

**PROPOSED ZONING BY-LAW CHANGES RELATING TO A PLANNED INDUSTRIAL DEVELOPMENT DISTRICT
(Last updated April 24, 2008)**

Add a new subsection, 12.4 Planned Industrial Development District (PIDD)

The proposed amendment would change the zoning designation of some land that is currently zoned industrial, either I-1 or I-2, to a new industrial designation, a Planned Industrial Development District (PIDD). This change would not add new industrially zoned land, just change the designation of existing industrially zoned land.

The area in the general vicinity of the former Beloit manufacturing plant is where this change is being considered. It also consists of land on both sides of the railroad tracks adjacent to Hubbard Avenue along the Pittsfield line.

Other proposed related changes include clear development standards for new development in this district. These would apply to such items as landscaping, storm water management, traffic management and utilities. Another important change has to do with how development projects in this new district would be permitted. Currently most allowed uses in an Industrial zone in Dalton require a Special Permit. The proposed changes would allow some uses by Site Plan Review.

Refer to the attached copy of subsection 12.4 Planned Industrial Development District.

Amend the Town of Dalton Zoning Map to add a Planned Industrial Development District

The Zoning Map would be amended to incorporate the new Planned Industrial Development District. Refer to the attached map that shows the boundaries of the new district.

Add the following definitions to Section 2 (Changes shown in bold.)

The following definitions would be added, relating primarily to the proposed Planned Industrial Development District.

INDUSTRIAL USE: A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution which activities are predominantly conducted within an enclosed building. These on-site production processes may consist of or be created from electronics and micro-electronics parts, plastic components, cloth, glass, leather, wood, ceramic components, paper or other materials.

MOLD MAKING, AND MOLDING: Use engaged in a manufacturing process of making of molds to form objects by heating the molding material to a fluid state and injecting, extruding, or inserting it into a mold.

HEAVY MANUFACTURING AND INDUSTRIAL FACILITY: Manufacture or assembly of a product, including processing, fabrication, assembly, treatment, packaging which may involve compounding raw or unprocessed material and may also involve outdoor operations as part of the manufacturing process. Includes allowed accessory uses.

FOOD PROCESSING FACILITY: Facility for the preparation, processing, canning or processing of food products for human or animal consumption.

HAZARDOUS MATERIALS: Hazardous materials include all substances defined as hazardous or toxic under MGL c. 21E and 310 CMR 40.00 and include any substance or

mixture of such physical, chemical or infectious characteristics that could pose a significant actual or potential hazard to human health or the environment if it were discharged onto the land or into the air or waters of the town. Toxic or hazardous materials include, but are not limited to: organic chemicals; petroleum products; heavy metals; radioactive or infectious wastes; acids; alkalis; pesticides; solvents; and thinners in quantities greater than those incidental to the primary use.

HAZARDOUS WASTE: A waste which is injurious to human health or the environment. Hazardous wastes are defined by MGL c. 21C and the Massachusetts Hazardous Waste Regulations, 310 CMR 30.010.

Replace Section 5.9 Table of Use Regulations with a new Section 5.9 Table of Use Regulations

The Table of Use Regulations is proposed to be changed to incorporate new use designations in the Planned Industrial Development District. Some new uses were added to the Table and their corresponding use designations added to the other districts.

Refer to the attached copy of Section 5.9 Table of Use Regulations (Changes shown in bold)

Add changes to Section 5.2 related to Site Plan Review (Changes shown in bold)

5.2. Any use listed in Section 5.9 is permitted as of right in any district under which it is denoted by the symbol "P", subject to all applicable provisions of the By-Law. **Any Use listed in Section 5.9 is permitted as of right with site plan review in any district under which it is denoted by the symbol "PR", subject to all applicable provisions of this By-Law .**

Add language to Section 6.2 Table of Dimensional Requirements to specify dimensional requirements for a Planned Industrial Development District (PIDD) (Changes shown in bold)

District	Area Sq. ft.	Frontage ft	Front ft	Side ft	Rear ft	Maximum Coverage		Max. Height of Bldg. (6)	
						Bldgs	Total	Stories	ft.
PIDD	20,000	70	20	10	10	80%	90%	N/R	60

Add language to Section 7.3.1 relating to supplementary District Regulations (Changes shown in bold.)

7.3.1 INDUSTRIAL/BUSINESS ABUTTING RESIDENTIAL

"Wherever a lot in an industrial or business district abuts land in a residential district, a buffer strip shall be created on said lot along the industrial or business district side of the zoning district boundary as illustrated in Plate #3, Section 17 of this By-Law. The width of the buffer strip shall be at least twice the minimum yard requirement of the abutting residential district for the adjacent yard, but in no event less than forty (40) feet **and in the PIDD the width of the buffer strip shall be no less than 50 ft from a residential district.** Such buffer strip shall be suitably landscaped and screened densely along the residential district boundary so as to screen effectively any business or industrial activity from the ground level view from adjacent residential property. No parking areas, storage of materials or signs shall be located in a buffer strip."

Add changes to Section 13.3 SCHEDULE OF SIGN REGULATIONS to specify sign regulations for a Planned Industrial Development District (PIDD). (See attached copy of Section 13.3 SCHEDULE OF SIGN REGULATIONS. Changes shown in bold.)

Add changes to Section 7.1.1 FENCES related to the Planning Industrial Development District. (Changes shown in bold.)

- C. Chain link fences, not exceeding five (5) feet in height are permitted in front yards, and along front lot lines, **except that chain link fences are not allowed in front yards in the PIDD**. Chain link fences exceeding five (5) feet in height are permitted in front yards and along front yard lot lines in Business and Industrial Districts by Special Permit.

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12.4 PLANNED INDUSTRIAL DEVELOPMENT DISTRICT

12.4.1 PURPOSE

The purposes of the Planned Industrial Development District (PIDD) are:

- a.) To encourage diversity in the community tax base through appropriate industrial development;
- b.) To encourage the development of flexible industrial space and adaptive reuse of existing buildings in the district;
- c.) To encourage sound site planning and design to prevent negative impacts to the health, safety, or general welfare of the public or the neighboring land uses; and
- d.) To minimize potential adverse environmental conditions, such as pollution and noise, associated with industrial development.

12.4.2 PLANNED INDUSTRIAL DEVELOPMENT DISTRICT BOUNDARIES

The boundary of the Planned Industrial Development District is shown on the Town of Dalton Zoning Map, which map is hereby incorporated and made part of this Bylaw.

12.4.3 USE REGULATIONS

Uses in the Planned Industrial Development District shall be permitted as of right, permitted as of right with Site Plan Review, permitted by Special Permit or not permitted as shown in Section 5.9 Table of Use Regulations.

Uses in the Planned Industrial Development District shall comply with all other applicable parts of this section in addition to the provisions of applicable sections of the Zoning By-Law of the Town of Dalton. Where the requirements of other sections of this by-law differ, the requirements of the Planned Industrial Development District shall govern. All uses shall conform with local, state and federal regulations, including but not limited to the Dalton Board of Health, Massachusetts Department of Public Health, Massachusetts Department of Environmental Protection, United States Environmental Protection Agency, National Institute for Occupational Safety and Health (NIOSH) and Occupational Safety and Health Administration (OSHA). All uses in the Planned Industrial Development District shall be connected to a municipal or permitted water supply and sewer.

In addition to the requirements shown in Section 5.9 Table of Use Regulations, F PERMITTED ACCESSORY USES, the following accessory structures and uses are allowed in the Planned Industrial Development District as of right with site plan review provided they are customarily incidental to permitted uses: retail sales, cafeterias, automatic teller machines and day-care facilities, provided that the accessory use is limited to no more than 20% of the floor area of the principal use.

12.4.4 PROHIBITED USES

Uses not specifically permitted in the Planned Industrial Development District are prohibited.

12.4.5 REQUIRED INFORMATION WITH APPLICATION

Applications for permits to establish any of the uses herein shall be accompanied by such plans and information as are required by this section and any other applicable sections of the bylaw or as may be reasonably required by the Site Plan Review Agent or Special Permit Granting Authority in order that the proposal of the applicant may be clearly understood and compliance with the provisions, intent and purpose of this bylaw be established.

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A. Submittal Requirements for Site Plan Review

1. A key map at a scale of not less than one (1) inch to eight hundred (800) feet showing the relation of the subject property to adjoining properties, existing streets, roads and railroad right-of-ways within one thousand (1,000) feet of any part of the property.
2. A map indicating the uses of all property within two hundred (200) feet of the proposed site, including any subdivided lands, parks or other open space or uses, residences, business, industries or other buildings or structures, such uses to be shown on a drawing to scale.
3. Topographic map of the property at two (2) foot contour intervals, showing the existing and proposed grades and the location of natural features, such as streams, swamps, rock outcrops and major trees six (6) inches or more in diameter at a point four (4) feet above ground level.
4. A site plan, indicating but not limited to the following:
 - a. The proposed use or uses of land and buildings, and the proposed location, size and height of the building, including preliminary architectural drawings;
 - b. The location and design of off-street parking and loading areas;
 - c. All means of vehicular ingress and egress to and from the site onto public streets and the relationship to street circulation;
 - d. Location and type of recreational facilities, if any;
 - e. Location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of methods of water supply and sewage disposal, and location of such facilities; and location of all proposed water lines, valves and hydrants;
 - f. The proposed outdoor lighting, signs, screening, fencing and landscaping; and
 - g. A complete list of chemicals, pesticides, herbicides, fuels or other potentially hazardous materials or waste to be used or stored on the premises.
5. A detailed computation of total lot area, of building floor area for each type of proposed use, and lot coverage by all buildings.
6. The proposed accessory use or uses of buildings, structures or land.
7. Site plan or any portion thereof, involving engineering, architecture or land surveying, shall be prepared by a duly licensed engineer, architect, landscape architect or land surveyor. A site plan may be prepared on one or more sheets to show clearly the information required herein and to facilitate the review and approval of the plan. Every site plan shall show the name of the development, the name and address of the record owner or developer, north point, scale, date, all easements or right-of-ways provided for public services or utilities. It shall reserve a blank space in the upper right corner three (3) inches wide and five (5) inches high for the use of the approving authority. Site Plans shall be prepared to a scale of not smaller than one (1) inch equal one hundred (100) feet.

12.4.6 MODIFICATION OF SITE PLAN AND WAIVER REQUIREMENTS

Any site plan may be revised by following the same procedure as required for the original approval. Waivers of any of the foregoing submittal requirements set forth in section 12.4.5 may be granted when

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such waiver is not contrary to the public interest and not inconsistent with the provisions, intent and purpose of this bylaw.

12.4.7 EXPIRATION AND EXTENSION

Approval of a site plan shall lapse in one year if a substantial use or construction has not begun by such date except for good cause. Additionally, once substantial construction has begun, the proposed construction shall be completed within one year unless otherwise specified as part of the site plan approval.

12.4.8 SITE PLAN REVIEW AGENT

For the purposes of this section, the Site Plan Review Agent shall be the Building Inspector. Site plan approval by the Site Plan Review Agent shall be required for any uses listed in section 5.9, Table of Use Regulations subject to performance standards in section 12.4.11. Such approval shall not be withheld unless the proposed development will violate any provisions of this section in which case the Site Plan Review Agent may require such revision of the plan as may be necessary to insure compliance with applicable provisions of this bylaw. No building permit shall be issued for any building or structure in any area covered by the site plan, except in conformity with such site plan which has been duly approved, unless thirty (30) days have elapsed from the date of submission of the site plan review application to the Site Plan Review Agent without any action by the Site Plan Review Agent. A site plan, once approved, shall become a part of a building permit.

12.4.9 SPECIAL PERMIT GRANTING AUTHORITY

For the purposes of this section, the Special Permit Granting Authority shall be the Planning Board, unless otherwise indicated in section 5.9 Table of Use Regulations. Special Permit approval by the Special Permit Granting Authority shall be required for any uses listed in section 15.9, Table of Use Regulations subject to performance standards in section 12.4.11. Except where this section contains different requirements, the requirements of section 11.1 shall apply to Special Permits. Any application for a Special Permit under this section shall be accompanied by and comply with the requirements for Site Plan Approval.

12.4.10 CERTIFICATE OF OCCUPANCY

No certificate of occupancy shall be issued for use of any building or structure or use of land under this section, unless the building or structure is constructed or used or the land is developed or used in conformity with an approved Site Plan, Special Permit or any amendment of such plan or permit.

12.4.11 PLANNED INDUSTRIAL DEVELOPMENT STANDARDS

The following standards shall apply to applications permitted under this section.

1. Lighting:
 - A. Lighting shall comply with the requirements of section 12.2.6.
2. Noise:
 - A. Noise shall conform to the requirements of the Dalton Municipal Noise Control By-Law.
3. Landscaping:

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- A. Street Buffer Strip: Except for a required sidewalk, a landscaped buffer strip at least ten (10) feet wide, continuous except for approved driveways, shall be established adjacent to any public road to visually separate parking and other uses from the road.
 - B. District Buffer Strip: A continuous natural or landscaped buffer strip of at least fifty (50) feet in width shall be provided and maintained between industrial districts and any residential districts and/or property lines. The buffer strip shall be of a density to substantially screen the development in question from view, along the zoning district line in question. Plantings of various approved evergreen species are encouraged and shall have a minimum four inches in diameter measured four feet from ground level.
 - C. Large Parking Areas: Parking areas containing over 30 spaces shall have at least one shade tree per ten (10) parking spaces, such tree to be a minimum of 4 inches in diameter 4 feet from the ground and located either in or adjacent to the parking area.
 - D. Fencing: Fencing may be allowed in conjunction with plantings.
 - E. Berms: Berms may be required in appropriate circumstances.
 - F. Screened Areas: Exposed storage areas, refuse disposal facilities, machinery, service areas, truck loading areas, utility buildings and structures and other similar uses shall be screened from view from neighboring properties and streets using dense, hardy evergreen plantings, or earthen berms, or wall or tight fence complemented by evergreen plantings.
 - G. Maintenance: All landscaping features, structures and areas shall be properly maintained.
4. Signs and Advertising Devices
- Signs and advertising devices shall comply with the requirements set forth in section 13.
5. Storm Water Management:
- A. All development shall comply with the Department of Environmental Protection's (DEP) Storm Water Management Policy (including Phase II Storm Water Management requirements), to ensure that the rate of surface water run-off from the site shall not be increased after construction.
 - B. Where applicable, no approval shall be issued unless a report shall have been received from the Dalton Storm Water Management Commission or its agent that the storm drainage system is consistent with DEP Storm Water Management Policy and that there is sufficient storm drainage capacity to meet the flow demands of the proposed development on-site, and where applicable, without causing surge in those storm drainage lines which serve the project and are consistent with the standards of the Town.
6. Site Development Standards:
- A. Land Disturbance: Site building design should reduce unnecessary land disturbance to the extent possible.
 - B. Site Design: Placement of buildings, structures, or parking facilities shall relate to the site's scenic qualities and shall blend with the natural landscape to the extent possible.
 - C. Archeological or Historical Resources: Applicants may be required to submit the proposed development plan to the Dalton Historical Commission and/or the

Massachusetts Historical Commission for review and comment regarding possible archaeological or historical resources on the site.

- D. Preservation of Existing Vegetation: To the extent possible, priority shall be given to the preservation of existing stands of trees, trees at site perimeter, contiguous vegetation with adjacent sites (particularly existing sites protected through conservation restrictions), and specimen trees.
- E. Finished Grade: Finished grades should be limited to no greater than a 3:1 slope while preserving, matching or blending with the natural contours and undulations of the land to the greatest extent possible.
- F. Topsoil: A minimum of 6" of topsoil shall be placed on all disturbed surfaces which are proposed to be planted.

7. Pedestrian and Vehicular Access; Traffic Management

The proposed development shall provide a Transportation Plan showing the proposed parking, loading, and traffic circulation within the site, access and egress points and other features related to traffic generated by the proposed use. For projects subject to a special permit the transportation plan may be required to be prepared by a qualified traffic consultant and may be required to show proposed mitigation measures. In addition, for projects subject to a special permit a Transportation Impact Study and Transportation Demand Management Plan may be required. Transportation shall meet the following standards.

- A. Access:
 - (1) To the extent feasible, access shall be provided via one of the following
 - (a) Access via a common driveway serving adjacent lots or premises;
 - (b) Access via an existing side street;
 - (c) Access via a cul-de-sac or loop road shared by adjacent lots or premises;
 - (d) Access via roadways abutting residential districts shall be avoided where possible.
 - (2) Access and egress to a development with frontage on more than one street shall be in a manner that causes the least impact to the surrounding neighborhoods.
 - (3) Access shall be obtained from existing driveways where such access is safe and efficient. Where two or more access ways now exist, access may be limited to the more safe and efficient location.
- B. Curb Cuts: Curb cuts shall be limited to the minimum width for safe entering and exiting and shall in no case exceed 30 feet in width unless waived for commercial truck traffic.
- C. Interior Circulation: The proposed development shall ensure safe interior circulation within its site by accommodating and separating pedestrians and vehicular traffic and ensuring safe access to all users of the site.
- D. Sight Distance: Adequate sight distance shall be provided and maintained at all access locations, egress locations and all intersections affected by the development. At a minimum, these site distances shall meet standards articulated in the Massachusetts Highway Department and American Association of State Highway Transportation Official standards for safe-stopping sight distances.
- E. Parking Areas: Where feasible, parking areas should to be located to the side or behind buildings so as to provide an appropriate setting for the building within the context of the site and neighborhood. No off-street parking area shall be located in the required front yard. Parking to meet minimum requirements specified in section 10.2 shall be paved with hard surface material such as bituminous concrete. Parking in addition to minimum

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standards may be other than a hard surface material provided it shall be treated with a surface binder, gravel, crushed stones or other material to prevent dust and erosion.

- F. Traffic Calming Features: Traffic calming measures may be required.
- G. Level of Service Maintenance or Improvement: The suggested Level of Service (LOS) of intersections impacted by the traffic generated the development shall be:
 - (1) For newly constructed floor area, LOS "D" or better;
 - (2) For projects subject to a special permit– present LOS if present level of service is "D" or lower where such suggested standard is not met, or where a proposed project will result in an increase of 10 seconds of delay to a signalized intersection, the Special Permit Granting Authority may require the applicant to provide detailed plans (including reconstruction concepts) that when implemented would result in a intersection LOS as set forth above, or a return to existing conditions, whichever is applicable.
- H. Dangerous Intersections: For projects subject to a special permit, safety improvements may be required for any net increase in traffic volumes of 10% or more at an intersection that has an accident history of more than 5 accidents in the last three years for which data is available.

There shall be a report from the Traffic Commission confirming that the proposed site development provides for adequate parking and transportation capacity for the site.

8. Utilities; Security; Emergency Systems:

Projects may not overburden Town infrastructure services including water, gas, electrical and waste water systems. Building design may make use of water-conserving plumbing and minimize the amount of storm water runoff through the use of best management practices for storm water management. Further, building may be designed to make use of natural and energy resources efficiently in construction, maintenance, and long term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof specifically. Compliance with the Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards shall be encouraged.

- A. Wastewater Treatment and Disposal: There shall be report from the from the Board of Health confirming that the proposed site development provides for wastewater treatment and or disposal in a manner that is consistent with regulations of the Commonwealth of Massachusetts and the Dalton Board of Health.
- B. Water: There shall be a report from the Water Department confirming that there shall be sufficient water capacity to meet the flow demands of the proposed use without causing municipal water flow characteristics off-site to fall below the standards adopted by the Town.
- C. Site Security: There shall be a certification by the Police Chief or their designee that the petitioner has provided a written plan for site security, which plan has been approved by the Police Chief or their designee.
- D. Underground: All electrical, cable and telecommunications lines shall be installed underground.
- E. Fire Alarm System: There shall be sufficient municipal fire alarm system capacity to meet the operating requirements of the proposed site development and use under applicable codes, regulations, and statutes enforced by the Fire Chief or their designee.

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9. Hazardous Materials or Waste

Those businesses using or storing such hazardous materials shall submit a hazardous materials management plan that complies with the Regulations of the Massachusetts Hazardous Waste Management Act 310 CMR 30. Said plan shall also be submitted to Fire Chief, and Board of Health

There shall be reports from the Fire Chief and Board of Health confirming that an acceptable hazardous materials management plan has been prepared.

12.4.12 WAIVER OF STANDARDS

For a Site Plan approval or a Special Permit under this section, the Planning Board may waive any of the performance standards set forth in section 12.4.13 where such waiver is consistent with public health and safety, and where such waiver does not undermine the purposes of this section and the proposed development will serve the goals and objectives set forth in section 12.4.1.

12.4.13 SPECIAL PERMIT MITIGATION

The applicant may propose specific design alternatives and/or off-site improvements to municipal facilities to meet the performance standards. Where such proposal is acceptable such design alternatives and improvements may be incorporated as a condition of the Special Permit, if granted. Where such mitigation is required, reasonable conditions may be imposed, including, but not limited to, the following:

1. Timing: All improvements may be required to be completed prior to the issuance of either a building permit or a certificate of occupancy for the proposed development. Improvements associated with a phased development may be required to be completed for that phase prior to the issuance of either a building permit or a certificate of occupancy for such phase.
2. Cost of Improvements: The required design work and cost of construction and implementation of improvements required as a condition of a Special Permit shall be the full responsibility of the applicant.
3. Cost of Review and Inspection: The cost of review of plans and the cost of periodic inspection of work during construction shall be the full responsibility of the applicant and shall be charged in accordance with procedural requirements to be adopted and from time to time, as may be amended by the Planning Board.
4. Specifications: All work proposed to improve or upgrade Town utilities and services shall be done according to the specifications established by the appropriate Town department or official.
5. Road and Intersection Improvements: All road and intersection improvements proposed as part of development and redevelopment shall be consistent with local plans.

12.4.14 ENFORCEMENT OF THE SPECIAL PERMIT

The Special Permit Granting Authority may ensure compliance with these performance standards at the application stage by requiring evidence of probable compliance, whether by example of similar facilities or by engineering analysis, verified by technical peer review. In addition, the Special Permit Granting Authority may require a monitoring program at the applicant's expense for compliance purposes for a time period as may be specified in the special permit.

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Add the following definitions to the Definitions section.

INDUSTRIAL USE: A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution which activities are predominantly conducted within an enclosed building. These on-site production processes may consist of or be created from electronics and micro-electronics parts, plastic components, cloth, glass, leather, wood, ceramic components, paper or other materials.

MOLD MAKING, AND MOLDING: Use engaged in a manufacturing process of making of molds to form objects by heating the molding material to a fluid state and injecting, extruding, or inserting it into a mold.

BATCHING FACILITY: An industrial facility for the production of asphalt, concrete or related material or products used in construction or building but does not include the on-site excavation of material used in the production as a primary use.

HEAVY MANUFACTURING AND INDUSTRIAL FACILITY: Manufacture or assembly of a product, including processing, fabrication, assembly, treatment, packaging which may involve compounding raw or unprocessed material and may also involve outdoor operations as part of the manufacturing process. Includes allowed accessory uses.

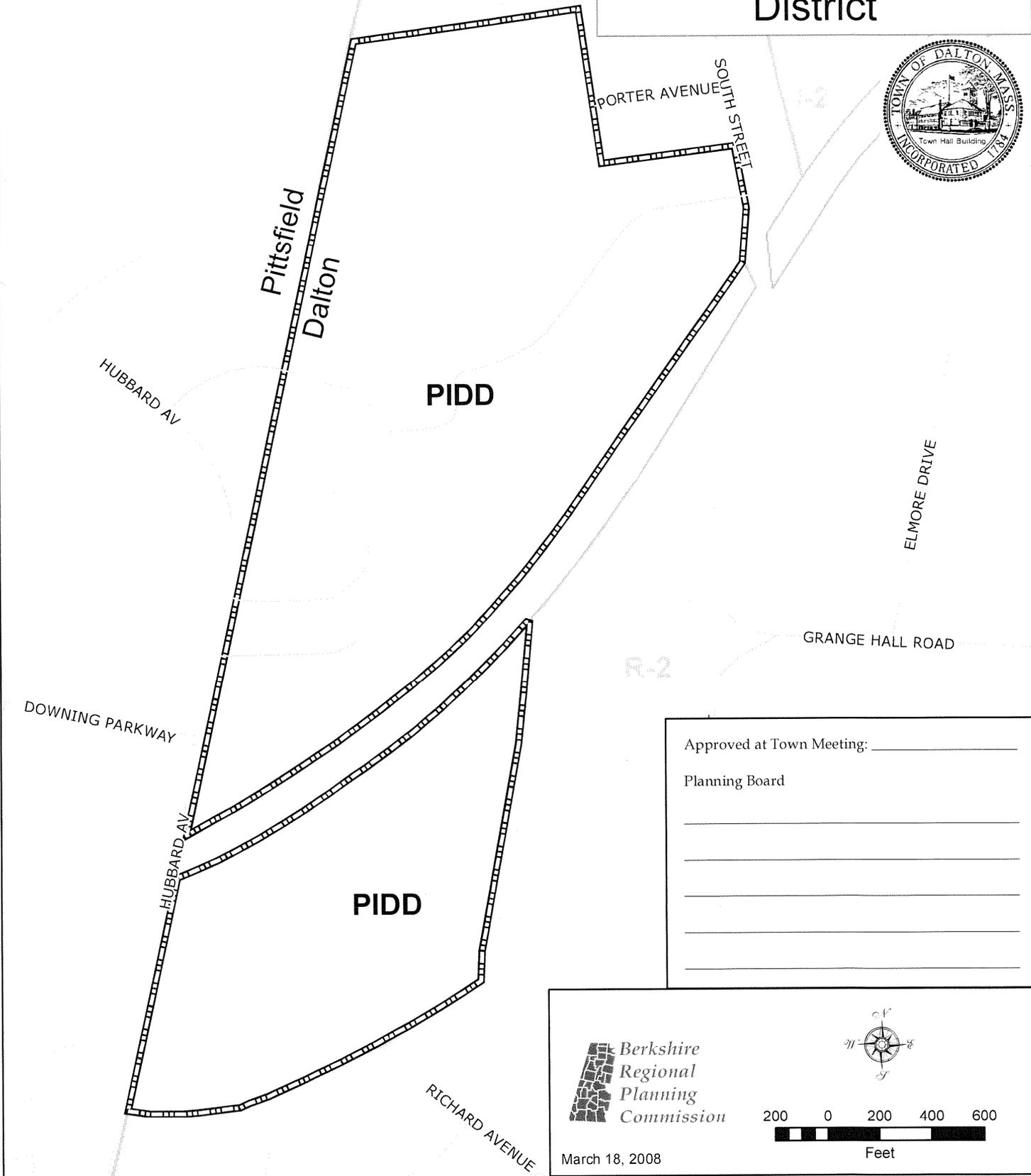
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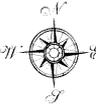
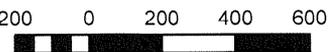
 Planned Industrial Development District
 Railroad Property
 Zoning Boundary

Dalton Planned Industrial Development District



Approved at Town Meeting: _____

Planning Board

 Berkshire Regional Planning Commission


 March 18, 2008 Feet

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Last revised – April 24, 2008

5.9 TABLE OF USE REGULATIONS

Note: Special Requirements cited are designed to draw attention to other applicable sections of the By-Laws, and should not necessarily be viewed as a complete listing of all requirements.

<u>PRINCIPAL PERMITTED USES</u>	<u>RESIDENTIAL</u>				<u>BUSINESS</u>		<u>INDUSTRIAL</u>			<u>SPECIAL REQUIREMENTS</u>
	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
A. <u>RESIDENTIAL USES</u>										
1. New One-family detached dwelling	P	P	P	P	NP	NP	NP	NP	NP	
2. New Two-family dwelling 10-20-97	NP	PA	PA	PA	NP	NP	NP	NP	NP	11.2.1
3. New Multi-family dwelling with six(6) or less units on a lot 10-20-97	NP	NP	PA	PA	NP	NP	NP	NP	NP	11.2.2
4. Conversion of existing dwelling to accommodate not more than six (6) dwelling units 10-20-97	NP	PA	PA	PA	PA	PA	NP	NP	NP	11.2.3
5. Conversion of existing non-residential building or portion thereof to accommodate one (1) or more dwelling units 10-20-97	NP	PA	PA	PA	PA	PA	NP	NP	NP	11.2.4
6. Motels, hotels or inns	NP	NP	NP	NP	PA	PA	NP	NP	NP	
7. Lodging, Bed & Breakfast, Boarding or Tourist House	PA	PA	PA	PA	NP	PA	NP	NP	NP	

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<u>PRINCIPAL PERMITTED USES</u>	<u>RESIDENTIAL</u>				<u>BUSINESS</u>		<u>INDUSTRIAL</u>			<u>SPECIAL REQUIREMENTS</u>
	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
8. Mobile home as a temporary dwelling	PA	PA	PA	PA	NP	PA	PA	PA	NP	11.2.5
9. Mobile Home Park	PB	PB	PB	PB	NP	NP	NP	NP	NP	11.2.11
10. Assisted Living Residence 6-21-99	PA	PA	PA	PA	NP	PA	NP	NP	NP	

B. COMMUNITY, EDUCATIONAL AND RECREATIONAL USES

1. Religious or educational use on land owned or leased by the Commonwealth or any of its agencies, subdivision or bodies politic, or by religious sect or denomination, or by non-profit educational corporation	P	P	P	P	P	P	P	P	P	
2a. Public utilities facilities	PA	PR								
2b. Municipal facilities	PA	NP								
3. Private schools, colleges, kindergarten, nursery school, not exempt under MGL Chapter 40A, s. 3	PA	PA	PA	PA	NP	NP	NP	NP	PB	
4. Hospitals, clinics, health centers,	PA	PA	PA	PA	NP	PA	NP	NP	NP	

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<u>PRINCIPAL PERMITTED USES</u>	<u>RESIDENTIAL</u>				<u>BUSINESS</u>		<u>INDUSTRIAL</u>			<u>SPECIAL REQUIREMENTS</u>
	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
nursing-rest-or convalescent homes, welfare centers										
5. Private nonprofit membership club or lodge	PA	PA	PA	PA	PA	PA	NP	NP	NP	
6. Outdoor sports facility such as golf courses, county clubs, tennis clubs, riding rings, boat livery, ski tow	PA	PA	PA	PA	NP	NP	NP	NP	NP	
7. Recreational facility owned or operated by an agency or the town or other government	PA	PA	PA	PA	NP	NP	NP	NP	NP	
8. Funeral Parlor or undertaking establishment	NP	PA	PA	NP	NP	NP	NP	NP	NP	
9. Cemetery	PB	PB	PB	PB	NP	NP	NP	NP	NP	
10. Camping facilities	PA	NP	NP	PA	NP	NP	NP	NP	NP	11.2.7
11. Child Care Facility	P	P	P	P	P	P	P	P	P	
12. Family Day Care Home	PA	PA	PA	PA	PA	PA	PA	PA	PB	

C. OFFICE, RETAIL AND CONSUMER SERVICE ESTABLISHMENTS

1a. Business, professional or governmental	PA	PA	PA	NP	P	P	NP	NP	PR	
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<u>PRINCIPAL PERMITTED USES</u>	<u>RESIDENTIAL</u>				<u>BUSINESS</u>		<u>INDUSTRIAL</u>			<u>SPECIAL REQUIREMENTS</u>
	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
offices										
1b. Banks, retail	PA	PA	PA	NP	P	P	NP	NP	NP	
2. Stores, salesrooms showrooms for the conduct or retail business, services and shops for custom work provided display, storage and sales are conducted within a building	NP	NP	NP	NP	P	P	P	P	PB	
3. Restaurants and other places servicing food and beverages to be consumed within the building or off the premises 3-27-2000	NP	NP	NP	NP	P	PA	NP	P	NP	
4. Restaurants and other places serving food and beverages to be consumed on the premises 3-27-2000	NP	NP	NP	NP	PA	PA	NP	PA	NP	
5. Automotive sales and services or repair shops, public garages, or taxi service	NP	NP	NP	NP	NP	PA	PA	PA	PB	
6. Bulk storage and/or sale of petroleum products.	NP	NP	NP	NP	NP	NP	NP	NP	PB	

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
7. Car and truck washes	NP	NP	NP	NP	NP	NP	NP	NP	NP	PB
8. Dog Kennel or veterinary hospital. Buildings used for such purposes shall not be closer than one-hundred (100) feet from lot boundaries	PA	NP	NP	NP	PA	NP	PA	NP	NP	
9. Lumber yards or construction contractors' or building material and supply yards serving retail trade, provided that all merchandise stored in the open is screened from ground level view from any abutting street or property	NP	NP	NP	NP	NP	NP	PA	PA	NP	
10. Theater, moving picture houses, bowling alleys, billiard rooms, dance halls, roller skating rinks, public gymnasiums, places for conducting boxing or prize fighting, and similar commercial amusement places	NP	NP	NP	NP	NP	PA	PA	PA	NP	

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
11. Neighborhood Retail Center	NP	NP	NP	NP	PB	PB	NP	NP	NP	11.2.6
12. Planned Unit Office or Research Center	NP	NP	NP	NP	PB	PB	PB	PB	PR	11.2.8
13. Personal Wireless Facilities & Towers 10-20-97	PA	PA	PA	PA	PA	PA	PA	PA	PB	11.1.12
13. Adult Entertainment Establishments	NP	NP	NP	NP	PA	PA	NP	NP	NP	
15. Printing, publishing or data processing	NP	NP	NP	NP	PA	PA	PA	PA	PR	
16. United States Postal Service or private courier service facility	NP	NP	NP	NP	PA	PA	PA	PA	PR	
17. Medical or dental laboratory and/or medical research and associated facilities	NP	NP	NP	NP	PA	PA	PA	PA	PR	
<u>D. INDUSTRIAL, MANUFACTURING AND STORAGE USES</u>										
1a. Manufacturing use	NP	NP	NP	NP	NP	NP	PA	PA	PR	12.2
1b. Industrial use	NP	NP	NP	NP	NP	NP	PA	PA	PR	12.2
1c. Heavy manufacturing and industrial facility, including facility for the manufacture of	NP	NP	NP	NP	NP	NP	PA	PA	PB	

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
paper and other pulp based related products.										
2. Wholesale business or storage use in an enclosed structure, not to include the bulk storage of trash or garbage.	NP	NP	NP	NP	NP	NP	P	P	PR	12.2
3. Removal or earth material such as top-soil, sod, loam, peat, humus, clay, sand, gravel or rock except as provide in Section 5.9.F, 10 herein	PB	NP	NP	PB	NP	NP	NP	NP	NP	11.2.9 12.2
4. Solid waste disposal and recycling	PB	NP	NP	PB	NP	NP	PA	PA	PB	11.2.10 12.2
5. Sawmill	PB	NP	NP	PB	NP	NP	PA	PA	NP	12.2
6. Newspaper or job-printing establishment	NP	NP	NP	NP	PA	PA	PA	PA	PR	
7. Enclosed assembly, bottling, packing or finishing plant, not to include food products.	NP	NP	NP	NP	PA	PA	PA	PA	PR	
8. Radio or television stations or transmitting facilities, railroad	NP	NP	NP	NP	PA	PA	PA	PA	PR	

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
or bus depots or other communication uses.										
9. Mold making and molding use	NP	NP	NP	NP	PA	PA	PA	PA	PR	
10. Trucking or bus terminals	NP	NP	NP	NP	NP	NP	PA	PA	PB	
11. Dry-cleaning or laundry establishments	NP	NP	NP	NP	P	P	P	P	PR	
12. Food processing facility	NP	NP	NP	NP	PA	PA	PA	PA	PB	
<u>E. AGRICULTURAL USES</u>										
1. Farms, including orchards, trees, agricultural, animals, and/or poultry, providing:	P	P	P	P	P	P	P	P	P	P
a. A site of five (5) or more acres shall be required for such farming										
b. Building used for animal husbandry shall not be closer than one hundred (100) feet from lot boundaries										
c. All grounds used for pasturing or other purposes involving unrestrained										

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
animal shall be properly fenced										
2. Farming, Commercial under five (5) acres not involving animals or poultry	PA	PA	NP	PA	NP	NP	NP	NP	NP	
3. Greenhouses, plant nurseries or florist when not accessory to a farm	PA	PA	PA	PA	P	P	P	P	PB	

F. PERMITTED ACCESSORY USES

1. Any structure or use customarily incidental and subordinate to the principal permitted use in the district	P	P	P	P	P	P	P	P	P	9 12.2
2. Private garage or off-street parking for private automobiles registered at the premises	P	P	P	P	P	P	P	P	P	9.2 10
3. The use of a room or rooms in a dwelling for customary home occupation, or practice of a profession conducted by a resident of the premises	P	P	P	P	P	P	P	P	P	9.3

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
4. The renting of rooms or the furnishing of meals by a resident of the premises	P	P	P	P	P	P	P	P	P	9.3.1
5. The keeping of domestic animals provided they are not raised for commercial purposes and that accessory buildings or enclosures for such animals shall be set back from any lot line at least twice the minimum yard set forth in Section 6.	P	P	P	P	P	P	P	P	P	6 9.2 12.2
6a. The display and sale at a roadside stand or otherwise of natural products, the major portion of which are raised on the premises	P	P	P	P	P	P	P	P	P	9.2
6b. The display of articles at tag sales shall be scheduled so as not to constitute a business use, with no more than two (2) such occurrences per year.	S	S	S	S	NP	NP	NP	NP	NP	

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	
7a. Off-street parking of not more than one vehicle used for commercial purposes, per lot, owned by a resident of the premises, not exceeding one and one-half (1 ½) tons capacity or twenty four (24) feet in length, except in enclosed structures.	P	P	P	P	P	P	P	P	P	
7b. Off-street parking of more than one vehicle used for commercial purposes, per lot, owned by a resident of the premises, not exceeding one and one-half (1 ½) tons capacity or twenty four (24) feet in length, except in enclosed structures	PA	PA	PA	PA	PA	PA	P	P	P	
8. Storage or parking of trucks or trailer trucks exceeding twenty four (24) feet in length or one and one half (1 ½) tons capacity	PA	PA	PA	PA	PA	PA	P	P	P	
9. Seasonal storage of equipment owned	P	P	P	P	P	P	P	P	P	

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	

by residents of the premises, such as boats, travel trailers, pickup campers, motorized campers, tent trailers, provided that at no time will such parked or stored equipment be occupied or used for living, sleeping, or housekeeping purposes. If kept outdoors, it shall be parked or stored no closer to the street line than the actual building setback and shall not be parked within ten (10) feet of the side or rear lot lines

10. The removal of earth materials such as loam, sand, gravel, clay or stone when required in connection with the following operation:	P	P	P	P	P	P	P	P	P	P
a. The erection of a building or anyother construction for which a permit										

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	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2	PIDD	

has properly been issued.

- b. Municipal or government construction or operation.
- c. Construction of a private street and grading in accordance with approved subdivision plans
- d. Any accessory use incidental to a permitted use including cultivation of land, planting, landscaping or drainage of land

11. Any accessory use to a by-right use, whether or not on the same parcel, which is necessary in connection with scientific research and development or related production provided the Board of Appeals finds that the proposed accessory use does not substantially derogate from the public good	PA	PA								
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may be used for a driveway entrance or exit or for warning purposes.

2) ANNOUNCEMENT

- a) Advertising for sale, rental or lease of a lot or building. One (1) sign not to exceed six (6) square feet or two (2) signs not to exceed two (2) square feet each. Two (2) signs back-to-back shall be considered one (1) sign. P P P P P P P P P
- b) Temporary signs pertaining to lease, sale or use of land in an area in the process of development. One (1) sign not to exceed twenty-four (24) square feet. Two (2) signs back-to-back shall be considered one (1) sign. Top horizontal line shall be no more than three (3) feet above ground level. Such signs shall not be attached to trees, rocks or fences. B B B B B B B B B

3) ADVERTISING

- a) Attached: Signs advertising goods sold or services rendered on the premises not to exceed forty (40) square feet and not to project more than eight (8) inches beyond the face of the building facing the traveled way. Letters and O O O O B B B B B

symbols on buildings or structures shall be considered a sign, the area of which is determined by the smallest perimeter encompassing all of the letters and symbols. Signs and symbols on buildings or structures shall not extend more than four(4) feet above the maximum height of the eave line.

- b) Unattached: O O O O B B B B **B**
 One (1) sign pertaining to goods sold or services rendered on the premises upon which they are displayed not to exceed thirty-five (35) square feet. Top horizontal line shall be no more than twenty (20) feet above ground level. Two (2) signs back-to-back shall be considered one (1) sign.

B. OFF-PREMISES SIGNS OR ADVERTISING DEVICES

Public information at roadside including service club, church, public building, charitable or civic organization or hospital signs not exceeding three (3) square feet sign face area. Any configuration combining two (2) or more of the above signs shall not exceed fifteen (15) square feet sign face area. B B B B B B B B **B**

C. OTHER SIGNS AND
ADVERTISING DEVICES

- | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|----------|
| 1) Flag or banner type signs or a temporary nature not to exceed twenty-four (24) square feet and not to be displayed more than fourteen (14) days. | O | O | B | O | B | B | B | B | B |
| 2) Search lights for promotional advertising (use not to exceed seven 7 days) | O | O | O | O | B | B | B | B | B |
| 3) Window signs comprising posters, placards or signs painted or otherwise displayed on the inside of windows close to and approximately parallel to the window panes and visible from the street shall not exceed twenty-five percent (25%) of the individual window area or ten percent (10%) of the glass area of any required exit door. | O | O | O | O | P | P | O | O | B |