – 7/6/2005)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
20	1.3*	Revised the existing definition of “Frontage” in Section 1.3.
20	3.4.6.4*	Added a new section 3.4.6.4 in the Schedule of Use Regulations Table to allow a Contractor’s Yard in the I-POP-GB District by special permit from the Zoning Board of Appeals.
20	4.4.3*	Revised section 4.4.3 by replacing existing incorrect references to “Minimum Usable Lot Area” with correct references to “Minimum Usable Land Area”.
20	4.4.10*	Revised section 4.4.10, Schedule of Dimensional Regulations, by replacing existing references to “Minimum Usable Lot Area” with “Minimum Usable Land Area” and by replacing existing references to “Maximum Lot Coverage” with “Maximum Building Coverage”.
20	11.6*	Deleted section 11.6, Accessory Parking.
20	13.6.9*	Revised section 13.6.9 which regulates the modification, amendment or renewal of special permits.
20	13.6.10*	Added new section 13.6.10 which references enforcement action to remedy violations of special permit conditions.
23		Amended the Zoning Map by rezoning from R-15 to GB a parcel of land containing approximately 2.49 acres including all or a portion of land located at 20, 24, 28 and 88V Stony Hill Road.

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Annual Town Meeting – May 15, 2006

(Approved by the Attorney General – 7/17/2006)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
31		Amended the Zoning Map by rezoning from R-15 to GB a parcel of land containing approximately 16,463 square feet located at 12 Grove Street.

Annual Town Meeting – May 14, 2007

(Approved by the Attorney General – 8/28/2007)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
34	3.6.2.13(G)* 4.5.2*	Amended sections 3.6.2.13(G) and 4.5.2 by revising the existing regulations governing the parking or storage of trucks in residential zoning districts.
36	4.8.11*	Amended section 4.8.11 by revising the existing regulations governing open space requirements in Planned Unit Residential Developments (PURD).
37	1.3.*	Amended section 1.3 by deleting the existing definition of “Building Setback Line” and by revising the existing definitions of “Lot Line, Front” and “Setback”.
37	3.6.2.16*	Deleted existing section 3.6.2.16 of the accessory use regulations governing heliports, helipads and other facilities.
37	4.8.5.3* 4.8.7.6* 5.5.4* 12.4.1* 13.6.7.1*	Amended sections 4.8.5.3, 4.8.7.6, 5.5.4, 12.4.1 and 13.6.7.1 by correcting inconsistent or contradictory setback terminology.
37	11.2.13* 13.5.4.3(E)*	Amended sections 11.2.13 and 13.5.4.3(E) by correcting outdated and inaccurate cross-references.
37	12.6.4*	Amended section 12.6.4 of the regulations governing signage in the Neighborhood Office and Neighborhood Shopping Zoning Districts by deleting the existing reference to “Directional Signs” and substituting the correct reference to “Incidental signs”.

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Annual Town Meeting – May 12, 2008

(Approved by the Attorney General – 7/31/2008)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
33		Amended the Zoning Map by rezoning from R-15 to GB a portion of land known as Parcel B located at 88V Stony Hill Road.
34	3.3*	Revised entire section 3.3 “Non-conforming Uses and Structures”.
35	3.6.2.9*	Deleted existing section 3.6.2.9 of the accessory use regulations governing dwellings and housekeeping facilities for residential occupancy by employees or non-paying guests.

Annual Town Meeting – May 11, 2009

(Approved by the Attorney General – 8/25/2009)

<u>Art.</u>	<u>Section</u>	<u>Subject</u>
36	7.4*	Revised the “Dimensional Regulations” table for the I-POP-GB Zoning District in section 7.4 by increasing the “Maximum Building Coverage” requirement from 25 percent to 30 percent.
37	12.12.2*	Revised the regulations governing the maintenance of non-conforming signs in section 12.12.2 by eliminating language allowing the rewording of cinema signs, theater signs and signs with automatically changing messages.
38	15.4.3*	Added a new section 15.4.3 granting the Planning Board authority to adopt Rules & Regulations to govern the Board’s conduct and the administration of its duties under the Zoning By-Law.
39	15.5.3*	Added a new section 15.5.3 granting the Board of Appeals authority to adopt Rules & Regulations to govern the Board’s conduct and the administration of its duties under the Zoning By-Law.
40		Amended the Zoning Map by rezoning from ACF to GB the following seven adjoining parcels of land comprising approximately 27 acres: Parcel #582 (2407 Boston Road), Parcel #583 (2417 Boston Road), Parcel #589 (2423 Boston Road), Parcel # 591 (2431 Boston Road), Parcel #593 (2439 Boston Road), Parcel #594 (2443 Boston Road), and Parcel #1850 (34V Forest Street).

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Annual Town Meeting – May 17, 2010 (Approved by the Attorney General – 9/20/2010)

<u>Art</u>	<u>Section</u>	<u>Subject</u>
36	6.5.2*	Revised section 6.5.2 which governs the sale of used automobiles and trucks as an accessory use to an automobile dealership authorized by special permit from the Planning Board by eliminating language capping the number of used vehicles at 40 percent of the total number of vehicles (used and new) allowed on the premises.
37	3.6.2.2*	Revised the accessory residential garage use regulation in section 3.6.2.2 to require special permit approval from the Planning Board for dwellings with more than three garage doors or more than 1,100 square feet of garage space.
38	4.4.8*	Revised and reorganized the existing regulations governing the location and size of residential accessory buildings in section 4.4.8 for improved clarity and administration.
39	10.4.1*	Revised the earth removal permit regulations in section 10.4.1 to specify when projects will require earth removal permit approval from the Building Commissioner, Board of Appeals or Planning Board.
40	15.4.2*	Revised section 15.4.2 by changing the length of term of the appointed Associate Planning Board Member from one year to three years.
41	1.3* 3.5* 3.6* 14.0*	Added a new definition for “Mixed Use Development” in section 1.3; Renumbered existing section 3.5 (Special Uses) as section 3.6; inserted a new section 3.5 (Mixed Uses); inserted a new section 3.5.1 (Mixed Use Development) which is allowed by special permit from the Planning Board in the GB and I-POP-GB zoning districts; and added a new section 14 (Mixed Use Development Regulations).

Annual Town Meeting – May 16, 2011 (Approved by the Attorney General – 6/15/2011)

<u>Art</u>	<u>Section</u>	<u>Subject</u>
38		Amended the Zoning Map by rezoning from GB to R-15 approximately 2.31 acres of land located at 2555 Boston Road.

TABLE OF AMENDMENTS

- 39 Amended the Zoning Map by rezoning from ACF to GB approximately 3.52 acres of land comprising the rear portion of land located at 2377, 2379 and 2391 Boston Road
- 40 3.4.4.4* Renumbered existing section 3.6 (Accessory Use Regulations) as
3.4.5.11* section 3.9 and revised sections 3.4.4.4, 3.4.5.11, 3.4.5.17, 4.4.8(B),
3.4.5.17* 4.4.8(C), 4.4.8(D), 4.5.2(C) and 12.5.4 by changing all existing cross-
3.6* references of accessory use section 3.6 to renumbered section 3.9.
4.4.8(B)*
4.4.8(C)*
4.4.8(D)*
4.5.2(C)*
12.5.4*