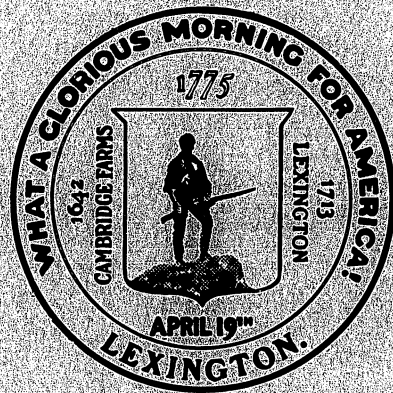


# ZONING BY-LAW OF THE TOWN OF LEXINGTON



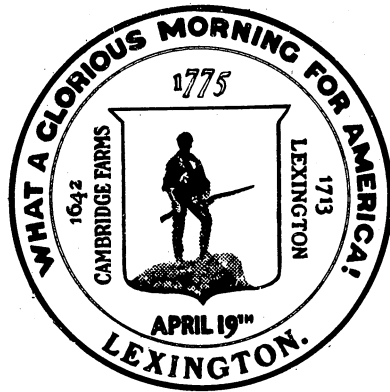
PUBLISHED BY  
LEXINGTON PLANNING BOARD

ALBERT P. ZABIN  
MANFRED P. FRIEDMAN  
IRIS G. WHEATON  
FRANK SANDY  
LAURA F. NICHOLS

OCTOBER 1, 1978

CONFIDENTIAL

# ZONING BY-LAW OF THE TOWN OF LEXINGTON



PUBLISHED BY  
LEXINGTON PLANNING BOARD

ALBERT P. ZABIN  
MANFRED P. FRIEDMAN  
IRIS G. WHEATON  
FRANK SANDY  
LAURA F. NICHOLS

OCTOBER 1, 1978

Handwritten text in a vertical column on the right side of the page, possibly a list or index.

Z O N I N G B Y - L A W

of the

TOWN OF LEXINGTON, MASS.

Adopted June 4, 1968, under Article 10 of the Warrant for the June 3, 1968 Special Town Meeting and approved by the Attorney General on July 16, 1968, and posted in the six precincts on September 16, 1968. This was a reenactment and continuance of the Zoning By-Law, originally adopted at the Adjourned Town Meeting on March 17, 1924, approved by the Attorney General on April 8, 1924, and published on April 18, 25, and May 2, 1924, and included all amendments in the period 1924 to 1968 including a major revision in 1950. Subsequent amendements in 1971, 1972, 1973, 1974, 1975, 1976, 1977 and 1978 as adopted, approved and published have been incorporated.

INDEX - ZONING BY-LAW OF THE TOWN OF LEXINGTON

PART 1. ADMINISTRATION AND PROCEDURE

	Page
Section 1. <u>Definitions</u> (alphabetically)	1 - 1
2. Provision of Surety for Special Permits	1 - 9
2.1 Reduction of Surety	1 - 9
2.2 Release of Surety	1 - 9
10. <u>Purpose and Zoning Map</u>	1 - 11
11. <u>Enforcement by Building Commissioner</u>	1 - 12
11.1 Penalty for Violation	1 - 12
11.2 Building Permits Required	1 - 12
11.3 Conformance to Subsequent Amendments	1 - 13
11.4 Occupancy Permit	1 - 13
11.5 Certificate of Compliance	1 - 13
12. <u>Board of Appeals</u>	1 - 14
12.1 Appeals	1 - 14
12.11 Appeal Procedures and Hearings	1 - 14
12.2 Variances	1 - 14
13. <u>Special Permits</u>	1 - 15
13.1 Special Permits (SP)	1 - 15
13.2 Special Permits with Site Plan Review (SPS)	1 - 16
14. <u>Conformance with Section 5, Ch. 40A, G.L.</u>	1 - 18
15. <u>Validity</u>	1 - 18
16. <u>Other By-Laws</u>	1 - 18
17. <u>Forbidden If Not Permitted</u>	1 - 18
18. <u>Continuity of By-Law</u>	

PART 2. USE AND INTENSITY REGULATIONS

20. <u>Districts Defined</u>	
20.1 Residence Districts	2 - 1
20.2 Commercial and Industrial Districts	2 - 1
20.3 Wetland Protection Districts	2 - 1
20.4 National Flood Insurance Districts	2 - 1
21. <u>Descriptions</u>	2 - 2
22. <u>Geographical Descriptions</u>	2 - 2
22.1 RO Districts Description	2 - 2
22.2 RS Districts Description	2 - 2
22.3 RT Districts Description	2 - 3
22.4 RM Districts Description	2 - 3
22.5 Wetland Protection Districts Description	2 - 4
22.6 RD Districts Description	2 - 4
22.7 NFID - National Flood Insurance Districts	2 - 4

	Page
Section 23. <u>Description of Commercial and Industrial Districts</u>	2 - 5
23.1 CR - Office and Research Park Districts	2 - 5
23.2 CH - Hotel, Office and Research Park Districts	2 - 6
23.3 CM - Manufacturing and Research Park Districts	2 - 6
23.4 CO - Office Districts	2 - 6
23.6 CN - Neighborhood Business Districts	2 - 6
23.7 CG - General Business Districts	2 - 7
23.9 CB - Central Business Districts	2 - 9
24. <u>Permitted Land Uses</u>	2 - 10
24.1 Specific Classification	2 - 10
24.2 Principal and Accessory Uses	2 - 10
24.3 Accessory Use to Principal Use	2 - 10
24.4 Residential Apartments	2 - 10
24.5 Nurseries	2 - 11
24.6 Non-residential Driveways	2 - 12
24.7 Swimming Pool Regulations	2 - 12
25. <u>Zoning District Designation for Use With Use Regulations Schedule</u>	2 - 13
	2 - 14
26. <u>Dimensional Controls</u>	2 - 19
26.1 No Lot Reduction Below Minimum	2 - 19
26.2 Civil Defense Shelters	2 - 19
26.3 RO, RS, RT Uses in Other Districts	2 - 19
26.4 Symbols and Abbreviations	2 - 19
26.5 Lesser Requirements for Certain Lots	2 - 20
26.6 Lots Partly in Lexington	2 - 22
26.7 Basement Floor Elevation Above Water Table	2 - 22
27. <u>Schedule of Dimensional Controls</u>	2 - 23
27.1 Brook and Pond Setbacks	2 - 24
28. <u>Special Permits for Converted Municipal Buildings and Public School Buildings</u>	2 - 26

### PART 3. GENERAL REGULATIONS

30. <u>Non-conforming Uses</u>	3 - 1
30.1 May Be Continued	3 - 1
30.2 May Be Repaired	3 - 1
30.3 May Be Enlarged	3 - 1
30.4 Change in Non-conforming Use	3 - 1
30.5 Abandonment of Non-conforming Use	3 - 1
31. <u>Parking and Loading Requirements</u>	3 - 2
31.1 Requirements for Parking and Loading Facilities	3 - 2
31.2 Dimensional Restrictions	3 - 2
31.3 Explanation of Symbols and Abbreviations	3 - 2

	Page
Section 32. <u>Schedule of Parking and Loading Regulations</u>	3 - 3
32.2 <u>Schedule of Dimensional Restrictions for         Parking and Loading</u>	3 - 4
33. <u>Cluster Development</u>	3 - 5
33.1 <u>General Objectives</u>	3 - 5
33.2 <u>Number of Building Lots Permitted</u>	3 - 5
33.3 <u>Portion to Remain Unsubdivided</u>	3 - 5
33.4 <u>Frontage and Area Reductions</u>	3 - 6
33.5 <u>Application For Special Permit</u>	3 - 6
33.6 <u>Planning Board Recommendations</u>	3 - 6
33.7 <u>Board of Appeals Action</u>	3 - 7
33.8 <u>Compliance With Other Rules and Regulations</u>	3 - 8
33.9 <u>Additional Conditions for Special Permits</u>	3 - 8
33.10 <u>Subsequent Revision of Side and Rear Lines             Allowed</u>	3 - 8
34. <u>Sign Regulations</u>	3 - 9
35. <u>Accessory Signs</u>	3 - 9
35.1 <u>Residence Identification</u>	3 - 9
35.2 <u>Permitted Use Identification</u>	3 - 9
35.3 <u>Real Estate Signs</u>	3 - 9
35.4 <u>Real Estate Subdivision Signs</u>	3 - 9
35.5 <u>Accessory Signs on Special Permit</u>	3 - 9
36. <u>Subsidized Housing District</u>	3 - 10
36.1 <u>Provisions of Section</u>	3 - 10
36.2 <u>Special Permit Provisions</u>	3 - 10
36.3 <u>Application Requirements</u>	3 - 12
36.4 <u>Planning Board Report and Recommendations</u>	3 - 12
36.5 <u>Board of Appeals Action</u>	3 - 13
36.6 <u>Denial of Special Permit</u>	3 - 13
36.7 <u>Compliance With Other Rules and Regulations</u>	3 - 14
36.8 <u>Revisions</u>	3 - 14
36.9 <u>Severability</u>	3 - 14
37. <u>Wetland Protection District</u>	3 - 15
37.1 <u>Purposes of Wetland Protection District</u>	3 - 15
37.2 <u>District Superimposed Over Other Districts</u>	3 - 15
37.3 <u>Application Requirements</u>	3 - 15
37.4 <u>Special Permits for Structures Accessory to         Permitted Uses</u>	3 - 15
37.5 <u>Special Permits for Uses in Harmony with General         Purposes of the District</u>	3 - 15
37.6 <u>Uses Prohibited Within "W" District.</u>	3 - 16
37.7 <u>Preexisting Uses</u>	3 - 16
37.8 <u>No Effect on Dimensional Requirements</u>	3 - 16



	Page
Section 38. <u>Multi-Dwelling District - RD</u>	3 - 17
38.11 General Objectives	3 - 17
38.12 Land Uses and Dimensional Control in the Absence of Special Permit	3 - 17
38.13 Compliance with Schedule of Dimensional Controls	3 - 17
38.14 Compliance with Other Rules and Regulations	3 - 17
38.15 Town Meeting Presentation	3 - 17
38.16 Parking Space	3 - 18
38.17 Housing Types Permitted	3 - 18
38.18 Open Space Requirements	3 - 18
38.19 Planning Board Report to Town Meeting	3 - 19
38.2 Application Requirements	3 - 19
38.3 Planning Board Report to Board of Appeals	3 - 20
38.4 Special Permit Provisions	3 - 21
38.5 Amendment and Revision of Special Permit	3 - 22
38.6 Denial of Special Permit	3 - 22
39. <u>Site Plan Review and Special Permits for     Conventional Subdivisions</u>	3 - 24
39.1 General Objectives	3 - 24
39.2 Special Permit Orders, Conditions, Requirements	3 - 24
39.3 Application for Special Permit	3 - 24
39.4 Public Hearing	3 - 24
40. <u>National Flood Insurance District</u>	3 - 26
40.1 Purpose of District	3 - 26
40.2 District Superimposed Over Other Districts	3 - 26
40.3 Areas Included In District	3 - 26
40.4 Board of Appeals Requirements	3 - 26
41. <u>Controlled Commercial and Industrial District - CD</u>	3 - 28
41.1 General Objectives	3 - 28
41.2 Uses in Absence of Special Permit	3 - 28
41.3 Town Meeting Presentation	3 - 28
41.4 Special Permit Provisions	3 - 28
41.5 Application Requirements	3 - 29
41.6 Planning Board Report to SPGA	3 - 29
41.7 SPGA Action	3 - 30
41.8 Amendment of the Special Permit	3 - 30
41.9 Changes in Uses or Site Development Plan	3 - 30

#### APPENDIX

I	Legislative Purposes and Preamble to Chapter 808, Acts of 1975	A - 1
II	Amendment, Addition, Repeal of Zoning By-Laws (Section 5, Ch. 40A, General Laws)	A - 2
III	Illustration of Yard Definitions and Measurements	A - 5

Handwritten text in a vertical column on the right side of the page, possibly a list or index. The characters are small and difficult to read, but appear to be a sequence of letters and numbers.

## PART 1. ADMINISTRATION AND PROCEDURE

### DEFINITIONS

SECTION 1. For the purpose of this By-Law the following words and terms used herein are hereby defined or the meaning thereof explained or limited:

The word "shall" is mandatory, the word "may" is permissive. The present tense includes the future tense, the singular number includes the plural and the plural includes the singular.

**ACCESSORY USE OR BUILDING:** Use or building customarily incident to and located on the same lot with the use or building to which it is accessory and not detrimental to the neighborhood.

**BANK:** Land adjoining a pond or stream which serves to confine said water.

**BILLBOARD:** Any sign not an accessory sign, regardless of size.

**BUILDING HEIGHT:** The vertical distance measured from the mean finished grade of the ground adjoining the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge, for gable, hip and gambrel roofs.

**BUILDING:** A combination of materials having a roof and forming a shelter for persons, animals or property. The word "building" shall be construed, where the context allows, as though followed by words "or structure or part or parts thereof."

**CAMPING VEHICLE:** A registered self-propelled camper or automobile-drawn trailer used as a mobile camping facility, with sleeping equipment, which may or may not have toilet or cooking facilities.

**CLUSTER DEVELOPMENT:** A subdivision of land for one family dwellings on lots having reduced area or frontage or both, subject to a special permit issued in accordance with the provisions of Section 33.

**DRIVE-IN RESTAURANT:** An establishment primarily for dispensing prepared food to persons who eat this food while sitting in cars on the premises.

DWELLING CONVERSION: Alteration of a one family dwelling to accommodate two families, executed such that:

- a. The appearance and character of a one-family dwelling is preserved.
- b. The gross habitable floor area for each family in such dwelling is at least 700 square feet.
- c. No major exterior structural changes are made, except such as may be required for safety by the Lexington Building By-Law or General Laws of the Commonwealth.
- d. Stairways leading to the second or any higher floor are enclosed within the exterior walls of the building.

DWELLING, ONE FAMILY: A detached residential building intended and designed to be occupied exclusively by a single family.

DWELLING UNIT: Living quarters for a single family.

DWELLING, TWO FAMILY: A detached residential building intended and designed to be occupied exclusively by two families.

ERECTED: The word "erected" shall include the words "built," "constructed," "reconstructed," "altered," "enlarged," and "moved."

FAMILY: Any number of individuals living and cooking together in a single housekeeping unit.

FAST FOOD SERVICE: An establishment primarily for self-service or purchase of food or beverage at a counter for consumption on the premises.

FIRE LANE: An open space in which no automotive vehicles may be parked and in which no building or structure may be erected without written permission from the Head of the Lexington Fire Department, except that buildings may be interconnected by corridor or walkways, if provision is made for access by fire apparatus to all outside walls. The open space shall be between a building and a line parallel to and fifteen feet equidistant from a building

**FLOOR AREA:** The aggregate horizontal area in square feet of all floors of a building or several buildings on the same lot measured from the exterior faces of walls enclosing each building, exclusive of garages, and of cellar, basement and other areas used only for storage or for services incidental to the operation or maintenance of such building or buildings. In the absence of information as to what portion of a building will be used for such storage and services, 80% of the aggregate floor area shall be deemed to be the floor area for the purposes of computing the required off-street parking.

**FRONTAGE, LOT:** A continuous portion of the boundary between a lot and an abutting street between lot lines or, in the case of a corner lot, between a lot line and the intersection of street lines or of street lines extended. The measurement of lot frontage shall not include jogs in street width, ~~back-up strips~~ and other irregularities in street line, and, in the case of a corner lot may at the option of the owner extend to the midpoint of the curve connecting street lines, instead of to their intersection.

**FRONTAGE STREET:** A street which provides the required lot frontage for a building. When a lot is bounded by more than one street, any one of them but only one, may be designated as the frontage street by the owner, provided that the street meets the frontage requirement and that the principal permitted building on the lot is numbered on such frontage street. However, in the case of a lot bounded by two streets forming an interior angle of more than 135 degrees, their combined frontage between lot lines may be used to satisfy the lot frontage requirement.

**GARDEN APARTMENT:** Residence for eight or more families, with at least two detached or semi-detached buildings, each containing not fewer than four nor more than ten dwelling units.

**GOLF COURSE, STANDARD OR PAR THREE:** Course, including customary accessory buildings, where tee to hole distance averages not less than 80 yards.

**HALF STORY:** See "Story, Half"

**HOME OCCUPATION:** Certain occupations engaged in within an existing dwelling or a building accessory thereto by a resident thereof, provided that there shall be no sign, advertising device, exterior storage, or other exterior indication of the home occupation, and that such occupations are limited to the exercise of personal or professional skills in the fields of music, dramatics, arts and crafts and academic pursuit and the giving of instructions or lessons, for compensation, in such skills; and also the performance of custom work of a domestic nature, such as dressmaking, millinery, and clothes washing provided that equipment utilized is such as is customarily incidental to residential occupancy.

HOTEL, MOTOR HOTEL OR MOTEL: A building or several buildings containing 15 or more sleeping rooms for resident or transient guests with a provision for serving food in a public dining room, but no cooking in rooms occupied by guests and no living quarters below the mean finished grade of the ground adjoining each building.

JUNKYARD: Without limiting the generality of Subsection 25.10.2, the following shall be deemed to be junkyard uses: outdoor storage of two or more unregistered automobiles, except where expressly authorized in a special permit issued by the Board of Appeals for an automobile sales or repair business, or an accumulation in the open of discarded items not used or intended to be used by the occupant of the property.

LIGHT MANUFACTURING: Fabrication, processing, or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

LOT: An area of land in one ownership with definite boundaries ascertainable by recorded deed or plan and used or set aside and available for use as the site of one or more buildings or for any other definite purpose.

LOT AREA: Area within a lot, including land over which easements have been granted, but not including any land within the limits of a street upon which such lot abuts, even if fee to such street is in the owner of the lot, except that if a corner lot has its corner bounded by a curved line connecting other street lines which, if extended, would intersect, the area may be computed as if such boundary lines were so extended.

LOT, CORNER: A lot bounded by more than one street which has an interior angle of 135 degrees or less formed by the tangents or straight segments of street lines between the side or rear lines of such lot or by an extension of such street lines. A lot bounded by one street shall be considered a corner lot when the tangents or straight segments of the street line between the side lines of the lot form, or would form if extended, an interior angle of 105 degrees or less.

LOT FRONTAGE: See "Frontage, Lot".

MOTOR HOTEL OR MOTEL: Same as "hotel".

**MUNICIPAL:** The word "municipal" means the Town of Lexington.

**NON-CONFORMING USE OR BUILDING:** A lawfully existing use or building which does not conform to the regulations for the district in which such use or building exists.

**NURSERY:** The business of propagating plants, including trees, shrubs, vines, seed, grass, live flowers and other plants, and the storage and selling of such plants grown on the premises.

**OPEN AREA, PERCENTAGE:** That percentage of the lot area which is not occupied by any structure.

**PARKING SPACE:** An area in a building or on a lot available for parking one motor vehicle, having a width of not less than 10 feet and an area of not less than 200 square feet, exclusive of passageways and driveways appurtenant thereto, and with free and unimpeded access to a street over unobstructed passageways or driveways.

**PUBLIC:** The word "public" means the Town of Lexington, Commonwealth of Massachusetts, United States Government or an agency thereof.

**REAR LINE OF A LOT:** A line separating a lot from other lots or from land in a different ownership, being the boundary of a lot which is opposite or approximately opposite the frontage street. Where because of irregular lot shape, the building inspector and the lot owner cannot agree as to whether a lot line is a side or a rear line, it shall be considered a rear line.

**RECORDED:** The due recording in the Middlesex County South District Registry of Deeds, or, as to registered land, the due filing in the Middlesex County South District Land Registration Office.

**RESIDENTIAL DISTRICT:** Any district in Lexington whose designation begins with R and any district in an abutting Town intended for residential use.

**RESTAURANT:** An establishment primarily for serving by a waiter or waitress, and consumption of meals at tables or at a counter, on the premises.

**ROADSIDE STAND:** The land and the structures thereon for sale of edible farm products, flowers, fireplace wood, preserves and similar products, not less than half of which (measured by dollar volume of annual sales) have been produced or grown within Lexington on land owned by the owner of the stand; no goods except plants, flowers and fireplace wood shall be stored or offered for sale outdoors.

**SANITARY SEWER:** A public sanitary sewer of the Town of Lexington.

**SIDE LINE OF A LOT:** A line separating a lot from other lots or from land in a different ownership, other than a street line or a rear lot line.

**SIGN:** Any device designed to inform, direct or attract attention of persons not on the premises on which the sign is located, provided however that the following shall not be included in the application of the regulations of this By-Law:

- a. Flags and insignia of any government, except when displayed in connection with commercial promotion
- b. Legal notices, identification, informational or directional signs erected or required by governmental bodies
- c. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights
- d. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter

**SIGN, ACCESSORY:** Any sign or other advertising device which advertises, calls attention to, or indicates the person or activity occupying the premises on which the sign is erected or that advertises the property or some part of it for sale or lease and which contains no other advertising matter.

**SIGN, NON-ACCESSORY:** Any billboard or sign not an accessory sign.

**SPECIAL PERMIT GRANTING AUTHORITY:** The authority empowered to grant special permits, which shall be the Board of Appeals unless some other board is so designated in these By-Laws.

**SPGA:** Special Permit Granting Authority.

**STORY:** That portion of a building contained between any floor and the floor or roof next above it, but not including either the lowest portion so contained if more than one-half of such portion vertically is below the mean finished grade of the ground adjoining such building, or the uppermost portion so contained if under a sloping roof and not designed or intended to be used for human occupancy.

**STORY, HALF:** A story directly under a sloping roof in which the points of intersection of the bottom of the rafters and the interior faces of the walls are less than three feet above the floor level on at least two exterior walls.



**STREET, ROAD, OR WAY:** An area of land dedicated, approved by the Planning Board, or legally open for public travel under at least one of the following classifications:

- a. A public way duly laid out by the Town of Lexington, the Middlesex County Commissioners, or the Commonwealth of Massachusetts, or a way which the Lexington Town Clerk certifies is maintained by public authority and used as a public way; or
- b. A way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law; or
- c. A way in existence on April 4, 1948, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

A public or private way as afore shall not be deemed to be a "Street" as to any lot of land that does not have rights of access to and passage over said way.

**STREET LINE:** The boundary of a street right-of-way or layout.

**STRUCTURE:** Anything constructed or erected, the use of which requires a fixed location on the ground, or attachment to something located on the ground, including buildings, mobile homes, billboards, tanks, or the like, or the parts thereof, and swimming pools capable of having a depth of two feet or more at any point and a surface area of more than one hundred square feet. However, this definition does not include a boundary wall or fence less than six feet in height above the mean finished grade of the adjoining ground.

**TAKE OUT FOOD SERVICE:** An establishment primarily for dispensing prepared food to persons carrying the food away for consumption elsewhere.

**TEMPORARY STRUCTURE:** Tent, construction shanty; or similarly portable or demountable structure intended for continuous use for not longer than one year.

**TEMPORARY USE:** Use, operation or occupancy of a parcel of land, building or structure for a period not to exceed one calendar year.

WAY: see "Street, Road or Way."

YARD: An open space on a lot unoccupied by a building or structure or such parts thereof as covered or uncovered porches, steps, cornices, eaves and other projections; provided however that fences, gates or security stations, yard accessories, ornaments and furniture, and customary summer awnings are permitted in any yard but shall be subject to height limitations. Yard depth shall be measured from the street or lot line to the nearest point

on a building in a line perpendicular or normal to such lot or street line. The minimum required yard shall be a strip of land of uniform depth required by this By-Law measured from the lot or street line and adjacent thereto.

YARD, FRONT: A yard extending between lot side lines across the lot adjacent to each street it abuts.

YARD, REAR: A yard extending between the side lines of a lot adjacent to the rear line of the lot.

YARD, SIDE: A yard extending along each side line of a lot between front and rear yards.

SECTION 2. The Special Permit Granting Authority, as a condition of granting a special permit may require that the performance of the conditions and observance of the safeguards of such special permit be secured by one, or in part by one and in part by the other, of the methods described in the following clauses (1) and (2). The SPGA shall administer this securing of performance.

SECURITY FOR  
SPECIAL PERMITS

(1) By a proper bond or a deposit of money or negotiable securities or letter of credit, sufficient in the opinion of the SPGA to secure performance of the conditions and observance of the safeguards of such special permit.

BOND OR DEPOSIT

(2) By a covenant running with the land, executed and duly recorded by the owner of record, whereby the conditions and safeguards included in such special permit shall be performed before any lot may be conveyed other than by mortgage deed. Nothing herein shall be deemed to prohibit a conveyance by a single deed, subject to such covenant of the entire parcel of land, the development of which is governed by the special permit.

COVENANT

2.1 Until completion of the development the penal sum of any deposit or security held under clause one (1) above may from time to time be reduced by the SPGA by an amount not to exceed 85% of the value of work originally estimated.

2.2 Upon the completion of the development or upon performance of the conditions and safeguards imposed by such special permit, security for the performance of which was given, the applicant shall send by registered mail to the SPGA an affidavit that the conditions and safeguards in connection with which such security has been given have been complied with. If the SPGA determines that the conditions and safeguards of the special permit have been complied with, it shall release the interest of the Town in such security, return or release the security to the person who furnished the same, or release the covenant by appropriate instrument, duly acknowledged. If the SPGA determines that the conditions or safeguards included in the special permit have not been complied with, it shall specify the conditions or safeguards with which the applicant has not complied in a notice sent by registered or certified mail, to the applicant. If the SPGA fails to send such a notice within sixty days after it

RELEASE

NON-COMPLIANCE

receives the applicant affidavit, all obligations under the security shall cease and terminate, any deposit shall be returned and any such covenant become void. Upon failure of the applicant to complete such work to the satisfaction of the SPGA and in accordance with all applicable plans, regulations and specifications, the Town shall be entitled to enforce such bond or to realize upon such securities to the extent necessary to complete all such work without delay.

SECTION 10. For the purposes set forth in Section 2A of Chapter 808 of the Acts of 1975, and all acts in amendment thereof and in addition thereto, and under the authority thereof and any other enabling laws, the inspection, construction, alteration, repair, height, number of stories, area, size, location and the use of buildings and structures, the size of lots, yards, courts and other open spaces and the use of land in the Town of Lexington are hereby regulated as herein provided, and the Town is divided into districts, as hereinafter defined or referred to and shown on the Zoning District Maps and on the Zoning Map of the Town of Lexington prepared by the Planning Board and on file in the office of the Town Clerk, which Zoning District Maps and Zoning Map are hereby made a part of this By-Law. Said Zoning Districts Maps and Zoning Map may be revised from time to time by the Planning Board to show the location and boundaries of zoning districts, as voted or amended by the Town, and by addition, deletion or modification of geographical features to keep the maps reasonably current and to facilitate orientation.

PURPOSE

ZONING DISTRICT  
MAPS AND  
ZONING MAPS

SECTION 11. The Building Commissioner appointed under the provisions of the Building By-Laws of the Town of Lexington is hereby designated and authorized as the officer charged with the enforcement of this By-Law.

ENFORCEMENT BY  
BUILDING  
COMMISSIONER

If the Building Commissioner is informed or has reason to believe that any provision of this By-Law is being violated, he shall make or cause to be made an investigation of the facts and inspect the property where such violation may exist.

If upon such investigation and inspection he finds evidence of such violation, he shall give notice thereof in writing to the owner and occupant of said premises and demand that such violation be abated within such time as the Building Commissioner deems reasonable. Such notice and demand may be given by mail, addressed to the owner at his address as it then appears on the records of the Board of Assessors of the Town and to the occupant at the address of the premises.

If after such notice and demand the violation has not been abated within the time specified therein, the Building Commissioner shall institute appropriate action or proceedings in the name of the Town of Lexington to prevent, correct, restrain or abate such violation of this By-Law.

If the Building Commissioner is requested in writing to enforce this By-Law against any person allegedly in violation of the same, he shall notify in writing the party requesting such enforcement of any action or refusal to act, and the reasons therefor, within fourteen days of receipt of such request.

11.1 Whoever violates any provision of this By-Law shall be punished by a fine not exceeding Fifty Dollars (\$50.00) for each offense, except that the penalty for the removal of earth materials in violation of this By-Law shall be as provided for in the General By-Laws of the Town of Lexington. Every day a violation continues after its abatement has been ordered by the Town shall constitute a new offense.

PENALTY FOR  
VIOLATION

11.2 Applications for building permits shall be filed with the Building Commissioner on forms furnished by him, as provided in the Building By-Laws. With every such application there shall be filed a plan in duplicate of the lot upon which said building is to be erected drawn to scale and showing the dimensions of the lot and the location and size

BUILDING PERMITS  
REQUIRED

of the building, if any, upon said lot and the building or buildings to be erected thereon and all streets upon which said lot abuts. Before a foundation is constructed, a certified plot plan shall be submitted to the Building Commissioner with such information as he may deem necessary for the enforcement of the Building By-Law, Zoning By-Law, and other applicable laws, by-laws, rules and regulations of the Town.

CONFORMANCE TO  
SUBSEQUENT  
AMENDMENTS

11.3 Construction on or use of property under a building permit shall conform to any subsequent amendment of this By-Law unless the use or construction is commenced within a period of six months after the issuance of the building permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

OCCUPANCY  
PERMIT

11.4 A permit to erect, relocate or alter any building or structure shall be deemed a permit to occupy or use such building or structure for the use and purposes set forth in such permit when the building or structure is completed to the satisfaction of the Building Commissioner in accordance with the provisions of such permit and with the plans and specifications filed with the Building Commissioner, and when adequate means of sewage disposal have been provided; provided, however, that the right to occupy or use shall be subject to revocation, modification or denial in accordance with the provisions of this By-Law and other applicable laws.

CERTIFICATE OF  
COMPLIANCE

11.5 The Building Commissioner may, with the concurrence of the Planning Board, issue certificates of compliance with the Zoning By-Law stating that, in his opinion, an existing or proposed specific use of land, buildings or structures is or would constitute a permitted use and listing such references to the provisions of this By-Law and to restrictions or conditions as he may deem pertinent. A reasonable fee, as set from time to time by the Selectmen, may be charged for each certificate of compliance.

SECTION 12. There shall be a Board of Appeals of five members appointed by the Selectmen for five year terms. The Selectmen shall also appoint six associate members of the Board of Appeals. The appointment, service and removal or replacement of members and associate members and other actions of the Board of Appeals shall be as provided for in the General Laws, Chapter 40A. The Board of Appeals in existence up to the date of the adoption of this Section shall continue in office for the balance of terms for which originally appointed.

BOARD OF APPEALS

12.1 Appeals - The Board of Appeals shall hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of Chapter 40A, General Laws, by the regional planning agency in whose area the Town is situated or by any person including an officer or board of the Town, or of any abutting city or town aggrieved by an order or decision of the Building Commissioner, or other administrative official in violation of any provision of Chapter 40A, General Laws, or of this By-Law.

APPEALS

12.11 Such appeal shall be taken within thirty days from the date of the order or decision being appealed, by filing three copies of a notice of appeal, specifying the grounds therefor, with the Town Clerk. The Town Clerk shall forthwith transmit said copies to the officer or board whose decision is being appealed, and to the Board of Appeals. The Board of Appeals shall hold a hearing on any appeal within 65 days of the filing, shall properly serve notice of such hearing, and shall render its decision within 75 days of the filing.

APPEAL PROCEDURE  
AND HEARING

12.2 Variances - To authorize upon appeal, or upon petition in cases where a particular use is sought for which no permit is required, with respect to a particular parcel of land or to an existing building thereon a variance from the terms of this By-Law where, owing to conditions specially affecting such parcel or such building but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this By-Law would involve substantial hardship, financial or otherwise, to the appellant, and where desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this By-Law, but not otherwise.

VARIANCES



SECTION 13.0 Special Permits

13.1 Special Permits (SP)

13.1.1 The Special Permit Granting Authority shall hear and decide applications for special permits for uses as provided in this By-Law, subject to any general or specific rules therein contained, and subject to appropriate conditions, safeguards and limitations on time or use. In granting a special permit, the SPGA shall impose such additional conditions and safeguards as furthers the following objectives: To lessen congestion in the streets, to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to facilitate the adequate provision of drainage, parks, open space and other public requirements; to encourage housing for persons of all economic levels; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of lands throughout the Town and to preserve and increase amenities. Such special permit may be granted when in the judgement of the SPGA the public welfare and convenience will be substantially served thereby, where a requested permit will not tend to impair the status of the neighborhood, and only for uses which are in harmony with the general purpose and intent of this By-Law.

SPECIAL PERMITS

13.1.2 At the time of filing the applicant shall file one copy with the Town Clerk and six copies with the Special Permit Granting Authority which shall forthwith deliver copies to the Planning Board, Board of Selectmen, Conservation Commission, Board of Health and Town Engineering Department. The SPGA shall hold a hearing on any properly completed application within 65 days after filing, shall properly serve notice of such hearing, and shall render its decision within 90 days of said hearing.

APPLICATION PROCEDURES

13.1.3 Construction on or use of property under a special permit shall conform to any subsequent amendment of this By-Law unless the use or construction is commenced within six months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. A special permit shall lapse two years from the granting thereof or such shorter time as specified in said permit if a substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause, but such period shall be extended by the time required to pursue or await determination of an appeal.

CONFORMANCE TO SUBSEQUENT AMENDMENTS

13.2 Special Permits with Site Plan Review (SPS)

SITE PLAN  
REVIEW

13.2.1 Site plan review by the SPGA is required prior to approval of an application for a special permit in certain cases specified in Section 25 (designated "SPS" in the Use Regulation Schedule). In such cases, a special permit shall be issued only if the SPGA makes a finding and determination that the proposed placement of buildings, major topographic changes, provisions for waste disposal, surface and ground water drainage, protection against flooding and inundation, prevention of water pollution and environmental damage, erosion control, parking areas, loading areas, maneuvering areas, driveways, and the location of intersections of driveways and streets will constitute a suitable development and will not result in substantial detriment to the neighborhood.

FILING  
REQUIREMENTS

13.2.2 A person applying for a special permit under Subsection 13.2 shall file with the SPGA six copies each of an application and a preliminary site plan. Such application and site plan shall include the elements on which the SPGA is to make a finding and determination, as provided in Subsection 13.2.1 and shall also include information as to the nature and extent of the proposed use of the buildings, and such further information in respect to such elements and use as the SPGA shall reasonably require. At the time of application to the SPGA, there shall be filed a plot plan for planting and landscaping showing type, size and location of trees and shrubs.

SPGA  
PROCEDURES

13.2.3 The SPGA shall within three days (Saturdays, Sundays and holidays excluded) of receipt of them transmit to the Planning Board two copies of the application and site plan filed under Subsection 13.2. The Planning Board shall consider these and submit a final report thereon with recommendations to the SPGA. The SPGA shall not make a finding and determination upon an application until it has received the final report of the Planning Board thereon or until 35 days shall have elapsed since the transmittal of said copies of the application and site plan to the Planning Board without such report being submitted.

PUBLIC  
HEARING

13.2.4 The SPGA shall hold a public hearing within 65 days after filing and, except as hereinafter provided, shall take final action on an application within 90 days after the hearing. Such final action shall consist of either (1) a finding and determination that the proposed construction,

reconstruction, substantial exterior alteration or addition will constitute a suitable development and will not result in substantial detriment to the neighborhood or (2) a written denial of the application for such finding and determination, stating the reasons for such denial, which reasons shall include a statement of the respect in which any elements in and particular features of the proposal are deemed by the SPGA to be inadequate, unsuitable or detrimental to the neighborhood. A finding and determination may be made subject to such reasonable conditions, modifications and restrictions set forth therein as the SPGA may deem necessary to insure that the proposed construction, reconstruction, substantial exterior alteration, or addition will constitute a suitable development and will not result in substantial detriment to the neighborhood.

13.2.5 In the event that the SPGA approves a Special Permit under these provisions, any construction, reconstruction, substantial exterior alteration, or addition shall be carried on only in conformity with any conditions, modifications and restrictions to which the SPGA shall have made its finding and determination subject, and only in essential conformity with the application and the site plan on the basis of which the finding and determination are made.

CONFORMANCE  
FINDING AND  
DETERMINATION

13.2.6 The period within which final action shall be taken may be extended for a definite period by mutual consent of the SPGA and the applicant. In the event the SPGA determines that the site plan and evidence presented to it at the public hearing are inadequate to permit the SPGA to make a finding and determination, it may, in its discretion, instead of denying the application, adjourn the hearing to a later date to permit the applicant to submit a revised site plan and further evidence, provided, however, that such adjournment shall not extend the 90 day period within which final action shall be taken by the SPGA, unless said period is extended to a day certain by mutual consent.

EXTENSION OF  
TIME FOR ACTION

13.2.7 The SPGA shall file with its records a written report of its final action on each application, with its reasons therefor.

SPGA REPORT

13.2.8 In the event the SPGA shall fail to take action on an application within the times set forth in Subsection 13.2.4 or within such extended period as shall have been mutually agreed upon as herein provided, then upon the expiration of said times, the SPGA shall be deemed to have found and determined that the proposed construction, reconstruction, substantial external alteration, or addition will constitute a suitable development and will not result in substantial detriment to the neighborhood.

SPGA FAILURE TO  
TAKE ACTION

SECTION 14. All amendments to these By-Laws shall be made in a manner conforming with Section 5 of Chapter 40 A of the General Laws.

CONFORMANCE WITH  
SECTION 5 CH.40A  
GENERAL LAWS

SECTION 15. The invalidity of any section or provision of this By-Law shall not invalidate any other section or provision hereof.

VALIDITY

SECTION 16. Where this By-Law imposes a greater restriction upon the use of land or the use or erection of buildings in the Town than is imposed by other By-Laws of the Town, the provisions of this By-Law shall control.

OTHER BY-LAWS

SECTION 17. Any building or use of premises not herein expressly permitted is hereby expressly forbidden.

FORBIDDEN IF NOT  
PERMITTED

SECTION 18. This By-Law shall be deemed to constitute a reenactment and continuance of the provisions of the Zoning By-Law in effect when it was adopted except so far as it contains changes in wording or arrangement which unequivocally constitute changes in meaning.

CONTINUITY OF  
BY-LAW

PART 2. USE AND INTENSITY REGULATIONS

SECTION 20. The Town of Lexington is hereby divided into districts designated as follows:

DISTRICTS  
DEFINED

20.1 Residence Districts:

- RO - One family dwelling districts, (30,000 sq.ft.)
- RS - One family dwelling districts, (15,500 sq.ft.)
- RT - Two family dwelling districts
- RM - Multi-family (garden apartment) dwelling districts
- RH - Subsidized Housing Districts
- RD - Multi Dwelling Districts

20.2 Commercial and Industrial Districts:

- CR - Office and research park districts
- CH - Hotel, office and research park district
- CM - Manufacturing and research park district
- CO - Office districts
- CN - Neighborhood business districts
- CG - General business districts
- CB - Central business districts
- CD - Controlled commercial and industrial district

20.3 Wetland Protection Districts:

- W - Wetland Protection Districts, which are superimposed on other districts, as defined in Section 37.

20.4 National Flood Insurance Districts

- NFID - National Flood Insurance Districts, which are superimposed on other districts, and are regulated in Section 40.

SECTION 21. In the event of any discrepancy between the boundaries of the districts as shown on the Zoning Map, including the Zoning District Maps, or as hereinafter described, and the description in the vote of the town meeting establishing or amending said boundaries, the vote of the town meeting shall govern.

DESCRIPTIONS

SECTION 22. Geographical descriptions of residence districts.

GEOGRAPHICAL DESCRIPTIONS

22.1 RO - one family dwelling districts include every part of the Town not hereinafter specifically designated or not shown upon the Zoning Map as a district other than an RO district.

RO DISTRICTS DESCRIPTION

22.2 RS - one family dwelling district includes the land within the area bounded and described as follows and not hereinafter designated or shown upon the Zoning Map as a district other than an RS district:

beginning at the Arlington-Lexington town line, thence along the Cambridge-Concord Highway to Wellington Lane Avenue, thence along Wellington Lane Avenue to Meadow Brook Avenue, thence along Meadow Brook Avenue to Moreland Avenue, thence along Moreland Avenue to a point opposite the southeasterly end of Buckman Drive, thence to the southeasterly end of Buckman Drive and along Buckman Drive to Locust Avenue, thence along Locust Avenue to Follen Road, thence along Follen Road to Marrett Road, thence along Marrett Road to Stedman Road, thence along Stedman Road to Brookside Avenue, thence along Brookside Avenue to Waltham Street, thence along Waltham Street to Bridge Street, thence along Bridge Street to Payson Street, thence along Payson Street to Grassland Street, thence along Grassland Street to Winston Road, thence along Winston Road to Hudson Road, thence along Hudson Road to Marlboro Road, thence along Marlboro Road to Woodcliffe Road, thence along Woodcliffe Road to Spring Street, thence along Spring Street to Shade Street, thence along Shade Street to Weston Street, thence along Weston Street to Lincoln Street, thence along Lincoln Street to the Northern Circumferential Highway to Grove Street, thence along Grove Street to Burlington Street, thence along Burlington Street to Hancock Street, thence along Hancock Street to Coolidge Avenue, thence along Coolidge Avenue to Adams Street, thence along Adams Street to Woodland Road, thence along Woodland Road to Colony Road, thence along Colony Road to Grant Street, thence along Grant Street to Hayes Lane, thence along Hayes Lane to Woburn Street at the Boston and Maine Railroad, thence along the Boston and Maine Railroad to the northwesterly line of the private way leading to the East Lexington Depot, thence in a straight line to the southwesterly end of Bartlett Avenue at Monroe Brook, thence along Bartlett Avenue to Lowell Street, thence along Lowell Street to Summer Street, thence along Summer Street to the Arlington-Lexington town line, thence along the Arlington-Lexington town line to the point of beginning.

RT DISTRICTS  
DESCRIPTION

22.3 RT - two family dwelling districts are as follows:

22.31 A district on the southwesterly side of Massachusetts Avenue as shown on the Zoning District Map No. RT-1 entitled "RT TWO FAMILY DWELLING DISTRICTS", designated thereon 22.31.

22.32 A district on the southwesterly side of Massachusetts Avenue as shown on the Zoning District Map No. RT-1 entitled "RT TWO FAMILY DWELLING DISTRICTS", designated thereon 22.32.

22.33 A district between the northeasterly line of Massachusetts Avenue and the railroad right-of-way as shown on the Zoning District Map No. RT-1 entitled "RT TWO FAMILY DWELLING DISTRICT", designated thereon 22.33.

RM DISTRICTS  
DESCRIPTION

22.4 RM - multi-family dwelling districts are as follows:

22.41 A district at the southeasterly corner of Massachusetts Avenue and Woburn Street as shown on the Zoning District Map No. RM-1 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.41.

22.42 A district on the southerly corner of Waltham Street and Worthen Road as shown on the Zoning District Map No. RM-2 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.42.

22.43 A district on the southerly corner of Waltham Street and Worthen Road as shown on the Zoning District Map No. RM-1 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.43.

22.44 A district on the southerly side of Worthen Road between Massachusetts Avenue and Bedford Street as shown on the Zoning District Map No. RM-3 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.44.

22.45 A district on the southwesterly side of Shirley Street as shown on the Zoning District Map No. RM-3 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.45.

22.46 A district off Winthrop Road southeasterly of Waltham Street as shown on the Zoning District Map No. RM-4 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.46.

22.47 A district off Concord Avenue and northerly of said Concord Avenue as shown on the Zoning District Map No. RM-5 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.47.

22.48 A district on the southerly side of Woburn Street as shown on the Zoning District Map No. RM-6 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.48.

22.49 A district on the southerly side of Woburn Street as shown on the Zoning District Map No. RM-7 entitled "RM GARDEN APARTMENT DISTRICTS", designated thereon 22.49.

22.5 wetland protection districts:

22.51 W - wetland protection districts are shown on maps entitled "WETLAND PROTECTION DISTRICTS, LEXINGTON, MASSACHUSETTS - 1973" consisting of an index map and 12 sheets entitled Zoning District Maps numbered W-1, W-2, W-5, W-6, W-7, W-8, W-12, W-13, W-26, W-32, W-33, W-39.

22.6 RD - multi-family dwelling districts are as follows:

22.61 A district on the northerly side of Bedford Street and southerly side of Winter Street as shown on the Zoning District Map No. RD-1 entitled "RD MULTI-DWELLING", designated thereon 22.6.

22.52 A district on the Southerly side of East Street and the Northeasterly side of Fiske School as shown on the Zoning District Map No. RD-2 entitled "RD MULTI-DWELLING DISTRICT", designated thereon 22.52.

22.7 NFID - National Flood Insurance District

22.71 National Flood Insurance Districts as defined in the HUD Flood Insurance Study and as shown on maps entitled "Flood Boundary and Floodway Map, Town of Lexington, Massachusetts, effective June 1, 1978" and "Flood Insurance Rate Map, Town of Lexington, Massachusetts, effective June 1, 1978" which are on file with the Town Clerk.

WETLAND  
DISTRICTS  
DESCRIPTION

RD DISTRICTS  
DESCRIPTION

NATIONAL FLOOD  
INSURANCE  
DISTRICTS



SECTION 23. Geographical descriptions of commercial and industrial districts.

23.1 CR - office and research park districts are as follows:

CR DISTRICTS  
DESCRIPTION

23.11 A district on the northeasterly side of the Cambridge-Concord Highway (Route 2) on both sides of Spring Street as shown on the Zoning Districts Map No. CR-1 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.11.

23.12 A district on the westerly side of Wood Street as shown on the Zoning District Map No. CR-2 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.12.

23.13 A district at the southwesterly side of Marrett Road west of the Northern Circumferential Highway (Route 128) as shown on the Zoning District Map No. CR-3, entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.13.

23.14 A district on the southeasterly side of the Route 128 - Route 2 Interchange, so called, as shown on the Zoning District Map No. CR-4 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.14.

23.15 A district on the northerly side of Hayden Avenue as shown on the Zoning District Map No. CR-5 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.15.

23.16 A district on the northerly side of Hayden Avenue as shown on the Zoning District Map No. CR-5 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.16.

23.17 A district on the northerly side of Hayden Avenue as shown on the Zoning District Map No. CR-5 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.17.

23.18 A district on the northerly side of Hayden Avenue as shown on the Zoning District Map No. CR-5 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.18.

23.19 A district on the southwesterly side of the Route 128-Route 2 Interchange, so called, as shown on the Zoning District Map No. CR-6 entitled "CR OFFICE AND RESEARCH PARK DISTRICTS", designated thereon 23.19.

CH DISTRICTS  
DESCRIPTION

23.2 CH - hotel, office and research park districts are as follows:

23.21 A district on the southwesterly side of Bedford Street between Route 128 and Hartwell Avenue as shown on the Zoning District Map No. CH-1 entitled "CA HOTEL, OFFICE AND RESEARCH PARK DISTRICT", designated thereon 23.21.

23.22 A district on the westerly side of the Northern Circumferential Highway (Route 128) and the northeasterly side of Marrett Road as shown on the Zoning District Map No. CH-2 entitled "CH HOTEL, OFFICE AND RESEARCH PARK DISTRICT", designated thereon 23.22.

CM DISTRICTS  
DESCRIPTION

23.3 CM - manufacturing and research park districts are as follows:

23.31 A district between the northwesterly side of the Northern Circumferential Highway and Hartwell Avenue as shown on the Zoning District Map No. CM-1 entitled "CM MANUFACTURING AND RESEARCH PARK DISTRICT", designated thereon 23.31.

23.32 A district northwesterly of Hartwell Avenue as shown on the Zoning District Map No. CM-1 entitled "CM MANUFACTURING AND RESEARCH PARK DISTRICT", designated thereon 23.32.

CO DISTRICTS  
DESCRIPTION

23.4 CO - office districts are as follows:

23.41 A district on the easterly side of Waltham Street as shown on the Zoning District Map No. CO-1 entitled "CO OFFICE DISTRICTS", designated thereon 23.41.

23.42 A district on the northwesterly side of Worthen Road as shown on the Zoning District Map No. CO-1 entitled "CO OFFICE DISTRICTS", designated thereon 23.42.

CN DISTRICTS  
DESCRIPTION

23.6 CN - neighborhood business districts are as follows:

23.61 A district on the easterly side of Bedford Street between North Hancock Street and Harding Road as shown on the Zoning District Map No. CN-1 entitled "CN NEIGHBORHOOD BUSINESS DISTRICT", designated thereon 23.61.

23.62 A district on the northerly side of Marrett Road as shown on the Zoning District Map No. CN-1 entitled "CN NEIGHBORHOOD BUSINESS DISTRICT", designated thereon 23.62.

23.63 A district at the northeasterly corner of Lincoln and School streets as shown on the Zoning District Map No. CN-2 entitled "CN NEIGHBORHOOD BUSINESS DISTRICTS", designated thereon 23.63.

23.64 A district at the southwesterly corner of Waltham Street and Concord Avenue as shown on the Zoning District Map No. CN-3 entitled "CN NEIGHBORHOOD BUSINESS DISTRICTS", designated thereon 23.64.

23.65 A district at the southeasterly corner of Waltham Street and Concord Avenue as shown on the Zoning District Map No. CN-3 entitled "CN NEIGHBORHOOD BUSINESS DISTRICTS", designated thereon 23.65.

23.66 A district on the westerly side of Bedford Street as shown on the Zoning District Map. No. CN-4 entitled "CN NEIGHBORHOOD BUSINESS DISTRICTS", designated thereon 23.66.

23.67 A district on the northeasterly side of Bedford Street north of the Boston and Maine Railroad as shown on the Zoning District Map. No. CN-2 entitled "CN NEIGHBORHOOD BUSINESS DISTRICTS", designated thereon 23.67.

23.68 A district at the northwesterly corner of Waltham Street and Concord Avenue as shown on the Zoning District Map No. CN-3 entitled "CN NEIGHBORHOOD BUSINESS DISTRICTS", designated thereon 23.68.

23.7 CG - general business districts are as follows:

CG DISTRICTS  
DESCRIPTION

23.71 A district on the southwesterly side of Massachusetts Avenue northwesterly of Arlington line as shown on the Zoning District Map No. CG-1 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.71.

23.72 A district on the easterly side of Massachusetts Avenue and the southerly line of Curve Street as shown on the Zoning District Map No. CG-1 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.72.

23.73 A district at the southwesterly corner of Massachusetts Avenue and Independence Avenue as shown on the Zoning District Map No. CG-1 entitled "CG GENERAL BUSINESS DISTRICT" designated thereon 23.73.

23.74 A district on the northeasterly side of Bedford Street southwest of the Boston and Maine Railroad as shown on the Zoning District Map No. CG-2 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.74.

23.75 A district on the southwesterly side of Bedford Street between the railroad right of way and the North Lexington Brook as shown on the Zoning District Map No. CG-3 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.75.

23.76 A district at the northeasterly corner of Marrett Road and Waltham Street as shown on the Zoning District Map No. CG-4 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.76.

23.77 A district at the southeasterly corner of Marrett Road and Waltham Street as shown on the Zoning District Map No. CG-4 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.77.

23.78 A district at the southwesterly corner of Marrett Road and Waltham Street as shown on the Zoning District Map No. CG-4 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.78.

23.79 A district at the westerly corner of Marrett Road and Spring Street as shown on the Zoning District Map No. CG-5 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.79.

23.80 A district at the southeasterly corner of Lincoln Street and Marrett Road as shown on the Zoning District Map No. CG-6 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.80.

23.81 A district at the northeasterly corner of Fletcher Avenue and Woburn Street as shown on the Zoning District Map No. CG-9 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.81.

23.82 A district at the junction of Lowell Street and North Street as shown on the Zoning District Map No. CG-7 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.82.

23.83 A district at the southwesterly corner of Lincoln Street and Marrett Road as shown on the Zoning District Map No. CG-6 entitled "CG GENERAL BUSINESS DISTRICT" designated thereon 23.83.

23.84 Districts at the junction of Woburn and Lowell streets as shown on the Zoning District Map No. CG-8 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.84.

23.85 A district at the northwesterly corner of Marrett Road and Waltham Street as shown on the Zoning District Map No. CG-4 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.85.

23.86 A district on the easterly side of Waltham Street at Waltham line as shown on the Zoning District Map No. CG-9 entitled "CG GENERAL BUSINESS DISTRICT", designated thereon 23.86.

23.9 CB - central business districts are as follows:      CB DISTRICTS  
DESCRIPTION

23.91 A district on the northwesterly side of Massachusetts Avenue northwest of the Arlington line as shown on the Zoning District Map No. CB-1 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.91.

23.92 A district on the southwesterly side of Massachusetts Avenue between Waltham and Muzzey streets as shown on the Zoning District Map No. CB-2 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.92.

23.93 A district on the southwesterly side of Massachusetts Avenue northwest of Muzzey Street as shown on the Zoning District Map No. CB-2 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.93.

23.94 A district on the northeasterly side of Massachusetts Avenue between Grant and Meriam streets as shown on the Zoning District Map No. CB-2 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.94.

23.95 A district on the southwesterly side of Bedford Street as shown on the Zoning District Map No. CB-3 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.95.

23.96 A district between the northeasterly side of Bedford Street and the Boston and Maine Railroad as shown on the Zoning District Map No. CB-3 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.96.

23.97 A district on the southwesterly side of Massachusetts Avenue southeast of Waltham Street as shown on the Zoning District Map No. CB-2 entitled "CB CENTRAL BUSINESS DISTRICT", designated thereon 23.97.

SECTION 24. No land shall be used and no structure shall be erected or used except as set forth in the following Use Regulations Schedule or as permitted by Section 30 or by the General Laws. Use of land in a Wetland Protection District shall be governed by the requirements of Section 37, as well as the requirements of the Use Regulations Schedule. Use of land in the National Flood Insurance District shall be governed by the requirements of Section 40, as well as the requirements of the Use Regulation Schedule.

PERMITTED LAND  
USES

Symbols employed in the Use Regulations Schedule shall mean the following:

SYMBOLS

- "Yes" - permitted as of right
- "No" - prohibited
- "SP" - permitted only under a Special Permit for an exception granted by the Board of Appeals, as provided for in Subsection 13.1 of this By-Law;
- "SPS" - use permitted, but the construction, reconstruction, substantial alteration of or addition to buildings for such uses shall be subject to a Special Permit as above with the additional site plan review requirements of Subsection 13.2 hereof.

24.1 Where an activity might be classified under more than one of the uses listed in the Use Regulations Schedule, the more specific classification shall determine permissibility; if equally specific the more restrictive shall govern.

SPECIFIC  
CLASSIFICATION

24.2 In the Use Regulation Schedule, Section 25, the uses enumerated in Subsections 25.1 through 25.7 are the principal uses of buildings or land, the uses enumerated in Subsection 25.9 are accessory uses within the definition of Section 1 of this By-Law, the uses enumerated in Subsections 25.8 and 25.10 include all uses, whether principal or accessory.

PRINCIPAL AND  
ACCESSORY USES

24.3 Uses and buildings not listed in the Use Regulations Schedule and not prohibited as dangerous or disturbing or detrimental (see Subsection 25.10.1) are permitted if accessory to a principal permitted use listed herein and conforming to all other provisions of this By-Law and not in violation of any other municipal By-Law or General Laws.

ACCESSORY USE  
TO PRINCIPAL USE

24.4 Residential apartments under Subsection 25.1.4 may only be permitted by Special Permit under Subsections 13.1 in the same structure with one or more of the uses listed in Subsections 25.4.1 through 25.4.4 and Subsections 25.6.5 through 25.6.9 of the Use Regulation Schedule and subject to the following conditions:

RESIDENTIAL  
APARTMENTS

SECOND AND  
THIRD FLOOR  
APARTMENTS

24.41 There shall be no apartments on other than the second and third floors, and no other use on the same floor as apartments or on any floor above such apartments.

PARKING

24.42 There shall be provided on the same lot as the apartments and reserved for use by the tenants of such apartments parking facilities equivalent to at least one parking space for each room designed for or used as a bedroom.

LANDSCAPED  
AREA

24.43 There shall be provided and maintained on the same lot as the apartments an open, landscaped area, available and accessible to the apartment tenants, containing an aggregate area not less than the gross floor area allocated to apartments, or one-fourth acre per permanent structure, whichever is greater, provided, however, that these conditions shall be deemed to be satisfied by the existence of public park, recreation or open space land located contiguous to such lot or separated therefrom only by a street designated for not more than two traffic lanes.

NURSERIES

24.5 Where the Board of Appeals determines that the character of the neighborhood would not be impaired, the storage and sale of some or all of the following supplementary items in conjunction with the operation of a nursery may be permitted by Special Permit under Subsection 13.1; plants grown elsewhere than on the premises, items intended to improve or preserve the life and health of plants, including without limitation pesticides, insecticides, peat moss, humus, mulches, fertilizers, and other chemicals, hand gardening tools and hand gardening equipment, garden hose, watering and spraying devices, containers for living plants, cut flowers, Christmas trees and wreaths, in season; indoors only, birdseed, birdbaths, birdfeeders, birdhouses, and ornamental or decorative items intended for use with plants.

The foregoing list may be expanded, in the discretion of the Board of Appeals, to include other items related to plants, gardens or gardening, but shall not include power tools, other power equipment, furniture or items generally associated with the business of a hardware store rather than with the conduct of a nursery. Provided: that a nursery granted such a special permit shall conform to the dimensional controls in Section 27 as to lot area, frontage and yards and the maximum height of buildings for the district in which located and to the following additional requirements:

Minimum lot area 2 acres; building (other than greenhouses) may cover no more than a maximum of 20% of the lot area; greenhouses shall not be used for retail sales of items other than plants; buildings (other than greenhouses) used for retail sales shall not exceed a maximum of 7,500 square feet; not less than 50% of the total land area of the nursery shall be used for the propagation or cultivation of plants in the open or in greenhouses; the Board of Appeals shall impose and may from time to time review and revise requirements for adequate off-street parking, screening, open space buffers, lighting, outdoor storage and display, hours of operation and such other requirements as the Board of Appeals may deem necessary to preserve the character of the neighborhood.

24.6 No private way or driveway which serves a non-residential use in a non-residential district shall be built through a residential district.

NON-RESIDENTIAL  
DRIVEWAYS

24.7 Every swimming pool as defined in Sec. 422.1 of the Massachusetts State Building Code shall be completely surrounded by a fence or wall not less than four (4) feet in height. Each such fence or wall shall be so constructed as not to have openings, holes, or spaces larger than four (4) inches in any direction, except for doors and gates and except for picket fences where the space between pickets shall not exceed four (4) inches.

SWIMMING POOL  
REGULATIONS



SECTION 25. Zoning District Designation for Use with Printed  
Chart 25.0

ZONING DISTRICT  
DESIGNATION

Residence Districts:

- RO - One family dwelling districts (30,000 sq. ft.)
- RS - One family dwelling districts (15,500 sq. ft.)
- RT - Two family dwelling districts
- RM - Multi-family (garden apartment) dwelling districts
- RH - Subsidized housing districts
- RD - Multi-dwelling districts

Commercial and Industrial Districts:

- CR - Office and research park districts
- CH - Hotel, office and research park districts
- CM - Manufacturing and research park districts
- CO - Office districts
- CN - Neighborhood business districts
- CG - General business districts
- CB - Central business districts

Section 25 - USE REGULATIONS SCHEDULE

Use Designation

		RO	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
<b>RESIDENTIAL USES</b>													
25.1.1	One family dwellings	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25.1.1.1	Two family dwellings	No	No	SPS	No	No	No	No	No	No	No	Yes	Yes
25.1.1.2	Garden apartments* (each must be connected to public sanitary sewer)	No	No	No	SPS	SPS	No	No	No	No	No	Yes	Yes
25.1.1.3	Apartments on second and third floor of business buildings (see subsection 24.4)	No	No	No	No	No	No	No	No	No	No	No	No
25.1.1.4	Hotel or motor hotel (must be connected to public sanitary sewer)	No	No	No	No	No	No	SPS	No	No	No	SPS	SPS
25.1.1.5	Dwelling conversion to two family	SP	SP	Yes	SP	SP	SP	SP	SP	SP	SP	Yes	Yes
25.1.1.6	Multi-unit dwellings	No	No	No	SPS	No	No	No	No	No	No	No	No
25.1.1.7	Municipal buildings and public buildings converted to residential use **	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS
25.1.1.8	*Provided that no living quarters shall be located below the mean finished grade of the ground adjoining the building, nor above the second story. **Special permits under this Section shall be governed by Section 28												
<b>INSTITUTIONAL, EDUCATIONAL AND RECREATIONAL USES</b>													
25.2.1	Religious, sectarian or denominational schools, buildings and uses, including parish houses and rectories; public schools, parks, playgrounds; municipal buildings and uses.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25.2.2	Schools other than those in Section 25.2.1; hospitals; sanitarium; nursing, convalescent and rest homes; homes for the aged; charitable institutions; cemeteries	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.2.3	Passenger stations, landing fields, telephone exchanges; radio and television transmitting sites; sites, buildings and uses for other public services; private water towers and reservoirs	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.2.4	Private parks, playgrounds, clubs and recreation buildings of a non-commercial and non-profit nature, standard or private three golf course	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.2.5	Places and buildings for public assembly	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.2.6	Billiard rooms, bowling alleys, dance halls, skating rinks, theatres and similar commercial amusement places	No	No	No	No	No	No	No	No	No	No	No	No
25.2.7	Miniature, pitch and putt, driving and novelty golf installations	No	No	No	No	No	No	No	No	No	No	No	No
<b>AGRICULTURAL USES</b>													
25.3.1	Commercial raising, boarding, breeding or keeping of animals	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.3.2	Commercial greenhouses and retail nurseries	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.3.3	Other farms, including truck gardens; only tools, equipment and vehicles incidental to the actual use of the premises may be stored thereon	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25.3.4	Roadside stand (for two year terms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.3.5	Seasonal sale of Christmas trees and wreaths	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

Section 25 - USE REGULATIONS SCHEDULE (Continued)

Use Designation		RO	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
OFFICE USES		RS	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
25.4.1	Physicians, dentists, opticians . . . . .	No	No	No	No	No	SPS	SPS	SPS	SPS	Yes	Yes	Yes
25.4.2	Veterinarians and animal hospitals . . . . .	No	No	No	No	No	SPS	SPS	SPS	SPS	SP	SP	SP
25.4.3	Offices of salesman, agents and representatives of manufacturing, distributing, insurance and wholesale companies . . . . .	No	No	No	No	No	SPS	SPS	SPS	SPS	No	Yes	Yes
25.4.4	Administrative, executive, professional and similar offices . . . . .	No	No	No	No	No	SPS	SPS	SPS	SPS	No	Yes	Yes
AUTOMOTIVE SALES AND SERVICE USES		RO	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
25.5.1	Retail gasoline, oil and lubrication stations and places of business for the sale and installation of tires and other automobile accessories, maintenance and minor repairs of motor vehicles . . . . .	No	No	No	No	No	No	No	No	No	SP	SP	SP
25.5.2	Parking of motor vehicles (other than in connection with a use permitted by this section) . . . . .	No	No	No	No	No	No	No	No	No	No	SP	SP
25.5.3	Major mechanical repairs, auto body repairs . . . . .	No	No	No	No	No	No	No	No	No	No	SP	SP
25.5.4	Storage, retail sales and rental of automobiles, aircraft, marine craft, farm and other heavy machinery and vehicles including the accessories thereof . . . . .	No	No	No	No	No	No	No	No	No	No	SP	SP
25.5.5	Commercial car wash establishments . . . . .	No	No	No	No	No	No	No	No	No	No	SP	SP
RETAIL, CONSUMER SERVICES AND TRADE USES		RO	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
25.6.1	Retail dealers in bottled gas, grain, animal feed, ice and milk . . . . .	No	No	No	No	No	No	No	No	No	No	SP	Yes
25.6.2	Retail liquor stores . . . . .	No	No	No	No	No	No	No	No	No	No	No	Yes
25.6.3	Real estate agencies, travel bureaus . . . . .	No	No	No	No	No	SPS	SPS	SPS	SPS	SP	Yes	Yes
25.6.4	Banks . . . . .	No	No	No	No	No	No	No	No	No	No	SP	Yes
25.6.5	Drugstores, retail stores for sale of beauty and health aids, medicines, medical supplies, groceries and food not for consumption on the premises, smoking supplies, periodicals, books, stationery, toys, hardware, arts and crafts supplies; service businesses primarily servicing neighborhood needs, such as but not limited to barbers, hairdressers, beauticians, manicurists; watch, shoe or clothing repair . . . . .	No	No	No	No	No	No	No	No	No	No	Yes	Yes
25.6.6	Retail stores other than above: caterer, confectioner, decorator, hand laundry, florist, photographer . . . . .	No	No	No	No	No	No	No	No	No	No	Yes	Yes
25.6.7	Self service automatic laundry and dry cleaning establishments, pick-up stations of cleansing, laundry and dyeing plants . . . . .	No	No	No	No	No	No	No	No	No	No	Yes	Yes

Use Designation		RO	RS	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
RETAIL, CONSUMER SERVICES AND TRADE USES (Continued)														
25.6.8	Radio, television and electrical appliance repairs . . . . .	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes
25.6.9	Dressmaking or tailoring establishments, including those specializing in alterations, furriers, milliners, printing shops, bakeries and similar shops or trades provided that all work shall be of custom or job order type for sale on the premises and that there shall be no production for stock or for wholesale . . . . .	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes
25.6.10	Sale of air conditioning, heating, refrigerating and plumbing equipment and supplies, lumber, fuel, structural and building materials and supplies; general building, building maintenance, landscaping, electrical and similar contractors, masons, carpenters, well-drillers, blacksmiths and locksmiths, reupholstering furniture and other similar repair services . . . . .	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes
25.6.11	Undertakers, funeral homes . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.6.12	Restaurants . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.6.13	Fast food service . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.6.14	Take out food service . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.6.15	Drive in restaurant . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.6.16	Commercial non-manufacturing uses other than those enumerated elsewhere in the Use Regulations Schedule . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
INDUSTRIAL USES														
25.7.1	Light manufacturing, including bakeries without retail sales . . . . .	No	No	No	No	No	No	No	No	No	No	No	CG	CB
25.7.2	Laboratories engaged in research, experimental and testing activities, including but not limited to the fields of biology, chemistry, electronics, engineering, geology, medicine and physics . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.7.3	Storage and distribution of packaged articles owned by the occupant, provided that all storage shall be inside the walls of buildings . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	SP
25.7.4	Removal of earth materials . . . . .	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
25.7.5	Production of articles wholly or in substantial part from materials excavated or grown on premises (for yearly terms) . . . . .	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
TEMPORARY USES														
25.8.1	Temporary structures and uses not conforming to this By-Law subject to conditions for the protection of the community . . . . .	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

Section 25 - USE REGULATIONS SCHEDULE (Continued)

Use Designation		RO	RS	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
25.9.1	<p><b>ACCESSORY USES</b></p> <p>Taking not more than three boarders or letting or renting of rooms without cooking facilities to not more than three persons, in an existing dwelling by a family resident therein;* home occupation (see definition) in an existing dwelling; accessory signs subject to Sections 34 and 35 hereof and the Town Sign By-Law; garage space for parking not more than three automobiles, one of which may be a commercial vehicle if owned or used by a person resident in the dwelling to which the garage is accessory; outdoor parking of non-commercial vehicles**; swimming pools, provided that any such pool which meets the definition of a structure shall be subject to provisions of Section 27 of the By-Law; green-houses not intended and not used for commercial purposes and subject to regulation as a structure . . . . .</p>	Yes	Yes	Yes	Yes	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25.9.2	Use of a portion of a dwelling as an office by a physician, dentist or other professional person residing in the dwelling incidental to such residence	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Yes
25.9.3	Buildings normally accessory to garden apartments . . . . .	No	No	No	No	SP	Yes	No	No	No	No	No	No	No
25.9.4	Incidental sale at retail of parts or components necessary for the maintenance of articles stored and distributed . . . . .	No	No	No	No	No	No	No	No	Yes	No	No	Yes	Yes
25.9.5	Retail uses such as cafeterias, soda or dairy bars, wholly within the same building as the principal permitted use, conducted primarily for the convenience of employees and with no exterior advertising display . . . . .	No	No	No	No	No	No	SPS	SPS	SPS	SPS	No	Yes	Yes
25.9.6	Retail uses in support of a hotel or motor hotel, such as dining halls, restaurants, cafeterias, soda or dairy bars, and shops, such uses shall be wholly within or connected to the hotel or motor hotel building and with accessory signs as permitted under the Sign By-Law . . . . .	No	No	No	No	No	No	No	SPS	SPS	No	No	SP	SP
25.9.7	Delicatessens, lunch counters and soda fountains incidental to the permitted business of a drugstore . . . . .	No	No	No	No	No	No	No	No	No	No	No	SP	Yes
25.9.8	Garage space larger than permitted under Subsection 25.9.1 above . . . . .	No	No	No	No	No	No	No	No	No	No	SP	Yes	Yes
25.9.9	Outdoor parking of commercial vehicles** . . . . .	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

\* No dwelling may be erected for the purpose of taking boarders or letting or renting of rooms without a Special Permit by the Board of Appeals

\*\* Outdoor parking is subject to provisions of Section 31 and 32 and for uses permitted in RO, RS and RT districts need not be on the same lot as the principal use to which it is accessory.

Section 25 - USE REGULATIONS SCHEDULE (Continued)

Use Designation		RO	RS	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
ACCESSORY USES (Continued)														
25.9.10	Wholesale of commodities accessory to the permitted retail sale of such commodities in the district . . . . .	No	No	No	No	No	No	No	No	No	No	No	No	SP
25.9.11	Outdoor storage of supplies and equipment incidental to permitted uses, subject to appropriate requirements for location, lighting, screening, fencing, cover and safety precautions . . . . .	No	No	No	No	No	No	SPS	SPS	No	SPS	No	SP	SP
25.9.12	Outdoor overnight parking of freight-carrying or material-handling vehicles and equipment . . . . .	No	No	No	No	No	No	SPS	SPS	SPS	No	No	Yes	Yes
25.9.13	Manufacturing, processing or storing goods and materials as a part of and related solely to research, experimental and testing activities; maintenance shops, power plants, keeping of animals, antennae and machine shops and similar operations to support permitted uses . . . . .	No	No	No	No	No	No	SPS	SPS	SPS	No	No	No	No
25.9.14	Uses accessory to permitted scientific research, development or related production activities . . . . .	No	No	No	No	No	No	SPS	SPS	SPS	SPS	No	No	No
PROHIBITED USES		RO	RS	RH	RT	RD	RM	CR	CH	CM	CO	CN	CG	CB
25.10.1	Any building or use not expressly permitted by this By-Law and not accessory to such permitted building or use; any structure or use, whether or not otherwise permitted or accessory to a permitted building or use, which may be disturbing or detrimental to the health, safety or welfare of persons working or living in the neighborhood by reason of special danger of fire or explosion, pollution of water ways, corrosive or toxic fumes, heat, gas, smoke, soot, obnoxious dust or glare, excessively bright or flashing lights, electromagnetic radiation, offensive noise, or vibration . . . . .	No	No	No	No	No	No	No	No	No	No	No	No	No
25.10.2	Junkyards (see definition) . . . . .	No	No	No	No	No	No	No	No	No	No	No	No	No
25.10.3	Billboards . . . . .	No	No	No	No	No	No	No	No	No	No	No	No	No

SECTION 26. A lot of land complying with the area and frontage requirements specified in Section 27 hereof under the caption Schedule of Dimensional Controls shall be provided for each dwelling or other principal use (other than an agricultural use) permitted in RO, RS, and RT residence districts and for any other use or uses permitted in other districts. Any building or structure located on a lot shall comply with the dimensional requirements of said Section 27, except where specifically provided otherwise by this By-Law or by General Laws.

COMPLIANCE WITH  
SCHEDULE OF  
DIMENSIONAL  
CONTROLS

26.1 No lot upon which there is a building or for which a building permit is in force shall be subdivided or otherwise changed in size or shape, except through public acquisitions, so as to result in violation of the requirements of Section 27 Schedule of Dimensional Controls and of other applicable requirements of this By-Law, and a lot already non-conforming shall not be changed in size or shape so as to increase the degree of non-conformity or non-compliance with the requirements of this By-Law. If land is subdivided, conveyed, devised or otherwise transferred in violation hereof, no building or other permit shall be issued with reference to said transferred land until the lot retained meets the requirements of this By-Law.

NO REDUCTION OF  
LOT SIZE

26.2 The construction of a fallout or blast shelter of a design approved by the local director of Civil Defense or his representative shall not be deemed to be in violation of the yard regulations provided such shelter is completely below the finished grade of the adjoining land prior to and after such construction and is covered by earth to a depth of not less than two feet, except that an entrance or exit way may be substantially flush with the ground and a ventilating pipe and cover may protrude above the ground if they are of no greater size and height than is reasonably required for the purpose.

CIVIL DEFENSE  
SHELTERS

26.3 Uses and buildings permitted in the RO, RS or RT districts shall, when located in a CR, CH, CO, CS, CG or CB district, be regulated by the dimensional controls of an RS district if located within the area described in Section 22.2, and otherwise by the dimensional controls of an RO district. All uses located in CM or CN districts are regulated by the dimensional controls of the district in which they are located.

RO, RS, RT  
USES IN OTHER  
DISTRICTS

26.4 As used in the Schedule of Dimensional Controls the symbol "NR" means no requirements, "s.f." means square feet, and "ft." mean linear feet.

SYMBOLS

LESSER  
REQUIREMENTS

26.5 Lesser requirements than those of Section 27 apply to certain lots. These are as follows:

EXEMPTION FOR  
CERTAIN LOTS

26.51 In RO, RS and RT districts the following lots, if used for a dwelling or other building permitted in such districts, are exempted from the area, frontage and side yard provisions of Section 27. Any such lot may be enlarged by combining it with an adjoining lot or lots, or fractions thereof, in the same ownership. Such enlarged lot shall not be subject to greater requirements as to area, frontage, front or rear yards by reason of such enlargement, but the required side yards shall be based on the total frontage of the enlarged lot.

EXEMPTION FOR  
PREVIOUSLY  
LAID OUT LOTS

Lots laid out and recorded by plan or deed	Area at least	Frontage at least
Prior to March 17, 1924	Any	Any
On or after March 17, 1924 and prior to March 18, 1929	5,000 ft.	50 ft.
On or after March 18, 1929 and prior to August 8, 1938	7,500 sq. ft.	75 ft.
On or after August 8, 1938 and prior to December 4, 1950	12,500 sq. ft.	100 ft.
On or after December 4, 1950 and prior to December 1, 1953 and located in RO districts	15,500 sq. ft.	125 ft.

The following shall apply to the above lots:

MINIMUM SIDE  
YARD FOR  
EXEMPTED LOTS

<u>If actual lot frontage is:</u>	<u>Side yard must be</u>
100 ft. or more	Not less than 15 ft.
More than 75 ft. but less than 100 ft.	Not less than 12 ft.
More than 50 ft. but not more than 75 ft.	Not less than 10 ft.
50 ft. or less	Not less than 7.5 ft.

EXEMPTION  
PERMITTED IN  
SECTION 33

26.52 Certain tracts may be subdivided using the provisions of Section 33 which permit reduction of certain requirements of Section 27.

EXEMPTION FOR  
LOTS OF RECORD  
IN CN DISTRICTS

26.53 In CN districts any lot which on February 21, 1965, was in ownership separate from that of adjoining land located in the same district shall be deemed to satisfy the requirements of this By-Law for area and frontage in CN districts.



26.54 In CM districts in particular instances the Board of Appeals may permit a principal building to be erected on a lot having less area or frontage, or both, than the minimum requirements specified in Section 27, if at the time of the adoption of said minimum requirements such lot was lawfully laid out and recorded by plan or deed and did not adjoin other land of the same owner available for use in connection with such lot, provided that the Board determines that such permission can be granted without substantial derogation from the intent and purpose of this By-Law. A lot resulting from a taking by eminent domain after the adoption of said minimum requirements shall be deemed for the purposes of this paragraph to have been lawfully laid out and recorded by plan or deed at the time of such adoption, if the larger lot of which it was a part before such taking was so laid out and recorded. In granting such permission, the Board may permit front, side or rear yards of less than the minimum yard requirements specified in Section 27.

EXEMPTION FOR  
LOTS OF RECORD  
IN CM DISTRICTS

26.55 Where more than one half of the lot frontage is on a circular turn-around or on a curve of less than 100 ft. radius, frontage may be reduced to not less than 60 per centum of the distance otherwise required, provided that the distance between lot boundaries measured in a line parallel to the street line and at a distance therefrom equal to the required front yard shall be not less than the frontage otherwise required and further provided that such distance at front yard depth shall be dimensioned on a plan approved or endorsed by the Planning Board.

REDUCTION OF  
FRONTAGE ON  
CURVES

26.56 The limitations of height in feet shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses and other accessory structural features usually carried above roofs, nor to domes, towers or spires of churches or other buildings provided such features are in no way used for living purposes and further provided that no such structural features shall exceed a height of sixty-five feet from the ground except with permission from the Board of Appeals.

EXCEPTIONS TO  
HEIGHT  
LIMITATIONS

26.57 In CR and CH districts where a lot abuts on a dead-end turn-around part of a street and abuts also on such street before the turn-around, the 300 feet may be measured in part along the side line of the street before the turn-around and in part along a projection of the course of such side line through and beyond the turn-around, provided however that the lot shall have a frontage of not less than 60 feet on the street, including such turn-around.

FRONTAGE  
TURN-AROUND  
IN CR AND CH

LOTS PARTLY IN  
LEXINGTON

26.6 When a lot in one ownership is situated in part in the Town of Lexington and in part in an adjacent town or city, the provisions of this By-Law shall be applied to that portion of the lot located in the Town of Lexington in the same manner as if the entire lot were situated in Lexington.

BASEMENT  
FLOOR ELEVATION  
ABOVE WATER  
TABLE

26.7 The basement floor or slab of any dwelling house or accessory structure thereto shall not be less than 4 feet above the water table; said distance to be determined by methods and procedures approved by the Building Commissioner. Provided, however, this section shall not apply to any dwelling house or accessory in existence or for which a building permit has been issued on or before the effective date of this section, nor shall this section be construed to prevent or restrict any addition, alteration, repair or reconstruction of any dwelling house in existence or for which a building permit has been issued on or before the effective date of this section.

SECTION 27 - Schedule of Dimensional Controls

District	RO	RH	RS & RT	RM&RD	CR	CH	CM	CO	CS	CN	CG	CE
Minimum Lot Area	30,000 s.f.	See Sec.36	15,500 s.f.	note (a)	5 acres	5 acres	3 acres	60,000 s.f.	15,500 s.f.	15,500 s.f.	NR	NR
Minimum Lot Frontage	150 ft.	See Sec.36	125 ft.	200 ft.	300 ft.	300 ft.	200 ft.	175 ft.	125 ft.	125 ft.	NR	NR
Minimum Front Yard (b) (j)	30 ft. (c)	30 ft. (k)	30 ft. (c)	40 ft.	100 ft.	100 ft.	75 ft.	50 ft.	40 ft.	30 ft.	20 ft.	NR (d)
Minimum Side Yard	15 ft. (e)	15 ft. (k)	15 ft. (e)	40 ft.	50 ft.	50 ft.	25 ft.	50 ft.	20 ft.	20 ft.	NR	NR
Minimum Rear Yard	15 ft. (e)	15 ft. (k)	15 ft. (e)	40 ft.	50 ft.	50 ft.	25 ft.	50 ft.	20 ft.	20 ft.	20 ft.	10 ft.
Minimum Side and Rear Yard Adjacent to Residential District	15 ft.	15 ft. (k)	15 ft.	40 ft.	100 ft.	100 ft.	75 ft.	50 ft.	40 ft.	20 ft.	20 ft. (f)	20 ft. (f)
Minimum Yard Adjacent to Other District	15 ft.	15 ft. (k)	15 ft.	40 ft.	100 ft.	100 ft.	25 ft.	50 ft.	20 ft.	20 ft.	NR	NR
Minimum % Open Area	85% (g)	N R (k)	85% (g)	75%	75%	75%	66.7%	75%	75%	note (h)	NR	NR
Maximum height Schools, Hospitals Public Buildings	3	3	3	3	3	3	3	3	3	3	3	3
Maximum height Other Buildings	2-1/2	2 1/2 (k)	2-1/2	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.
Minimum Between Buildings	NR	N R (k)	NR	30 ft. (i)	30 ft. (i)	30 ft. (i)	30 ft. (i)	30 ft. (i)	20 ft.	20 ft.	NR	NR

- a. Minimum lot areas in RM districts shall be 3,000 sq.ft. per dwelling unit containing one room used for sleeping; 3,500 sq.ft. per unit with two such rooms; and 4,000 sq.ft. per unit with three or more such rooms. Minimum lot area in RD districts shall be 10 acres.
- b. Where lawfully adopted building lines require yards in excess of these requirements, the building line shall govern.
- c. Except 20 ft. yard on other than frontage street; for uses permitted on Special Permit, a yard of at least 30 ft. on each abutting street, and if lot exceeds 1 acre a yard of at least 40 feet on each abutting street, and if lot exceeds 5 acres a yard of at least 50 feet on each abutting street.
- d. Except 10 ft. yard on Muzzey St. or on Bedford St. for lots abutting these streets.
- e. For uses permitted on Special Permit, increase the required side yard to 20 ft. plus 1 ft for every 1/2 acre (or fraction thereof) over 1/2 acre lot area.
- f. Only if lot abuts or is within 10 ft. of the district boundary. The 10 ft. nearest such boundary shall be unpaved and may contain only grass, plants, shrubs, trees and fences, and shall not be used for parking, driveways or outdoor storage.
- g. Applicable only to uses permitted on Special Permit.
- h. Combined floor area of all principal and accessory structures shall not exceed 3,000 sq. ft.
- i. Buildings shall be surrounded by fire lanes (see definition).
- j. Along the southwestern side of Bedford Street between the Northern Circumferential Highway (Route 128) and Hartwell Avenue there shall be a front yard of 233 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, dated June 3, 1958, and shown as auxiliary base line "F" on the State Highway Alteration layout 5016, dated August 30, 1960.
- k. The Board of Appeals may permit exceptions to these dimensional controls for subsidized housing in accordance with the provisions of Section 36.

SECTION 27.1 Brook and Pond Setbacks

BROOK AND POND  
SETBACKS

27.0 No structure, other than a bridge or pump house, shall be built within 20 feet of the bank of any pond having an area over 2000 square feet nor within 20 feet of the bank of any of the following brooks:

27.1.1 Kiln Brook, starting between the Minute Man National Park and Wood Street, from ponds in the Pine Meadows Golf Course, and from Town-owned land near Hill St., continuing, and including a tributary N.W. of Route 128, across Hartwell Avenue to the Bedford Town Line.

27.1.2 Simonds Brook from its origin on Town owned land N.E. of Grove Street to Kiln Brook including that portion sometimes known as Farley Brook.

27.1.3 A brook sometimes known as Turning Mill Brook from its origin N.E. of Emerson Road near Route 128 to Simonds Brook.

27.1.4 North Lexington Brook from where it emerges from a culvert near Brigham Road to Kiln Brook.

27.1.5 Clematis Brook, (also known as Beaver Brook) from its origins west of Waltham Street to the Belmont Town Line near Concord Avenue; including tributaries originating near Marrett Road and Bacon Street, near Marrett Road and Tricorn Road, near Blossom Street and Route 2, and near Philip Road.

27.1.6 An unnamed brook from the vicinity of Valleyfield Street to the Waltham City line (from whence it flows to Hardy's Pond).

27.1.7 An unnamed brook from its source near Hayden Avenue to the Waltham City line (from whence it flows toward Cambridge Reservoir).

27.1.8 The North Branch of the Upper Vine Brook from the Lexington Reservoir until it goes underground.

27.1.9 The South Branch of the Upper Vine Brook from its source between the two unconnected parts of Sherburne Road until it goes underground near Vinebrook Road.

27.1.10 Lower Vine Brook, from where it surfaces near Hayes Lane to the Burlington Town line.

27.1.11 Munroe Brook, from near Woburn Street to

the Arlington Reservoir including a tributary originating in a pond on Whipple Hill, a tributary flowing in from Arlington near Patricia Terrace and a tributary north of Maple Street.

27.1.12 Fessenden Brook from the start of its two branches in Munroe Meadows to Munroe Brook.

27.1.13 Sickle Brook from its two sources near Peacock Farm and Pleasant Street to the Arlington Town Line.

27.1.14 An unnamed brook from Cary Avenue until it goes underground near Birch Hill Lane; including its east branch originating near Middle Street.

27.1.15 An unnamed brook entering Lexington from Waltham west of Route 128 to the Cambridge Reservoir.

27.1.16 An unnamed brook from the pond near Shade Street to the Cambridge Reservoir.

27.1.17 An unnamed brook from Concord Avenue near Blossom Street to Waltham Street.

27.1.18 Two branches of Shaker Glen Brook from their sources near Rolfe Road and Peachtree Road to the Woburn City Line.

SECTION 28. Special Permits for Converted Municipal Buildings and Public School Buildings.

28.11 This Section is intended to allow the conversion of municipal buildings in a manner which encourages practical residential development, which is compatible with the neighborhood, and which encourages development of economically priced and a variety of housing, and which fosters flexibility and creativity of development.

CONVERSION OF  
MUNICIPAL AND  
PUBLIC SCHOOL  
BUILDINGS

28.12 The Board of Selectmen shall be the Special Permit Granting Authority.

SPGA

28.13 The Planning Board shall hold a public hearing on a development proposal prior to Town Meeting. The procedure for such public hearing shall be governed by the procedure governing hearings on proposed amendments to the Zoning By-Law.

PUBLIC HEARING  
PRIOR TO TOWN  
MEETING

28.14 Permissible housing types and forms of ownership include all single and multiple occupancy housing types, and any mix thereof, and any form of ownership permissible under law.

TYPES OF HOUSING  
PERMITTED

28.15 The development proposal for such conversion shall show in a general manner with plans drawn to scale, the floor plan, exterior design, housing types and estimated sales prices or rentals as the case may be, landscaping, accessory buildings, parking areas and other paved areas, dwelling unit density and total floor area. The development plan shall be presented to the Town Meeting for its approval, by a majority of those present and voting. A copy of the site development plan, which shall be deemed to include any literature and commitments, authorized by the developer which has been presented to Town Meeting shall be filed with the Town Clerk before the vote and shall be part of the site development plan.

SUBMITTAL OF  
PLANS

REQUIREMENTS

28.16 The Planning Board shall report to the Town Meeting concerning the suitability of the proposal, its contribution to the furtherance of the objectives of this Section, and its likely impact on the neighborhood, town services and facilities.

PLANNING BOARD  
REPORT TO  
TOWN MEETING

28.17 After approval by the Town Meeting, the Special Permit Granting Authority may grant a special permit which shall incorporate by reference the development proposal approved by the Town Meeting. Plan submitted for a special permit shall conform substantially to the development plan which the Town Meeting has approved. The Board of Selectmen may, in its discretion, permit minor deviation from the development plan which the Town Meeting has approved.

SPGA PUBLIC  
HEARING

28.18 The Special Permit Granting Authority and the Planning Board shall, in acting upon applications for special permits, be governed by the provisions of Section 13.2 of this By-Law where not inconsistent with the provisions of Section 28.

Handwritten text, possibly a list or index, oriented vertically along the right edge of the page. The text is faint and difficult to read, but appears to consist of several lines of characters.



PART 3. GENERAL REGULATIONS

SECTION 30. Non-conforming uses

30.1 Any building lawfully existing and any use lawfully being made of land or buildings which does not conform to this By-Law as adopted or as amended may be continued to the same degree and for the same purpose.

MAY BE  
CONTINUED

30.2 Any such building may be repaired or structurally altered, but no such building if destroyed or damaged to the extent of 75% of its reproduction cost at the time of said damage, as determined by the Building Commissioner, shall be rebuilt or repaired except with a special permit granted by the Board of Appeals under the provisions of Subsection 13.1 of this By-Law.

MAY BE REPAIRED

30.3 A lawfully existing, non-conforming one- or two-family dwelling or accessory buildings thereto may be extended or enlarged in accordance with the provisions of Section 11.2 of this By-Law provided such extension or enlargement does not increase the non-conformity and does not violate any dimensional controls applicable at the time of the approval for such extension or enlargement. Any other lawfully existing non-conforming building shall not be extended or enlarged except with a variance granted by the Board of Appeals under the provision of Section 12.3 of this By-Law, and provided the Board of Appeals finds that such change, extension or alteration shall not be substantially more detrimental to the neighborhood than the existing non-conforming building.

MAY BE ENLARGED

30.4 If land or buildings lawfully being put to a non-conforming use are changed to a use permitted in a district wherein such lands or buildings are situated, they shall not be changed back to any non-conforming use. The non-conforming use of land or buildings may be changed with a Special Permit from the Board of Appeals to another non-conforming use which in the opinion of the Board of Appeals is no more objectionable to the neighborhood.

CHANGE IN  
NON-CONFORMING  
USE

30.5 If there be non-use of any lawful non-conforming use of land or buildings for a period of twenty-four consecutive months, such non-conforming use shall be regarded as abandoned and shall not be resumed.

ABANDONMENT OF  
NON-CONFORMING  
USE

SECTION 31. Parking and Loading Regulations

31.1 Not less than the required parking and loading space indicated by Subsection 32.1 of the following Schedule of Parking and Loading Regulations shall be provided to service all new buildings, additions to old buildings, or new use of existing buildings or premises. Loading areas shall not be considered as part of the parking area.

REQUIRED PARKING  
AND LOADING  
FACILITIES

31.11 Such required parking shall be located on the same lot as the activity it serves and shall have free and unimpeded access to a street over unobstructed passageways or driveways.

LOCATION OF  
REQUIRED  
PARKING

31.12 The Board of Appeals may grant a Special Permit for an exception to the requirements of Subsection 32.1 in any case where the Board of Appeals determines that the complete development of the required parking area is not currently necessary; such special permit to allow reduction of the developed parking area to not less than half that otherwise required, and to be for a period not to exceed two years.

TEMPORARY  
REDUCTION BY  
SPECIAL PERMIT

31.13 Required parking and loading areas shall have adequate provisions for access, turning and exit without endangering or inconveniencing the users of such areas or the traffic in the streets adjacent thereto. The number of driveway openings shall not be greater than reasonably necessary. Egress shall not require backing into the street. In the CM district, driveway width shall not exceed 25 feet, and the entrance of all driveways to a street shall be subject to approval in writing by the Planning Board

ACCESS AND EXIT

EGRESS IN  
CM DISTRICT

31.2 All parking and loading areas shall be subject to the dimensional restrictions of Subsection 32.2 of the following Schedule of Parking and Loading Regulations, whether such parking or loading be required by this By-Law or optionally provided.

DIMENSIONAL  
RESTRICTIONS

31.3 Symbols employed in Section 32, Schedule of Parking and Loading Regulations, Subsections 32.1 and 32.2, shall mean the following:

EXPLANATION OF  
SYMBOLS USED IN  
SCHEDULE OF  
REGULATIONS

s.f. - square feet

ft. - linear feet

N.R. - no requirement or restriction specified

Section 32. SCHEDULE OF PARKING AND LOADING REGULATIONS

32.1 SCHEDULE OF REQUIRED PARKING AND LOADING

U S E	DISTRICT	R E Q U I R E D P A R K I N G
Use permitted as of right in RO, RS, or RT district . . . . .	Any	No requirement
Use permitted on Special Permit in RO, RS or RT district (See Subsection 12.2) or in RH district (See Section 36)	Any	Reasonably sufficient
Use other than the above . . . . .	CR, CM, CS	Reasonably sufficient
" " " " . . . . .	CO	1 parking space per 100 s.f. floor area or fraction
" " " " . . . . .	CN	1 parking space per 200 s.f. floor area or fraction
" " " " . . . . .	CG	1 parking space per 150 s.f. floor area or fraction
" " " " . . . . .	CB	No requirement
Garden apartments . . . . .	RM	1 parking space per dwelling unit
Multi-unit dwellings . . . . .	RD	1 1/2 parking spaces per dwelling unit
Hotels, motels, motor hotels . . . . .	CH	1 parking space per guest room plus reasonable provision for persons dining or attending functions in the building
Other than all above . . . . .	CH	Reasonably sufficient
<b>R E Q U I R E D L O A D I N G F A C I L I T I E S</b>		
Any permitted use . . . . .	CR, CH, CM CO, CS	Reasonably sufficient
Any permitted use . . . . .	RO, RS, RT, RM CN, CG, CB	No requirement

32.1 SCHEDULE OF REQUIRED PARKING AND LOADING

U S E	DISTRICT	R E Q U I R E D P A R K I N G
Use permitted as of right in RO, RS, or RT district . . . . .	Any	No requirement
Use permitted on Special Permit in RO, RS or RT district (See Subsection 12.2) or in RH district (See Section 36)	Any CR, CM, CS	Reasonably sufficient Reasonably sufficient
" " " " . . . . .	CO	1 parking space per 100 s.f. floor area or fraction
" " " " . . . . .	CN	1 parking space per 200 s.f. floor area or fraction
" " " " . . . . .	CG	1 parking space per 150 s.f. floor area or fraction
" " " " . . . . .	CB	No requirement
Garden apartments . . . . .	RM	1 parking space per dwelling unit
Multi-unit dwellings . . . . .	RD	1 1/2 parking spaces per dwelling unit
Hotels, motels, motor hotels . . . . .	CH	1 parking space per guest room plus reasonable provision for persons dining or attending functions in the building
Other than all above . . . . .	CH	Reasonably sufficient
<b>R E Q U I R E D L O A D I N G F A C I L I T I E S</b>		
Any permitted use . . . . .	CR, CH, CM CO, CS	Reasonably sufficient
Any permitted use . . . . .	RO, RS, RT, RM CN, CG, CB	No requirement

33.61 Its determination as to the number of lots usable for building.

33.62 A general description of the tract in question and surrounding areas.

33.63 An evaluation of the appropriateness of the proposed development and the extent to which it accomplishes the objectives of the cluster development.

33.64 Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.

33.7 The Board of Appeals shall not take any action on a petition for a permit for a cluster development until the Planning Board shall have submitted its written recommendations to the Board of Appeals or 45 days shall have elapsed from the date of submission of the preliminary subdivision plan and application for a special permit. In determining whether to grant a special permit for a proposed cluster development which meets the minimum standards stated herein, the Board of Appeals shall consider:

BOARD OF APPEALS  
ACTION

33.71 The report and recommendations of the Planning Board.

33.72 The general objectives of cluster developments.

33.73 The existing and probable future development of surrounding areas.

33.74 The appropriateness of the proposed development in relation to topography, soils and other characteristics of the tract in question.

Where its decision differs from the recommendations of the Planning Board, the Board of Appeals shall state in its decision the reasons therefor.

33.75 The Board of Appeals shall cause to be made and filed a detailed record of its proceedings indicating the vote of each member and setting forth clearly the reasons for its decision which shall at least include its findings with respect to those matters enumerated in Sections 13.1, 33.61, 33.62, 33.63 and 33.64 of this by-law.

COMPLIANCE WITH  
OTHER RULES AND  
REGULATIONS

33.8 Nothing contained herein shall in any way exempt a proposed subdivision from compliance with other applicable provisions of these By-Laws or the Subdivision Rules and Regulations of the Planning Board, nor shall it in any way affect the right of the Board of Health and of the Planning Board to approve, with or without conditions and modifications, or disapprove a subdivision plan in accordance with the provisions of such Rules and Regulations and of the Subdivision Control Law.

ADDITIONAL  
CONDITIONS FOR  
SPECIAL PERMITS

33.9 The Planning Board shall not recommend and the Board of Appeals shall not grant a special permit for the subdivision of land into lots having the reduced area and frontage, as provided for in this subsection, if it appears that because of soil drainage, traffic or other conditions the granting of such permit would be detrimental to the neighborhood or to the Town or will be unlikely to further the purposes of cluster development, or if the uses, shape, size or location of the unsubdivided land are incompatible with the purposes of this section. In granting a special permit, the Board of Appeals shall impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board or upon its own initiative.

SUBSEQUENT  
REVISION OF SIDE  
AND REAR LINES  
ALLOWED

33.10 Subsequent to a special permit granted by the Board of Appeals under the provisions of this Section 33, and the approval of a definitive plan of a subdivision by the Planning Board, the location of side and rear lines of lots in such subdivisions may be revised from time to time in accordance with applicable laws, by-laws and regulations. Any change in the number of lots, the lines of streets, the reserved open space, its ownership or use, or any other conditions stated in the original special permit shall require a new special permit issued in accordance with the provisions of this By-Law.

OTHER SUBSEQUENT  
REVISIONS REQUIRE  
NEW SPECIAL  
PERMIT

SECTION 34. No sign shall be erected in any district except in conformity with both this By-Law and the Lexington Sign By-Law. Certain signs are prohibited in the Use Regulation Schedule, Section 25 of this By-Law, as noted at the use they pertain to. Further regulation of signs is contained in the Sign By-Law. Further regulation of signs in RO, RS and RT districts is contained in Section 35 of this By-Law.

SIGN REGULATIONS

SECTION 35. Accessory signs permitted as of right in RO, RS and RT districts:

ACCESSORY SIGNS

35.1 For each family living in a dwelling: not more than two signs, neither of which has sign area of more than one square foot, bearing the name of the family or designation of the dwelling or both.

RESIDENCE  
IDENTIFICATION

35.2 For permitted uses other than single or two-family dwellings, taking of boarders, earth removal, or home occupations: one sign not exceeding twelve square feet in area.

PERMITTED USE

35.3 Real estate signs not over six square feet in total area advertising the sale or rental of the premises on which they are located.

REAL ESTATE  
SIGNS

35.4 Real estate signs not more than fifty square feet in total area and not more than ten feet in any dimension erected and maintained on subdivisions of land as defined in General Laws, Chapter 41, Section 81 K, to advertise solely the selling of land or buildings in said subdivisions, but not more than one such sign shall face the same street.

REAL ESTATE SIGNS  
FOR SUBDIVISIONS

35.5 Accessory signs allowed in RO, RS and RT districts on special permit from the Board of Appeals:

ACCESSORY SIGNS  
ON SPECIAL PERMIT

35.51 More or larger signs for the uses indicated in Subsection 35.2.

35.52 For lawfully non-conforming business or commercial uses, more or larger signs than allowed in Section 35.

SECTION 36. Subsidized Housing District

36.1 The provisions of this section shall be applicable to RH districts only and shall be in addition to other provisions of this By-Law applying to RH and other districts.

36.11 Definition of Subsidized Housing. The term "subsidized housing" shall mean housing for people of low or moderate income which is constructed, rehabilitated, remodeled and sold, leased or rented by the Town of Lexington, the Lexington Housing Authority or by any other public agency, non-profit or limited dividend corporation or cooperative, the construction, remodeling, financing, sale, lease or rental of which housing is regulated and financially assisted by agencies of the government of the United States or of the Commonwealth of Massachusetts under programs the purpose of which is to provide housing for people of low or moderate income. The terms "low income", "moderate income", and "limited dividend corporation" shall have the meanings defined in the programs or laws administered by such agencies.

36.12 Land Uses and Dimensional Control in the Absence of Special Permits. Except in the case of a special permit granted by the Board of Appeals pursuant to the procedure hereinafter described, land uses and dimensional controls in RH districts contained within the geographical limits of the RS district, as defined in subsection 22.2, shall be the same as those of the RS district, and within the geographical limits of the RO districts shall be the same as those of the RO districts.

36.13 General Objectives. The Lexington Subsidized housing program is intended to result in the construction of sufficient dwelling units for people of low and moderate income to increase the number of dwelling units of subsidized housing in the Town to a total of approximately 950 units. The special permit procedure hereinafter established is intended to accomplish this objective while ensuring compliance with local planning standards and policies concerned with land use, building design and requirements of health, safety and welfare of residents of the Town of Lexington.

36.2 Special Permit Provisions. The Board of Appeals may grant a special permit for the development of any tract of land in an RH district in which not less than 40% of the dwelling units to be constructed in such development come within the definition of subsidized housing contained herein.

36.21 Where the proposed construction of subsidized housing is dependent upon obtaining approval and/or a commitment of financial assistance under relevant federal or state housing subsidy programs, it shall be a condition of any special permit issued hereunder that no building permit shall issue for any portion of the proposed development until the applicant has filed with the Board of Appeals evidence that such approval and/or commitment has been obtained.

36.22 Any special permit granted hereunder shall designate the dwelling units to be used for subsidized housing and shall impose appropriate safeguards to ensure the continued use of such designated units or equivalent units for subsidized housing.



36.23 A special permit granted hereunder may allow the construction of single family detached houses, two-family houses, two-family semi-detached houses, townhouse type dwelling units separated by party walls meeting state or federal safety requirements, garden apartments not exceeding in height three stories used for human occupancy, duplex-over-duplex type dwelling units not exceeding in height four stories used for human occupancy, or any combination of such housing types or other housing types not exceeding in height three stories used for human occupancy. Ownership of such housing may be in any form permitted by law, including condominiums.

36.24 The Board of Appeals shall have discretion to permit dwelling unit density in RH districts of up to, but not exceeding, 18 dwelling units per acre. However, in each instance in which the Board of Appeals permits such density to exceed 12 dwelling units per acre, the Board shall file with its decision the basis for its determination that such density would be appropriate and, in reaching such determination, shall consider, among other factors, soil conditions, drainage, traffic or other neighborhood conditions brought to the Board's attention, the provision of usable open space in excess of the minimum required per dwelling unit and the provision of off-street parking under or within buildings which contain dwelling units.

36.25 Front yards shall not be reduced to less than twenty feet. The minimum distance between detached buildings, including the distance to buildings permissible on adjacent properties, shall be 30 feet or the height of the taller building, whichever is greater.

36.26 For up to 24 dwelling units there shall be provided at least one direct access of adequate width, for 24 or more dwelling units there shall be provided at least two direct accesses each of adequate width.

36.27 There shall be provided at least one off-street parking space per dwelling unit, reserved for the use of such dwelling unit and within 150 feet thereof. The total number of off-street parking spaces provided shall be not less than 1 1/4 times the number of dwelling units. Such parking spaces shall be paved, contained in garages, or under or within buildings which contain dwelling units.

36.28 Not less than 1,000 square feet of permanent usable open space per dwelling unit available for outdoor activities shall be provided. Required front yards, paved vehicular areas and wetlands shall not be considered usable open space.

36.29 Any special permit granted hereunder shall incorporate by reference the building design, site development and financing plans submitted by the developer with the application. Development of the tract in question under such special permit shall be in conformance with such designs and plans, unless, after hearing, the Board of Appeals amends such special permit.

In granting a special permit, the Board of Appeals may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board or upon its own initiative. Special permits issued hereunder shall lapse if no building permit issues within two years of the date of the special permit, unless the Board of Appeals upon application extends this time.

36.3 Application Requirements. The application to the Board of Appeals for a special permit for subsidized housing under this section shall be accompanied by the following plans and supporting materials, copies of which shall also be submitted to the Planning Board.

36.31 Plan of the tract showing topography, soil culture, existing streets and structures within and adjacent to the tract.

36.32 Where a subdivision of land is involved, a preliminary subdivision plan, which may be combined with the plan required under the preceding paragraph.

36.33 Site development plans showing the proposed grading of the tract and the proposed locations, dimensions, materials and types of construction of streets, drives, parking areas, walks, paved areas, utilities, usable open space, planting, screening, landscaping and other improvements and the locations and outlines of proposed buildings.

36.34 Preliminary architectural drawings for building plans including typical floor plans, elevations and sections, identifying construction and exterior finishes.

36.35 Financing plan describing the federal or state subsidy program, the subsidizing agency, the estimated costs of land, site development, building, operation and maintenance and the planned approximate schedule of rents, leases or sale prices.

36.36 A tabulation of proposed buildings by type, size (number of bedrooms, floor area), ground coverage and a summary showing the percentages of the tract to be occupied by buildings, parking and other paved vehicular areas, and the usable open space.

36.37 Descriptive material providing information about the owner and developer, the developer's experience in building and eligibility as public, non-profit or limited dividend housing sponsor, evidence of preliminary approval under the subsidy program, the names of architect, engineer and landscape architect, if any, and other pertinent information.

36.4 Planning Board Report and Recommendations. The Planning Board shall submit in writing to the Board of Appeals its report and recommendations as to the appropriateness of the proposed development for subsidized housing, to include at least the following:

36.41 A general description of the tract in question and surrounding areas.

36.42 An evaluation of the probable impact of the proposed development on Town services and facilities.

36.43 The availability of permanent public open space in the immediate vicinity.

36.44 The proximity of the proposed development to public transportation, school, recreation facilities, neighborhood shopping and service facilities.

36.45 Whether the site is sufficiently separated from other subsidized housing and housing of equivalent rental value to achieve a desirable mix of income levels.

36.46 A determination from known or estimated land and site preparation costs whether or not such costs might render the proposed subsidized development uneconomic.

36.47 A review of the proposed development, including such aspects as the type or style of buildings, the size of development (number of dwelling units) and density per acre, the arrangement or layout design of buildings and site improvements, the location and capacity of parking, the provisions for open space within the development, grading, landscaping and screening, the provisions for access, egress, and traffic within the development and on adjacent streets.

36.48 Whether or not, in the opinion of the Planning Board, the site, the proposed development layout, the proposed number, type and design of housing will constitute a suitable development compatible with the surrounding area.

36.49 Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.

36.5 Board of Appeals Action. The Board of Appeals shall not take any action on an application for a special permit for RH district development until the Planning Board shall have submitted its written recommendations to the Board of Appeals or forty-five days have elapsed from the date of submission of the application. Where its decision differs from the recommendations of the Planning Board, the Board of Appeals shall state in its decision the reasons therefor.

36.6 Denial of Special Permit. The Board of Appeals may deny an application for special permit hereunder and base its denial upon:

36.61 A failure to meet the standards established by sub-sections 36.2, 36.3, or 36.4 hereof.

36.62 A finding that the proposed development would not be consistent with the general objectives of RH district development.

36.63 A finding that the proposed development is not likely to result in a permanent increase in the number of dwelling units of subsidized housing in the Town.

36.7 Compliance With Other Rules and Regulations. Nothing contained herein shall in any way exempt a proposed subdivision in an RH district from compliance with the rules and regulations of the Planning Board, nor shall it in any way affect the right of the Board of Health and of the Planning Board to approve, with or without modifications, or disapprove a subdivision plan in accordance with the provisions of such rules and regulations and of the subdivision control law.

36.8 Revisions. Subsequent to a special permit granted by the Board of Appeals under the provisions of this section and where applicable, the approval of a definitive subdivision plan by the Planning Board, minor revisions may be made from time to time in accordance with applicable laws, by-laws and regulations, but the development under such special permit shall otherwise be in accordance with the submission accompanying the developer's application for a special permit, except as modified by the decision of the Board of Appeals.

36.9 Severability. No section or subsection of the special permit procedure established herein shall be deemed severable from other sections or subsections of the special permit procedure for the construction of subsidized housing. In the event that any section or subsection of such procedure shall later be invalidated, whether by judicial decree or otherwise, all other provisions contained herein relating to the issuance of special permits for subsidized housing shall become inoperative, except that special permits previously issued by the Board of Appeals hereunder shall remain valid.

SECTION 37. Wetland Protection District

37.1 Purposes of District. The purposes of the Wetland Protection District are to preserve and maintain the ground water table; to protect the public health and safety by protecting persons and property against the hazards of flood water inundation; and to protect the community against the costs which may be incurred when unsuitable development occurs in swamps, marshes, along water courses, or in areas subject to floods.

37.2 District Superimposed Over Other Districts. A Wetland Protection District shall not supersede other zoning districts established by this by-law for land within the District but shall be deemed to be superimposed over such zoning districts.

37.3 Permitted Uses. Within a Wetland Protection District no land shall be used except for one or more of the following uses; any woodland, grassland, wetland, agricultural, horticultural, or recreational use of land or water, provided such use does not require filling of the land.

37.4 Special Permits for Structures Accessory to Permitted Uses. The Board of Appeals may issue a special permit for buildings and structures accessory to any of the uses permitted in Section 37.3, or for filling and excavation of the land for such uses, if the Board finds that such building, structure or filling or excavation is in harmony with the general purpose and intent of Section 37. A copy of every application for such a special permit shall be given by the applicant at the time of submission of the application to the Board of Selectmen, to the Board of Health, to the Planning Board, and to the Conservation Commission as well as all other parties required.

37.5 Special Permits for Uses in Harmony With General Purposes of the District. The Board of Appeals may issue a special permit for any use of land which would otherwise be permitted if such land were not, by operation of this section, in the Wetland Protection District if the Board finds (1) that such land within the District is in fact not subject to flooding or is not unsuitable because of drainage conditions for such use, and (2) that the use of such land for any such use will not interfere with the general purposes for which Wetland Protection Districts have been established, and (3) that such use will not be detrimental to the public health, safety, or welfare. A copy of every application for a special permit under this section shall be given by the applicant at the time of submission of the application to the Planning Board, the Board of Health, the Conservation Commission, and the Board of Selectmen. The Board of Appeals shall not hold a public hearing on the application earlier than thirty days after submission of the application. The above-named Boards shall submit reports or recommendations on the application to the Board of Appeals at or before the public hearing on the application, but failure to make such reports or recommendations shall not prevent action by the Board of Appeals.

37.6 Uses Prohibited Within "W" District. Except as provided in Sections 37.4 or 37.5 there shall be in the Wetland Protection District:

- No landfill or dumping or excavation of any kind.
- No drainage work other than by an authorized public agency.
- No damming or relocation of any watercourse except as part of an overall drainage plan.
- No building or structure.
- No permanent storage of materials or equipment.

37.7 Preexisting Uses. No land, building, or structure in a Wetland Protection District shall be used for sustained human occupancy except buildings or structures existing on the effective date of this section, or land, buildings or structures which comply with the provisions of this by-law. Where no filling of such land takes place, any addition, alteration, repair or reconstruction of such building or structure or the construction of any structure accessory thereto shall be exempt from the provisions of Sections 37.4 and 37.5.

37.8 No Effect on Dimensional Requirements. Notwithstanding any other provision of Section 37, if any part of a lot is within the Wetland Protection District, that part of the lot may be used to meet the area and dimensional requirements specified in Section 27 for lots in the underlying district.

SECTION 38: Multi-Dwelling District - RD

38.11 General Objectives. The RD District is intended to allow greater flexibility in land use planning for the development of tracts of land in terms of density, preservation of open spaces, utilization of natural features, provision of municipal services and providing a variety of housing types and styles; to ensure that site development plans will be presented to the Town Meeting in connection with a proposal to rezone a tract of land to RD; and to enable the Board of Appeals to require adherence to such site development plans in the granting of a special permit as hereinafter described.

GENERAL  
OBJECTIVES

38.12 Land Uses and Dimensional Control in the Absence of Special Permit. Except where a special permit has been granted by the Board of Appeals pursuant to the procedure hereinafter described, land uses and dimensional controls in RD districts contained within the geographical limits of the RS district, as defined in Subsection 22.2 shall be the same as those of the RS district, and within the geographical limits of the RO districts shall be the same as those of the RO districts.

LAND USES AND  
DIMENSIONAL  
CONTROL IN THE  
ABSENCE OF  
SPECIAL PERMIT

38.13 Any development permitted in an RD district shall comply with the Schedule of Dimensional Controls for RD districts set out in section 27 of the By-Law. Interior drives within an RD development shall be designed to such street standards as the Planning Board may require in accordance with its Rules and Regulations governing the subdivision of land.

COMPLIANCE WITH  
SCHEDULE OF  
DIMENSIONAL  
CONTROLS

38.14 Compliance with Other Rules and Regulations. Nothing contained herein shall in any way exempt a proposed subdivision in an RD district from compliance with the rules and regulations of the Planning Board, nor shall it in any way affect the right of the Board of Health and of the Planning Board to approve, with or without modifications, or disapprove a subdivision plan in accordance with the provisions of such rules and regulations and of the subdivision control law.

COMPLIANCE WITH  
OTHER RULES AND  
REGULATIONS

38.15 Town Meeting Presentation. Every proposal presented to the Town Meeting for rezoning land to an RD zone shall include a site development plan which shall show in a general manner, drawn to scale, the proposed locations, types and floor plans for proposed building and other structures, proposed locations, design and dimensions of streets, drives, parking areas and other paved areas, the proposed grading, drainage system, and

TOWN MEETING  
PRESENTATION

location of major utilities in the development, and the open space. The site development plan shall show the proposed dwelling unit density, total floor area and the extent of open space or shall be accompanied by a tabulation of the same. A copy of the site development plan, which shall be deemed to include any literature and commitments, authorized by the developer which has been presented to Town Meeting shall be filed with the Town Clerk before the vote and shall be part of the site development plan.

PARKING SPACE

38.16 There shall be provided at least 1 1/2 parking spaces per dwelling unit, located in parking lots or in garages or under or within buildings which contain dwelling units.

HOUSING TYPES PERMITTED

38.17 Permissible housing types include all single and multiple-occupancy housing types used for human occupancy. Any type of ownership may be permitted. The site development plan may also include non-residential uses which will serve primarily the inhabitants of such multi-dwelling development provided such non-residential uses will enhance the character, amenities and convenience of those who will live in the multi-dwelling development.

OPEN SPACE REQUIREMENTS

38.18 At least 25 percent of the total area or two acres of such tract, whichever is greater, shall, except as provided below, remain unbuilt upon and set aside for conservation, outdoor recreation or park purposes or buffer areas. Such open land shall be in addition to required front, side and rear yards and may be in one or more parcels of a size and shape appropriate for the intended use and may be conveyed either to and accepted by the Town or its Conservation Commission, to a legal association comprised of the homeowners within such tract, or to a non-profit organization the principal purpose of which is the conservation of open space. Such open land shall be included in the total tract area for the purpose of computing dwelling unit density of the tract. The future ownership of such open land, which may differ from parcel to parcel, shall be specified by the Board of Appeals as a condition of the special permit, but when such open land is conveyed to persons other than the Town of Lexington, the Town shall be granted an easement over such land sufficient to insure its perpetual use as conservation, recreation or park land or buffer area. A maximum of 20 percent of such open land may be devoted to paved areas and structures used for or accessory to active outdoor recreation and consistent with the open space uses of such land.



38.19 Planning Board Report. The Planning Board, in its report to the Town Meeting, required by law, shall include its opinion of whether or not the proponent has prepared sufficient data to give reasonable assurance that the development will conform to the site development plan with respect to the location, layout and design of proposed buildings, drives, and streets, to the density, type and design of floor plans and dwelling units, and with respect to the anticipated selling price or rental (as the case may be), if included in the presentation to Town Meeting.

PLANNING BOARD  
REPORT TO  
TOWN MEETING

38.2 Application Requirements. The application to the Board of Appeals for a special permit under this section shall be accompanied by the following plans and supporting materials, copies of which shall also be submitted to the Planning Board.

APPLICATION  
REQUIREMENTS

38.21 Plan of the tract showing topography, soil culture, existing streets and structures within and contiguous to the tract.

38.22 Where a subdivision of land is involved, a preliminary subdivision plan, which may be combined with the plan required under the preceding paragraph.

38.23 Site development plans showing the proposed grading of the tract and the proposed locations, dimensions, materials and types of construction of streets, drives, parking areas, walks, paved areas, utilities, open space, planting, screening, landscaping and other improvements and the locations and outlines of proposed buildings.

38.24 Preliminary architectural drawings for building plans including typical floor plans, elevations and sections.

38.25 A tabulation of proposed buildings by type, size (number of rooms, floor area), ground coverage and summary showing the percentages of the tract to be occupied by buildings, parking and other paved vehicular areas, and the amount of open space.

38.26 An order of conditions issued by the Conservation Commission pursuant to Article XXXVIII of the General By-Laws or a determination by the Conservation Commission that Article XXXVIII is not applicable or that conditions are not necessary.

PLANNING BOARD  
REPORT TO  
BOARD OF APPEALS

38.3 Planning Board Report and Recommendations. The Planning Board shall submit in writing to the Board of Appeals its report and recommendations as to the appropriateness of the proposed development, to include at least the following:

38.31 A general description of the tract in question and surrounding areas.

38.32 An evaluation of the probable impact of the proposed development on Town services and facilities.

38.33 A review of the proposed development, including such aspects as the type or style of buildings, the size of development (number of dwelling units) and density per acre, the arrangement or layout design of buildings and site improvements, the location and capacity of parking, the provisions for open space within the development, grading, landscaping and screening, the provisions for access, egress and traffic within the development and on adjacent streets.

38.34 An opinion of the Planning Board whether the site, the proposed development layout, the proposed number, type and design of housing will constitute a suitable development compatible with the surrounding area.

38.35 A statement that the developer's plans comply with the Design Standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land. Wherever such plans do not comply, the Planning Board's report shall state. In granting a special permit, the Board of Appeals may rely upon the Planning Board's statement that the developer's plans comply with such Design Standards.

38.36 Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition of granting the special permit.

38.37 New Site Development Plans. In the event that a developer proposes to develop a tract of land in an RD District according to site development plans which the Planning Board determines are substantially different from the site development plans presented at the time the Town Meeting voted to include such land in the RD District, such different site development plans shall first be presented to and receive the approval of the Town Meeting by a vote of two-thirds of those present and voting, prior to any action thereon by the Board of Appeals.

38.38 Board of Appeals Action. The Board of Appeals shall not take any action on an application for a special permit for RD district development until the Planning Board shall have submitted its written recommendations to the Board of Appeals or thirty days have elapsed from the date of submission of the application. Where its decision differs from the recommendations of the Planning Board, the Board of Appeals shall state in its decision the reasons therefor.

BOARD OF  
APPEALS ACTION

38.4 Special Permit Provisions. The Board of Appeals may grant a special permit for the development of any tract of land in an RD district, based on a determination that the proposed development will be consistent with the development as approved by the Town Meeting and consistent with the general objectives of the RD District development, and subject to the following standards:

SPECIAL PERMIT  
PROVISIONS

38.41 The special permit shall incorporate by reference building design and site development plans presented to the Town Meeting. The Board of Appeals may, in its discretion, permit deviations from the site development plans presented to the Town Meeting, provided, however, that the Board shall not permit any increase in the dwelling unit density, nor shall it permit an increase greater than 10% in the total floor area, as presented to the Town Meeting. The Board of Appeals shall not authorize any non-residential use other than shown in the site plan presented to Town Meeting. In no event shall dwelling unit density exceed nine units per acre including any bonus under Section 38.42.

38.42 The Board of Appeals may require dwelling unit density to be less than that shown on the site development plans presented to the Town Meeting, if the Board determines that proper land use planning so requires, but in such event, the Board shall file with its decision the basis for its determination, including, among other factors, soil conditions, drainage, traffic or other neighborhood conditions brought to the Board's attention, and the provision of the usable open space. The Board may permit an increase in the number of dwelling units and floor area by as much as 25% over that shown on the site development plan approved by the Town Meeting due solely to the addition of low and moderate income housing, as defined in Section 36 of this By-Law if the possibility of such increase is presented at Town Meeting. In such case, the applicant shall provide to the Board sufficient evidence of appropriate financing for such low and moderate income dwelling units.

38.43 The Board of Appeals may permit the construction and use of facilities such as a community center or recreation center, including but not limited to swimming and tennis facilities, primarily for the use of residents of the tract, if the Board determines that the inclusion of such facilities would be appropriate by reason of such factors as the size of the tract, the number of its residents and its geographical location.

38.44 In granting a special permit, the Board of Appeals shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the RD development shall comply with the requirements of the Planning Board's Rules and Regulations Governing the Subdivision of Land; and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the Planning Board or upon its own initiative. Special permits issued hereunder shall lapse if no building permit issues within two years of the date of the special permit, unless the Board of Appeals upon application extends this time.

AMENDMENT AND  
REVISION OF  
SPECIAL PERMIT

38.5 Amendment and Revision of Special Permit. The Board of Appeals upon application by the developer and after hearing, may amend a special permit previously granted, but only in accordance with the standards hereinbefore set out.

38.51 Revisions. Subsequent to a special permit granted by the Board of Appeals under the provisions of this section and where applicable, the approval of a definitive subdivision plan by the Planning Board, minor revisions may be made from time to time in accordance with applicable laws, by-laws and regulations, but the development under such special permit shall otherwise be in accordance with the submission accompanying the developer's application for a special permit, except as modified by the decision of the Board of Appeals. The developer shall notify in advance the Board of Appeals of any such revision. If the Board of Appeals determines such revisions not to be minor it shall order a hearing pursuant to Section 38.5, hereof.

DENIAL OF  
SPECIAL PERMIT

38.6 Denial of Special Permit. The Board of Appeals may deny an application for special permit hereunder and base its denial upon:

38.61 A failure to meet the standards established by Section 38 of this By-Law.

38.62 A finding that the proposed development would not be consistent with the general objectives of RD district development.

38.63 A finding that the proposed development does not substantially conform to the plans for the development of the tract presented to the Town Meeting in connection with the proposed rezoning of the tract to RD.

SECTION 39. Site Plan Review and Special Permits for Conventional Subdivisions

SECTION 39. Site Plan Review. The Planning Board shall be the SPGA for purposes of this Section. Except for subdivisions governed by Sections 33, 36 and 38 of this By-Law, no person shall commence development of any subdivision in a residential district without first obtaining a special permit from the Planning Board under the provisions of this Section 39.

39.1 The general objectives of this section are to insure insofar as is practicable the achievement of the objectives of Section 2A of Chapter 808 of the Acts of 1975.

39.2 Special permits issued under this section shall contain reasonable orders, conditions and requirements concerning the placement of buildings, major topographic changes, provisions for surface and ground water drainage, protection against flooding and inundation, prevention of water pollution and environmental damage, erosion control, protection of large trees, location of driveways, streets and intersections of driveways and streets as are necessary, desirable and practical to further the purposes and objectives of the Zoning By-Laws and the Zoning Acts and to avoid substantial detriment to the neighborhood in which the development is to occur.

39.3 Applications for a special permit shall contain a site plan and an order under provisions of Chapter XXXIII of the General By-Laws, or a determination by the Conservation Commission that Article XXXIII is not applicable or that an order of conditions is not necessary. Such application and site plan include detailed data covering the elements subject to the imposition of conditions, orders and requirements pursuant to Section 39.2, and shall include information as to proposed landscaping, including a description of types, size and location of proposed trees and shrubs in such development. The Planning Board may require further information with respect to such elements.

39.31 Such application shall be filed either before or simultaneously with the filing of a definitive subdivision plan, as defined in the Subdivision Control Law of the Commonwealth of Massachusetts, and shall be accompanied by a reasonable filing fee.

39.4 Insofar as practicable, the public hearing on the application shall be held at the same meeting at which the Planning Board holds the public hearing on the definitive subdivision plan under the Subdivision Control Law.

SITE PLAN REVIEW

GENERAL  
OBJECTIVES

SPECIAL PERMIT  
ORDERS,  
CONDITIONS,  
REQUIREMENTS

APPLICATION FOR  
SPECIAL PERMIT

PUBLIC HEARING

The Planning Board shall take action on said application not more than two weeks after it has taken action on the definitive subdivision plan. Such action shall consist of a finding and determination that the proposed development be subject to such conditions or requirements as the Board reasonably may determine are necessary and desirable to ensure that, so far as is practicable, the proposed development will not result in substantial detriment to the neighborhood, and will further the purposes and objectives of the Zoning By-Law and the Zoning Acts.

EXTENSION OF  
TIME FOR  
PLANNING BOARD  
ACTION

39.41 The period within which final action shall be taken may be extended to a time certain by mutual agreement of the Planning Board and the applicant. In the event that the Planning Board determines that the site plan and data presented to it at the public hearing are inadequate to permit the Board to make a finding and determination, it may, in its discretion, either deny the application without prejudice or adjourn the hearing to a later date to permit the applicant to provide additional data or revisions of the site plan or both, provided, however, that such adjournment shall not extend the period within which final action under this Section must be taken by the Board, unless such period is extended to a day certain by mutual assent of the Board and the applicant.

RECORD OF  
PLANNING BOARD  
ACTION

39.42 The Planning Board shall cause to be made and filed a detailed record of its proceedings indicating the vote of each member and setting forth clearly the reasons for its action or inaction on each application.

FAILURE OF  
PLANNING BOARD  
TO TAKE FINAL  
ACTION

39.43 In the event that the Planning Board shall fail to take final action on an application within the period herein before limited after the filing with the Board of an application for a finding and determination, or within such extended period as shall have been mutually agreed upon as herein provided, then upon the expiration of the period within which action must be taken or an extension thereof, said Board shall be deemed to have granted the application and issued the permit requested.

SECTION 40. National Flood Insurance District

40.1 The purpose of this district is to insure proper flood plain management consistent with criteria established by the National Flood Insurance Program.

PURPOSE OF DISTRICT

40.2 The National Flood Insurance District shall not supercede other zoning districts but shall be deemed to be superimposed over these other zoning districts.

DISTRICT SUPER-IMPOSED OVER OTHER DISTRICTS

40.3 This district shall include all special flood hazard areas designated either as Zone A or Zone A 1 through A 30 on the Flood Insurance Rate Map (F.I.R.M.).

AREAS INCLUDED IN DISTRICT

40.4 The Board of Appeals shall be the Special Permit Granting Authority for this section. Special Permits for construction or substantial improvements may be granted subject to the following requirements.

BOARD OF APPEALS REQUIREMENTS

40.4.1 Within those areas designated as Zones A1 through A30, all new residential construction or substantial improvements (the cost of which equals or exceeds fifty percent of the market value of the structure) shall have the lowest floor, including basement, elevated to or above the base flood level (the 100-year flood elevation) designated on the F.I.R.M. Nonresidential structures must be elevated to or above the base flood level or must be floodproofed and watertight to the base flood level. All other development must meet at least the minimum standards as set forth in the National Flood Insurance Program rules and regulations effective April 1, 1978.

CONSTRUCTION ABOVE FLOOD LEVEL

40.4.2 Within those areas designated as Zone A, where the base flood level is not identified on the F.I.R.M., the applicant for a special permit shall provide the SPGA with data defining the base flood level. This data will be used to comply with the requirements of Section 40.4.1.

REQUIREMENT FOR DEFINITION OF BASE FLOOD LEVEL

40.4.3 Within those areas designated as a floodway, the SPGA shall grant no special permit for the following encroachments unless a registered professional engineer or architect certifies that such encroachments will not result in any increase in the flood level during the occurrence of the 100 year flood discharge:

LIMIT CONSTRUCTION IN FLOODWAY

Landfill or dumping of any kind  
Construction or substantial improvements  
Permanent storage of materials or equipment

Construction permitted within a floodway must comply with the requirement of Section 40.4.1.



WATERTIGHT  
FLOODPROOFING  
OF STRUCTURES

40.4.4 Where watertight floodproofing of a structure is permitted, a registered professional engineer or architect shall certify that the methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the 100 year flood.

SECTION 41. Controlled Commercial and Industrial District-CD

41.1 General Objectives. The CD district is intended to allow greater flexibility in land use planning for the development of tracts of land for commercial or industrial use, and to enable the SPGA to require adherence to site development and use plans presented to Town Meeting, in the granting of a special permit as provided in this section.

41.2 Uses in the Absence of a Special Permit. In the absence of a special permit provided for in this section or upon abandonment of all uses permitted by such special permit, the permitted uses and dimensional controls in a CD district shall be those presently in effect in the district for which the land was zoned immediately prior to its inclusion in the CD district.

41.3 Town Meeting Presentation. A proposal to Town Meeting to include specific land in a CD district shall be accompanied by, and reference explicitly, a preliminary site development and use plan, which shall be filed with the Town Clerk.

This plan shall show in a general manner, but drawn to scale, the proposed locations, types, floor plans and designs for the proposed buildings, accessory structures, drives, parking areas, exterior lighting, landscaping, proposed grading, bodies of water, watercourses, drainage system, and the proposed location of any permanent open space. The plan shall show the minimum setback of buildings and parking areas from all bodies of water, watercourses, and boundaries. The plan shall also show the amount of parking to be provided. The plan shall list all uses which are proposed for the land and buildings.

The plan may also contain such additional specifications as the proponent feels necessary to persuade Town Meeting that the development will serve the public interest. If such additional specifications are included, adherence to them shall be required in the same manner as the mandatory specifications.

41.4 Special Permit Provisions. Within two years of the approval of a plan for a CD district by Town Meeting, the SPGA may grant a special permit for the development of a tract of land in the CD district subject to the following provisions.

The special permit shall incorporate by reference the building design and site development plans filed with the application for a special permit, and such plans shall conform substantially to the plans approved by Town Meeting. The permit may allow any or all of the uses specified in the plan approved by Town Meeting but no others. The SPGA may in its discretion, permit minor deviation from the plan approved by Town Meeting provided they do not conflict with the intent of the plans, they do not allow building coverage, building floor area, or paved area, to exceed that shown on the approved plan by more than 10%, and provided that all minimum setbacks shown on the approved plan are complied with. The permit shall require that any land designated as permanent open space on the approved plan shall be protected by an easement granted to the Town. The permit shall contain such additional conditions as the SPGA finds will serve the public interest.

41.5 Application Requirements. The application to the SPGA for a special permit under this section shall be accompanied by a plan showing the parcel involved, its topography including proposed changes, soil culture, proposed location, dimensions, materials and type of construction of drives and parking areas, exterior lighting plans, exterior signs, proposed drainage system, permanent open space, landscaping and other improvements, and the location and outlines of proposed buildings and accessory structures. It shall also contain preliminary architectural drawings for the building plans, including typical floor plans, elevations and sections. It shall also be accompanied by an order of conditions from the Conservation Commission pursuant to Article XXXVIII of the General By-Laws or a determination by the Conservation Commission that Article XXXVIII is not applicable or that conditions are not necessary. Copies of the aforesaid plans shall be submitted to the Planning Board, Conservation Commission, Board of Health and Town Engineer.

41.6 Planning Board Report and Recommendations. The Planning Board shall submit in writing to the SPGA its report and recommendations as to the appropriateness of the proposed development, to include at least the following:

41.61 A general description of the tract in question and surrounding areas.

41.62 An evaluation of the probable impact of the proposed development on Town services and facilities.

41.63 A review of the proposed development, including such aspects as the type or style of buildings, the size of development and density per acre, the arrangement or layout design of buildings and site improvements, the location and capacity of parking, the provisions for open space within the development, grading, landscaping and screening, the provisions for access, egress and traffic within the development and on adjacent streets.

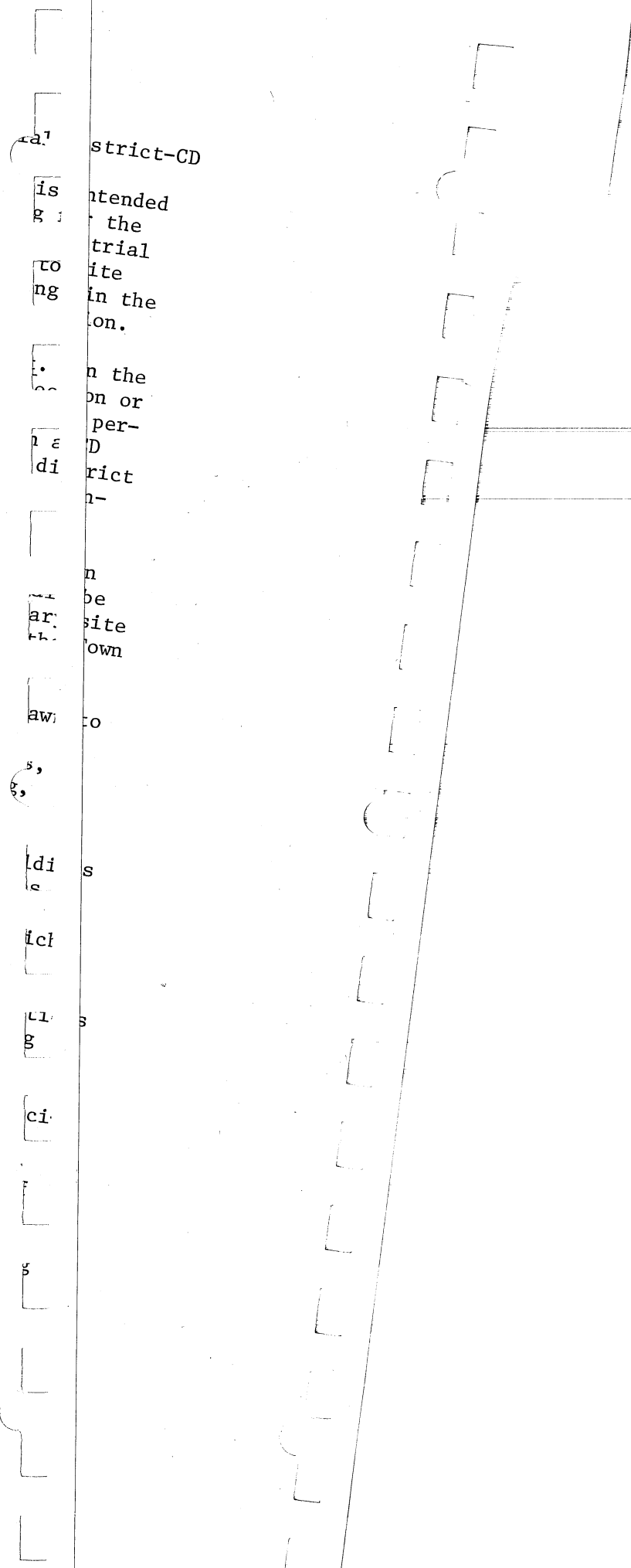
41.64 An opinion of the Planning Board whether the site, the proposed development layout, the proposed development will constitute a suitable development compatible with the surrounding area.

41.65 Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition for granting the special permit.

41.7 SPGA Action. The SPGA shall not take any action on an application for a special permit for a CD district development until the Planning Board, Conservation Commission, Board of Health and Town Engineer have submitted written recommendations to the SPGA or 35 days have passed. Where its decision differs from the recommendations of the above Boards or individuals, the SPGA shall state in its decision the reasons therefor. The SPGA may deny an application for a special permit under this section if it finds the proposed development does not substantially conform to the plans presented to Town Meeting or if it fails to make a finding and determination that the proposed development will constitute a suitable development and will not result in significant detriment to the neighborhood.

41.8 Amendment of the Special Permit. At any time subsequent to the issuance of a permit under this section, the SPGA may issue a new or amended special permit in accordance with the procedures required for the original permit.

41.9 Changes in Uses or Site Development Plan. Changes in uses or substantial changes in the site development plan approved by Town Meeting may be made only after approval by Town Meeting of a new preliminary site development and use plan according to the procedures used for a zoning amendment, followed by the issuance of a special permit based on the new approved plan.



WATERTIGHT  
FLOODPROOFING  
OF STRUCTURES

40.4.4 Where watertight floodproofing of a structure is permitted, a registered professional engineer or architect shall certify that the methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the 100 year flood.

SECTION 41. Controlled Commercial and Industrial District-CD

41.1 General Objectives. The CD district is intended to allow greater flexibility in land use planning for the development of tracts of land for commercial or industrial use, and to enable the SPGA to require adherence to site development and use plans presented to Town Meeting, in the granting of a special permit as provided in this section.

41.2 Uses in the Absence of a Special Permit. In the absence of a special permit provided for in this section or upon abandonment of all uses permitted by such special permit, the permitted uses and dimensional controls in a CD district shall be those presently in effect in the district for which the land was zoned immediately prior to its inclusion in the CD district.

41.3 Town Meeting Presentation. A proposal to Town Meeting to include specific land in a CD district shall be accompanied by, and reference explicitly, a preliminary site development and use plan, which shall be filed with the Town Clerk.

This plan shall show in a general manner, but drawn to scale, the proposed locations, types, floor plans and designs for the proposed buildings, accessory structures, drives, parking areas, exterior lighting, landscaping, proposed grading, bodies of water, watercourses, drainage system, and the proposed location of any permanent open space. The plan shall show the minimum setback of buildings and parking areas from all bodies of water, watercourses, and boundaries. The plan shall also show the amount of parking to be provided. The plan shall list all uses which are proposed for the land and buildings.

The plan may also contain such additional specifications as the proponent feels necessary to persuade Town Meeting that the development will serve the public interest. If such additional specifications are included, adherence to them shall be required in the same manner as the mandatory specifications.

41.4 Special Permit Provisions. Within two years of the approval of a plan for a CD district by Town Meeting, the SPGA may grant a special permit for the development of a tract of land in the CD district subject to the following provisions.

The special permit shall incorporate by reference the building design and site development plans filed with the application for a special permit, and such plans shall conform substantially to the plans approved by Town Meeting. The permit may allow any or all of the uses specified in the plan approved by Town Meeting but no others. The SPGA may in its discretion, permit minor deviation from the plan approved by Town Meeting provided they do not conflict with the intent of the plans, they do not allow building coverage, building floor area, or paved area, to exceed that shown on the approved plan by more than 10%, and provided that all minimum setbacks shown on the approved plan are complied with. The permit shall require that any land designated as permanent open space on the approved plan shall be protected by an easement granted to the Town. The permit shall contain such additional conditions as the SPGA finds will serve the public interest.

41.5 Application Requirements. The application to the SPGA for a special permit under this section shall be accompanied by a plan showing the parcel involved, its topography including proposed changes, soil culture, proposed location, dimensions, materials and type of construction of drives and parking areas, exterior lighting plans, exterior signs, proposed drainage system, permanent open space, landscaping and other improvements, and the location and outlines of proposed buildings and accessory structures. It shall also contain preliminary architectural drawings for the building plans, including typical floor plans, elevations and sections. It shall also be accompanied by an order of conditions from the Conservation Commission pursuant to Article XXXVIII of the General By-Laws or a determination by the Conservation Commission that Article XXXVIII is not applicable or that conditions are not necessary. Copies of the aforesaid plans shall be submitted to the Planning Board, Conservation Commission, Board of Health and Town Engineer.

41.6 Planning Board Report and Recommendations. The Planning Board shall submit in writing to the SPGA its report and recommendations as to the appropriateness of the proposed development, to include at least the following:

41.61 A general description of the tract in question and surrounding areas.

41.62 An evaluation of the probable impact of the proposed development on Town services and facilities.

41.63 A review of the proposed development, including such aspects as the type or style of buildings, the size of development and density per acre, the arrangement or layout design of buildings and site improvements, the location and capacity of parking, the provisions for open space within the development, grading, landscaping and screening, the provisions for access, egress and traffic within the development and on adjacent streets.

41.64 An opinion of the Planning Board whether the site, the proposed development layout, the proposed development will constitute a suitable development compatible with the surrounding area.

41.65 Recommendations for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as a condition for granting the special permit.

41.7 SPGA Action. The SPGA shall not take any action on an application for a special permit for a CD district development until the Planning Board, Conservation Commission, Board of Health and Town Engineer have submitted written recommendations to the SPGA or 35 days have passed. Where its decision differs from the recommendations of the above Boards or individuals, the SPGA shall state in its decision the reasons therefor. The SPGA may deny an application for a special permit under this section if it finds the proposed development does not substantially conform to the plans presented to Town Meeting or if it fails to make a finding and determination that the proposed development will constitute a suitable development and will not result in significant detriment to the neighborhood.

41.8 Amendment of the Special Permit. At any time subsequent to the issuance of a permit under this section, the SPGA may issue a new or amended special permit in accordance with the procedures required for the original permit.

41.9 Changes in Uses or Site Development Plan. Changes in uses or substantial changes in the site development plan approved by Town Meeting may be made only after approval by Town Meeting of a new preliminary site development and use plan according to the procedures used for a zoning amendment, followed by the issuance of a special permit based on the new approved plan.



APPENDIX I

LEGISLATIVE PURPOSES AND PREAMBLE TO CHAPTER 808, ACTS OF 1975

SECTION 2A. The purposes of this act are to facilitate, encourage, and foster the adoption and modernization of zoning ordinances and by-laws by municipal governments in accordance with the provisions of Article 89 of the Amendments to the Constitution and to achieve greater implementation of the powers granted to municipalities thereunder.

This act is designed to provide standardized procedures for the administration and promulgation of municipal zoning laws. This section is designed to suggest objectives for which zoning might be established which include, but are not limited to, the following:- to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space and other public requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the city or town, including consideration of the recommendations of the master plan, if any, adopted by the planning board and the comprehensive plan, if any, of the regional planning agency; and to preserve and increase amenities by the promulgation of regulations to fulfill said objectives. Said regulations may include but are not limited to restricting, prohibiting, permitting or regulating:

1. uses of land, including wetlands and lands deemed subject to seasonal or periodic flooding;
2. size, height, bulk, location and use of structures, including buildings and signs except that billboards, signs and other advertising devices are also subject to the provisions of sections twenty-nine through thirty-three, inclusive, of chapter ninety-three, and to chapter ninety-three D;
3. uses of bodies of water, including water courses;
4. noxious uses;
5. areas and dimensions of land and bodies of water to be occupied or unoccupied by uses and structures, courts, yards and open spaces;
6. density of population and intensity of use;
7. accessory facilities and uses, such as vehicle parking and loading, landscaping and open space; and
8. the development of the natural, scenic and aesthetic qualities of the community.

APPENDIX II

Excerpt from the Zoning Act - Chapter 40A, General Laws

Section 5. Zoning ordinances or by-laws may be adopted and from time to time changed by amendment, addition or repeal, but only in the manner hereinafter provided. Adoption or change of zoning ordinances or by-laws may be initiated by the submission to the city council or board of selectmen of a proposed zoning ordinance or by-law by a city council, a board of selectmen, a board of appeals, by an individual owning land to be affected by change or adoption, by request of registered voters of a town pursuant of section ten of chapter thirty-nine, by ten registered voters in a city, by a planning board, by a regional planning agency or by other methods provided by municipal charter. The board of selectmen or city council shall within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

No zoning ordinance or by-law or amendment thereto shall be adopted until after the planning board in a city or town, and the city council or a committee designated or appointed for the purpose by said council has held a public hearing thereon at which interested persons shall be given an opportunity to be heard. Said public hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council or selectmen or if there is none, within sixty-five days after the proposed zoning ordinance is submitted to the city council or selectmen. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by-posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the department of community affairs, the regional planning agency if any, and to the planning boards of all abutting cities and towns. Zoning ordinances or by-laws may provide that a separate, conspicuous statement shall be included with property tax bills sent to nonresident property owners, stating that notice of hearings under this chapter shall be sent by mail, postage prepaid, to any such owner who files an annual request for such notice with the city or town clerk no later than January first, and pays a reasonable fee as established by such ordinance or by-law. In cases involving boundary or use changes within a district, notice shall be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought. No defect in the form of any notice under this chapter shall invalidate any zoning by-laws unless such defect is found to be misleading.

No vote to adopt any such proposed ordinance or by-law shall be taken on until a report with recommendations by a planning board has been submitted to the town meeting or city council, or twenty-one days after said hearing have elapsed without submission of such report or recommendations. After such notice, hearing and report, or after twenty-one days shall have lapsed after such hearing without submission of such report, a city council or town meeting may adopt, reject, or amend any such proposed ordinance or by-law. If a city council fails to vote to adopt any proposed ordinance within ninety days after such hearing or if a town meeting fails to vote to adopt any proposed by-law within six months after such hearing, no action shall be taken thereon until after a subsequent public hearing is held with notice and report as above provided.

No zoning ordinance or by-law shall be adopted or changed except by a two-thirds vote of all the members of the town council, or of the city council where there is a commission form of government or a single branch, or of each branch where there are two branches, or by a two-thirds vote of a town meeting; provided that if in a city or town with a council of fewer than twenty-five members there is filed with the clerk prior to final action by the council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom, no such change of any such ordinance shall be adopted except by a three-fourths vote of all members.

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

When zoning by-laws or amendments thereto are submitted to the attorney general for approval as required by section thirty-two of chapter forty, he shall also be furnished with a statement which may be prepared by the planning board explaining the by-laws or amendments proposed, which statement may be accompanied by explanatory maps or plans.





The effective date of the adoption or amendment of any zoning ordinance or by-law shall be the date on which such adoption or amendment was voted upon by a city council or town meeting; if in towns, publication in a town bulletin or pamphlet and posting has been made or publication in a newspaper pursuant to section thirty-two of chapter forty. If in a town said by-law is subsequently disapproved, in whole or in part, by the attorney general the previous zoning by-law, to the extent that such previous zoning by-law was changed by the

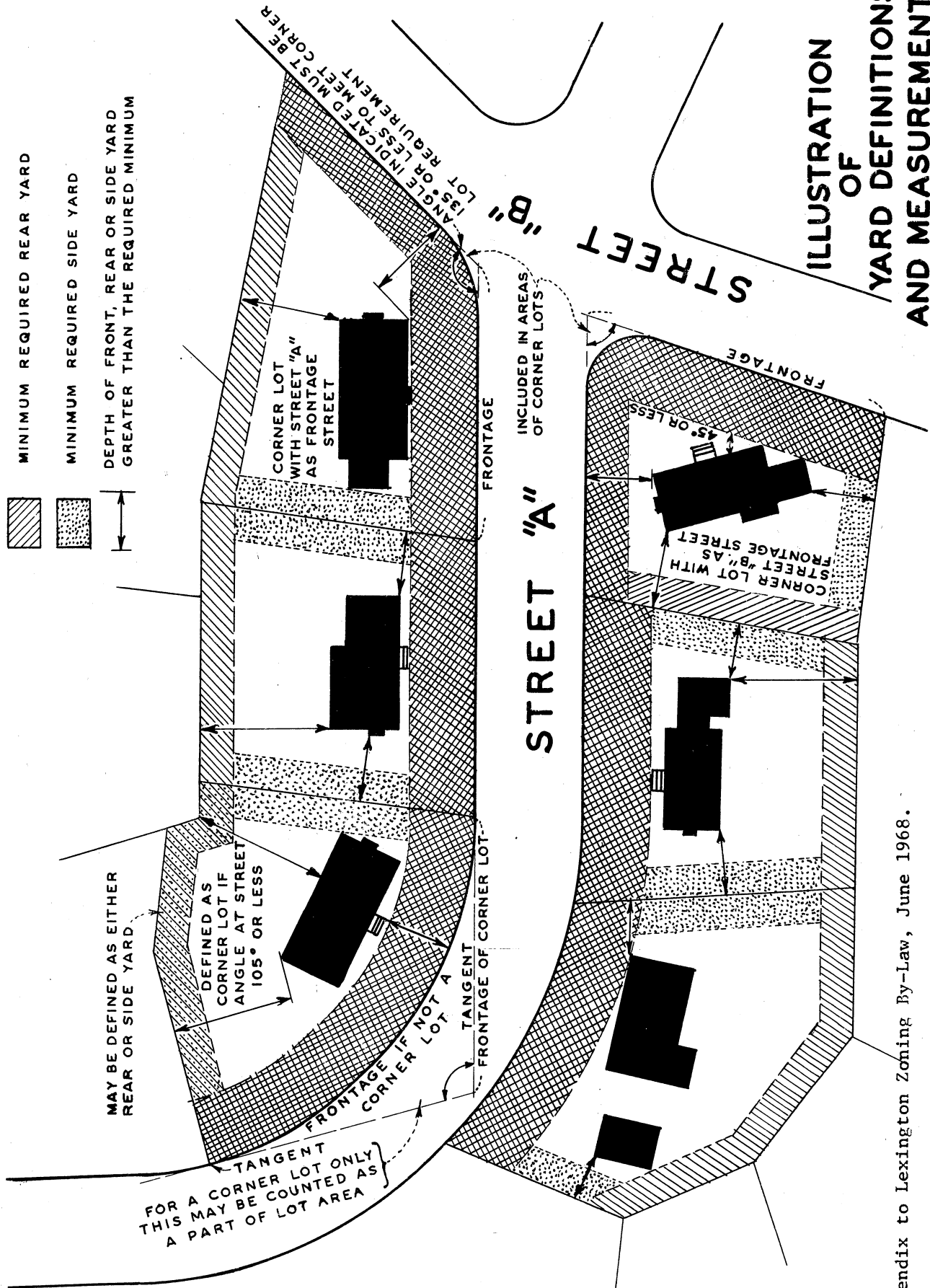
disapproved by-law or portion thereof, shall be deemed to have been in effect from the date of such vote.

After approval of zoning by-laws by the attorney general, or adoption of zoning ordinances by the city council, a copy of the latest effective zoning ordinance or by-law shall be sent by the city or town clerk to the department of community affairs.

No claim of invalidity of any zoning ordinance or by-law arising out of any possible defect in the procedure of adoption or amendment shall be made in any legal proceeding and no state, regional, county, or municipal officer shall refuse, deny or revoke any permit, approval or certificate because of any such claim of invalidity unless within one hundred and twenty days after adoption of an ordinance or by-law legal action is commenced and notice specifying the court, parties, invalidity claimed, and date of filing is filed together with a copy of the petition, with town or city clerk within seven days after commencement of the actions.

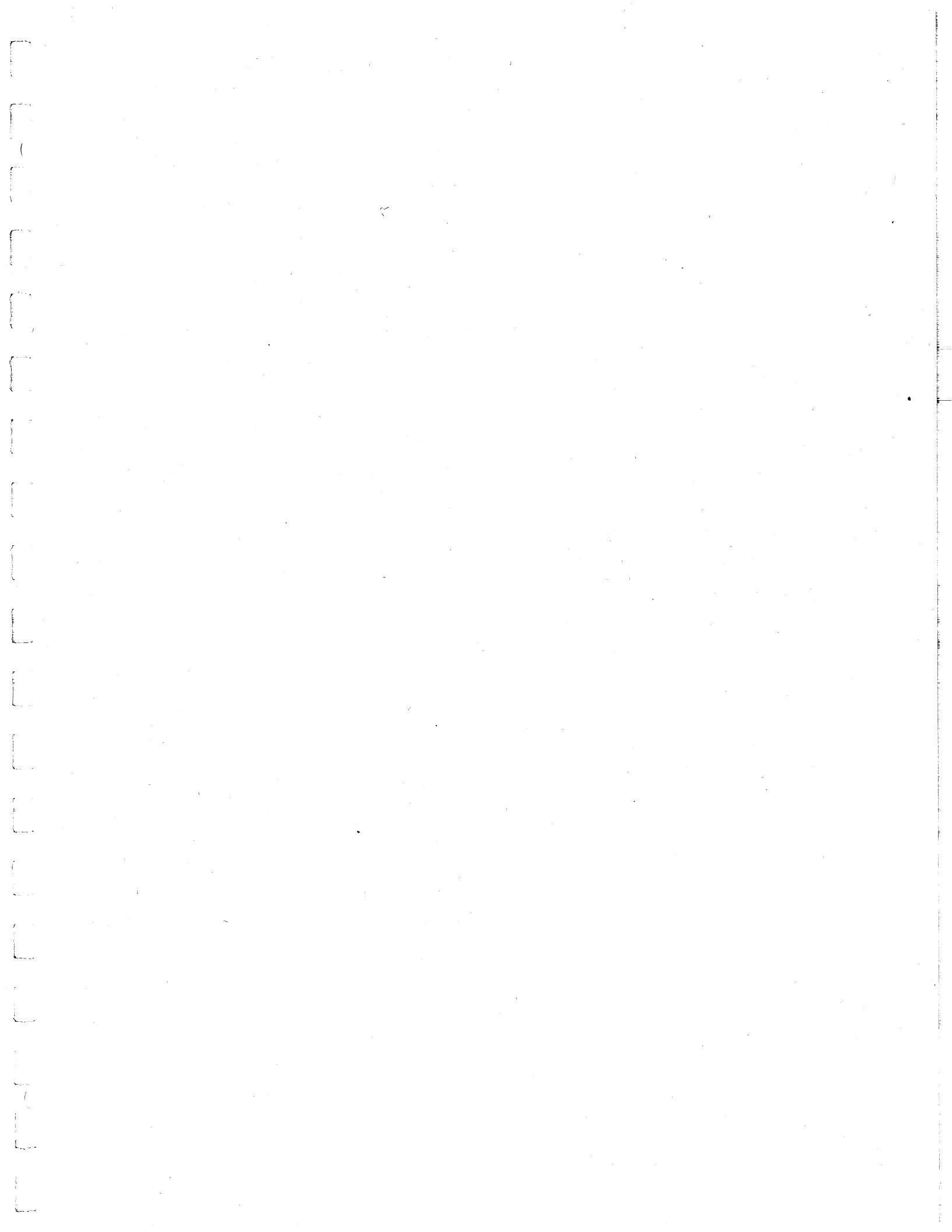
**EXPLANATION OF SYMBOLS:**

-  MINIMUM REQUIRED FRONT YARD
-  MINIMUM REQUIRED REAR YARD
-  MINIMUM REQUIRED SIDE YARD
-  DEPTH OF FRONT, REAR OR SIDE YARD GREATER THAN THE REQUIRED MINIMUM



**ILLUSTRATION OF YARD DEFINITIONS AND MEASUREMENTS**

הנהגות המנהל הכללי של שירות המבחן



מדינת ישראל





