Zoning Bylaws of the Town of Braintree

COUNTY OF NORFOLK
COMMONWEALTH OF MASSACHUSETTS

SERIAL NO.4.....

GENERAL CODE PUBLISHERS CORP. 72 Hinchey Road Rochester, NY 14624

ZONING BYLAWS

| Pu | ARTICLE I rpose and Definitions | § 135-402. | Continuation of nonconforming structures or uses. |
|--|--|--|---|
| § 135-101. | Purpose. | § 135-403. | Alterations or reconstruction |
| § 135-102. | Definitions. | | of nonconforming structures |
| _ | | | or uses. |
| | ARTICLE II | § 135-404. | Abandonment. |
| Adı | ninistrative Provisions | § 135-405. | Reversion to nonconforming status prohibited. |
| § 135-201. | Building Inspector. | § 135-407. | Variances. |
| § 135-202. | Appeals to the Zoning Board of Appeal (for variance see § 135-407). | | ARTICLE V Special Permits |
| § 135-203. | Special permits and site plan | • | |
| | reviews (see Article V). | § 135-501. | Special permit granting |
| § 135-204. | Zoning Board of Appeal. | | authority (SPGA). |
| § 135-205. | Repetitive petitions. | § 135-502. | Site plan review requirement. |
| § 135-206. | Disposition of violations. | § 135-503. | Special permit procedures. |
| § 135-207. | Notification of parties in interest. | § 135-504. | Accessory uses for scientific research and development authorized as special permit. |
| | ARTICLE III | | |
| Gene | ral Regulatory Provisions | | ARTICLE VI |
| | | | |
| | | Per | mitted Uses in Districts |
| § 135-301. | Districts established. | | |
| § 135-301. § 135-302. | Use and structures to comply | § 135-601. | Table of Principal Uses. |
| _ | Use and structures to comply with density and use | § 135-601. § 135-602. | Table of Principal Uses. Accessory uses; conditions. |
| § 135-302. | Use and structures to comply with density and use requirements. | § 135-601. | Table of Principal Uses. |
| _ | Use and structures to comply with density and use | § 135-601. § 135-602. | Table of Principal Uses. Accessory uses; conditions. Permitted accessory uses in residential districts. Uses not considered accessory in residential |
| § 135-302. | Use and structures to comply with density and use requirements. Construction to commence or be subject to zoning amendments. Lots in more than one | § 135-601. § 135-602. § 135-603. § 135-604. | Table of Principal Uses. Accessory uses; conditions. Permitted accessory uses in residential districts. Uses not considered accessory in residential districts (not allowed). |
| § 135-302. § 135-305. | Use and structures to comply with density and use requirements. Construction to commence or be subject to zoning amendments. | § 135-601. § 135-602. § 135-603. | Table of Principal Uses. Accessory uses; conditions. Permitted accessory uses in residential districts. Uses not considered accessory in residential |
| § 135-302. § 135-305. § 135-306. | Use and structures to comply with density and use requirements. Construction to commence or be subject to zoning amendments. Lots in more than one | § 135-601. § 135-602. § 135-603. § 135-604. | Table of Principal Uses. Accessory uses; conditions. Permitted accessory uses in residential districts. Uses not considered accessory in residential districts (not allowed). Accessory uses in business |
| § 135-302. § 135-305. § 135-306. | Use and structures to comply with density and use requirements. Construction to commence or be subject to zoning amendments. Lots in more than one district. ARTICLE IV conforming Structures and Uses; Variances | § 135-601. § 135-602. § 135-603. § 135-604. | Table of Principal Uses. Accessory uses; conditions. Permitted accessory uses in residential districts. Uses not considered accessory in residential districts (not allowed). Accessory uses in business and commercial districts. Establishment of fire |
| § 135-302. § 135-305. § 135-306. | Use and structures to comply with density and use requirements. Construction to commence or be subject to zoning amendments. Lots in more than one district. ARTICLE IV | § 135-601. § 135-602. § 135-603. § 135-604. § 135-605. § 135-607. | Table of Principal Uses. Accessory uses; conditions. Permitted accessory uses in residential districts. Uses not considered accessory in residential districts (not allowed). Accessory uses in business and commercial districts. Establishment of fire districts. Wetlands and Floodplain |

BRAINTREE CODE

| § 135-611. | (Reserved) | § 135-805. | Location of required off- |
|-------------|--|--|--|
| § 135-612. | Planned unit development | 3 100-000. | street parking facilities. |
| | regulations applying to | § 135-806. | Schedule of off-street |
| | Planned Unit Development | _ | parking requirements. |
| | (PUD) Districts. | § 135-807. | Submission of parking plan. |
| § 135-613. | Village Zoning Overlay District. | § 135-808. | Standards for parking |
| £ 125 614 | | | facilities. |
| § 135-614. | Conversion of convalescent home or nursing home. | § 135-809. | Dimensions for parking spaces, bays, and aisles. |
| | ARTICLE VII | § 135-810. | Operation and maintenance of parking areas. |
| | Area Regulations | § 135-811. | Submission of landscaping |
| § 135-701. | Table of Dimensional and | 9 40 7 04 5 | plans. |
| | Density Regulations. | § 135-812. | Landscaping requirements |
| § 135-701. | Notes. | § 135-813. | (see § 135-708). Construction standards. |
| § 135-702. | Landscaping and buffer | § 135-813. | |
| \$ 125 MO2 | zones. | 3 155-014. | Off-street loading and unloading areas. |
| § 135-703. | Additional front yard requirements. | § 135-815. | Village Zoning District off- |
| § 135-704. | Frontage requirement. | | street parking and loading. |
| § 135-705. | Multifamily dwellings. | | - |
| § 135-706. | Preexisting lots. | *** | ARTICLE IX |
| § 135-707. | Corner lots. | Rules a | and Regulations for Signs |
| § 135-708. | Open space. | § 135-901. | Purpose. |
| § 135-709. | Height restrictions. | § 135-902. | Definitions. |
| § 135-710. | Limitations on number of | § 135-903. | Residential areas. |
| | buildings for dwelling | | General business area. |
| | purposes on each lot. | | Highway business area. |
| § 135-711. | Site plan review (SPR) of | | Commercial area. |
| | multifamily, apartment, | | Open space and conservancy |
| | business and commercial developments. | - | areas. |
| | астеюриненть. | § 135-904.5. | Special regulations for |
| | ARTICLE VIII | | gasoline service stations and |
| Off-Str | eet Parking and Loading | | repair garages only. |
| | | § 135-904.6. | Village Zoning Overlay |
| § 135-801. | Purpose. | | District: rules and regulations for signs. |
| § 135-802. | Applicability. | § 135-905. | Illumination. |
| § 135-803. | Decreases in parking | | |
| | 1 0 | 8 135_QAK | Tomporary cione |
| 0 10 F 00 J | requirements. | § 135-906. § 135-907 | Temporary signs. |
| § 135-804. | 1 0 | § 135-906. § 135-907. § 135-908. | Temporary signs. Construction. Administration. |

ZONING BYLAWS

| YOLAHAO DIDIMO | | | | |
|-------------------|-------------------------------------|---|---|--|
| § 135-909. | Nonconforming signs. | § 135-1204 and 135-1205. (Deleted by amendment) | | |
| § 135-910. | Severability. | | | |
| § 135-911. | Exemption. | | | |
| 3 202 7 222 7 | 1 | A Build Tour | ARTICLE XIII ertainment/Bookstore/Video | |
| | ARTICLE X | | tion-Picture Establishments | |
| Serv | vice Stations; Trailers | Stole Wotton-1 lettile Esmonsments | | |
| 0 125 1001 | Cambia stations | § 135-1301. | Purpose. | |
| § 135-1001. | Service station; requirements. | § 135-1302. | Definitions. | |
| § 135-1002. | Trailers; restrictions. | § 135-1303. | Restrictions. | |
| | | § 135-1304 . | Applications | |
| | ARTICLE XI | § 135-1305. | Rules and regulations. | |
| Environme | ental Performance Standards | § 135-1306. | Additional requirements. | |
| D 405 4104 | Establishment of standards. | § 135-1307. | Criteria for approval. | |
| § 135-1101. | Noise and vibration control. | § 135-1308. | Accessory use. | |
| § 135-1102. | | § 135-1309. | (Deleted by amendment) | |
| § 135-1103. | Definitions. | § 135-1310. | Amenities. | |
| § 135-1104. | Prohibited acts. | | | |
| § 135-1105. | Sound levels by receiving land use. | 75. 3 | ARTICLE XIV | |
| § 135-1106. | Restrictions on noise emitted | Rules a | nd Regulations for Traffic | |
| 8 125-1100. | from construction sites. | § 135-1401. | Purpose. | |
| § 135-1107. | Motor vehicles and | § 135-1402. | Definitions. | |
| U | motorcycles on public | § 135-1403. | Applicability. | |
| | rights-of-way. | § 135-1404. | Traffic study. | |
| § 135-1108. | Enforcement. | § 135-1405. | Traffic capacity. | |
| § 135-1109. | Permits and exemptions. | § 135-1406. | Intermunicipal coordination. | |
| § 135-1110. | Hearings. | § 135-1407. | Compliance. | |
| § 135-1111. | Appeals. | § 135-1408. | Waiver of the regulations. | |
| § 135-1112. | | _ | Separation. | |
| § 135-1113. | Conflict with other | - | - | |
| 0 - 0 - 4 - 4 - 4 | regulations. | | ARTICLE XV | |
| § 135-1114. | Severability. | 7 | Coning Amendments | |
| | ARTICLE XII | § 135-1501. | Amendments. | |
| Grading Re | egulations, Quarry Operations | § 135-1501. | Submission requirements. | |
| | osion Control Regulations | § 135-1502. | Submission of proposed | |
| 0.40=4004 | G . Pro-manlations | 2 155-1505. | amendment to Planning | |
| § 135-1201. | Grading regulations. | | Board. | |
| § 135-1202. | Quarry operations. | § 135-1504. | Public hearings on proposed | |
| § 135-1203. | Erosion control regulations. | | amendments. | |
| | | § 135-1505. | Defects in notice. | |

| § | 135-101 |
|---|---------|
| | |

BRAINTREE CODE

| § 135-1506. | Submission of report of Planning Board prior to vote; failure to adopt | § 135-1602. § 135-1603. § 135-1604. | Definitions. Jurisdiction. |
|-------------|--|---|---|
| | proposed amendment within time limit. | § 155-1004. | Application for special permit. |
| § 135-1507. | Required vote for adoption. | § 135-1605. | Findings. |
| § 135-1508. | Limitations on | § 135-1606. | Accessory buildings. |
| | reintroduction of defeated | § 135-1607. | Use of Town land. |
| | amendments. | § 135-1608. | Abandonment/repair. |
| § 135-1509. | Submission of materials to | § 135-1609. | Annual certification. |
| | Attorney General. | § 135-1610. | Exemptions. |
| § 135-1510. | Effect on other legislation. | § 135-1611. | Filing fees. |
| § 135-1511. | Validity; limitations on | | Appendix Sketches B to E |
| | claims of invalidity. | | Table of Principal Uses |
| Wireless | ARTICLE XVI Communication Facilities | | Table of Dimensional and Density Regulations |

§ 135-1601. Purpose.

[HISTORY: Adopted by the Town Meeting of the Town of Braintree. Amendments noted where applicable.]