

TABLE OF AMENDMENTS

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

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

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

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Annual Town Meeting - June 12, 1993

(Approved by the Attorney General - 8/12/93)

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

Annual Town Meeting - May 14, 1994

(Approved by the Attorney General - 8/29/94)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Annual Town Meeting - May 7, 2001

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

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

Annual Town Meeting - May 6, 2002

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

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

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

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

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

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

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

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

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

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

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

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

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Annual Town Meeting – May 15, 2006
(Approved by the Attorney General – 7/17/2006)

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