

# **TOWN OF DRACUT**

**Incorporated February 26, 1701**

## **ZONING BY LAWS**

**With Amendments through November 4, 2013 Annual Town Meeting**

**Prepared by the Dracut Town Clerk's Office  
Kathleen M. Graham, Town Clerk  
Jayne Boissonneault, Assistant Town Clerk**

## TOWN OF DRACUT - ZONING BY-LAWS

### TABLE OF CONTENT

1.00.00	PURPOSE, AUTHORITY AND PROCEDURE
1.10.00	Authority and Purpose
1.10.10	Authority
1.10.20	Purpose
1.11.00	Administration
1.11.10	Enforcement
1.11.20	Compliance Certification
1.11.30	Building Permit
1.11.40	Professional Inspection
1.11.50	Penalty
1.12.00	Reserved
1.13.00	Board of Appeals
1.13.10	Establishment
1.13.20	Powers and Duties of the Board of Appeals
1.13.30	Public Hearings
1.13.40	Repetitive Petitions
1.14.00	Amendments
1.15.00	Appeals
1.16.00	Special Permits
1.16.10	General Rules, Regulations and Administration
1.16.20	Site Plan Special Permits
1.16.24	Modification of the Conditions of an Existing Special Permit
1.17.00	Applicability
1.17.10	Other Laws
1.17.20	Minimum
1.18.00	Validity

- 2.00.00 DISTRICT REGULATIONS
- 2.10.00 Establishment of Districts
- 2.11.00 Regulation of Uses
  - 2.11.10 Application
  - 2.11.20 Uses Not Listed
  - 2.11.21 Temporary Moratorium on Medical Marijuana Treatment Centers
  - 2.11.30 Table of Permitted Uses
  - 2.11.40 Principal Use Definitions
  - 2.11.50 Accessory Use Regulations
- 2.12.00 Intensity of Use (Dimensional Requirements)
  - 2.12.10 Standard Dimensional Provisions
  - 2.12.20 Minimum Land Area
  - 2.12.30 Lot Perimeter
  - 2.12.40 Methods for Calculating Dimensional Requirements
  - 2.12.50 Table of Standard Dimensional Requirements
  - 2.12.60 Dimensional Relief for Affordable Housing
  - 2.12.70 Additional Development of Structures dedicated for business use
  - 2.12.80 Multiple Principal Structures
- 2.13.00 Flood Plain and Floodway Districts
  - 2.13.10 Purpose
  - 2.13.20 Methods for Determining Flood Plain District and Floodway Boundaries
  - 2.13.30 Flood Plain Regulations
  - 2.13.40 Floodway Regulations
  - 2.13.50 Uses Allowed by Special Permit in the Flood Plain District (Excluding the Floodway)
  - 2.13.60 Procedures for Applying for a Special Permit Pursuant to Section 2.13.50
- 2.14.00 Wetland and Water Conservancy District
  - 2.14.10 Purposes of District
  - 2.14.20 Boundaries of Wetland and Water Conservancy District
  - 2.14.30 Wetland and Water Conservancy District Regulations
- 2.15.00 Reserved
- 2.16.00 Nonconforming Lots, Uses and Structures
  - 2.16.10 Nonconforming Lots
  - 2.16.20 Nonconforming Uses and Structures
- 2.17.00 Wellhead Protection District By-Law
  - 2.17.10 Purpose of Wellhead Protection District
  - 2.17.20 Definitions
  - 2.17.30 Establishment & Delineation of Wellhead Protection District
  - 2.17.40 Wellhead Protection District Use Regulations
  - 2.17.50 Procedures for Issuance of a Special Permit
  - 2.17.60 Enforcement
  - 2.17.70 Severability

- 3.00.00 GENERAL REGULATIONS
- 3.10.00 Parking and Loading
  - 3.10.10 Objectives and Applicability
  - 3.10.20 Parking Requirements
  - 3.10.30 Loading Areas
  - 3.10.40 Parking and Loading Area Design and Location
- 3.11.00 Sign Regulations
  - 3.11.10 Applicability and Objectives
  - 3.11.20 Definitions
  - 3.11.30 Administration and Enforcement
  - 3.11.40 Allowed Signs
  - 3.11.50 Sign Regulations
  - 3.11.60 Prohibitions
- 3.12.00 Soil, Vegetation, Rock, and Gravel Removal
  - 3.12.10 Purpose
  - 3.12.20 General Provisions
  - 3.12.30 Application for Soil, Vegetation, Rock and Gravel Removal
  - 3.12.40 Permit for Soil, Vegetation, Rock and Gravel Removal
  - 3.12.50 Removal Incidental to Development, Construction or Improvement
  - 3.12.60 Public Hearing
  - 3.12.70 Operational Standards for Removal and Restoration
  - 3.12.80 Security Requirements
- 3.13.00 Reserved
- 3.14.00 Buffering, Screening and Grading
  - 3.14.10 Purposes
  - 3.14.20 Buffering and Screening From Adjacent Residential Uses
  - 3.14.30 Buffering and Screening Requirements Between Land Uses in Business and Industrial Zones
  - 3.14.40 Grading
- 3.15.00 Environmental Protection Standards
  - 3.15.10 Compliance
  - 3.15.20 Water Quality
  - 3.15.30 Air Quality
  - 3.15.40 Reserved
  - 3.15.50 Solid Waste Storage
  - 3.15.60 Reserved
  - 3.15.70 Other Requirements

- 4.00.00 SPECIAL REGULATIONS
- 4.10.00 Special Permits - Major Business Complex
- 4.10.10 Applicability and Objectives
- 4.10.20 Submittals Generally
- 4.10.30 Decision Criteria
- 4.11.00 Special Permits - Major Industrial Complex
- 4.11.10 Applicability and Objectives
- 4.11.20 Submittals Generally
- 4.11.30 Decision Criteria
- 4.12.00 Special Permits-Multi-Family Development
- 4.12.10 Applicability and Objectives
- 4.12.20 Submittals Generally
- 4.12.30 Decision Criteria
- 4.13.00 Special Permits, Fairs, Carnivals and Similar Events
- 4.13.10 Purpose
- 4.13.20 Applicability
- 4.13.30 Sponsorship
- 4.13.40 Duration
- 4.13.50 Other Requirements
- 4.14.00 Special Permit - Open Space Residential Development
- 4.14.10 Objectives
- 4.14.20 Open Space Residential Regulations
  
- 4.14.30 Legal Requirements for Common Land Ownership and Maintenance
- 4.14.40 Submissions Generally
- 4.14.50 Decision Criteria
- 4.14.60 Relation to Subdivision Control Act Development
  
- 4.15.0 Special Permit - Residential Golf Course Planned Development
- 4.15.2 Definition of a RGCPD
- 4.15.3 Purpose of RGCPD
- 4.15.4 Permitted
- 4.15.5 Dimensional Requirements
- 4.15.6 Decision Criteria
- 4.15.7 Security for the Development of the Golf Course
- 4.15.8 Security for the Residential Subdivision
- 4.15.9 Submission Procedure
- 4.15.10 Extension of Special Permit

- 4.16.00 Mill Conversion Overlay District
  - Purpose
  - Definitions
  - Overlay District
  - Special Permit Requirements
  - Special Permit Granting Authority
  - Application
  - Review by other Boards
  - Standards
  - Affordable Dwelling Units
  - Action by the Planning Board
- 4.17.00 Dracut Center Neighborhood Overlay District
  - Purpose
  - Definitions
  - Overlay District
  - Relationship to Existing Zoning
  - Prohibited Uses
  - Dimensional Requirements
  - Special Provisions
  - Parking/Bicycle Requirements
  - Site Plan Special Permit
  - Applicant Procedures
  - Decision Criteria

#### Zoning Map Changes

ZBL Table of Contents with amendments through November 4, 2013  
Town Meeting

**TOWN OF DRACUT - ZONING BY LAWS**

**1.00.00 PURPOSE, AUTHORITY AND PROCEDURE**

**1.10.00 Authority and Purpose**

**1.10.10 Authority.** This By-law which shall be known as the Town of Dracut Zoning By-law is adopted pursuant to Chapter 40A of the General Laws of the Commonwealth of Massachusetts and Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts.

**1.10.20 Purpose.** The purpose of this By-law is to implement the zoning powers granted to the Town of Dracut pursuant to the Constitution of the Commonwealth and Statutes of the Commonwealth and includes, but is not limited to, 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 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 Town of Dracut, including consideration of the recommendations of the land use plan adopted by the Planning Board; and the plans of the Northern Middlesex Area Commission; and to preserve and increase amenities; and to preserve and enhance the natural scenic and aesthetic qualities of the Town of Dracut.

**1.11.00 Administration**

**1.11.10 Enforcement.** This By-law shall be enforced by the Building Inspector of the Town of Dracut. The Building Inspector, upon being informed in writing of a possible violation of this By-law or on his own initiative, shall make or cause to be made an investigation of facts and an inspection of the premises where such violation may exist. If the Building Inspector is so informed in writing and declines to act, he shall within fourteen (14) days of his receipt of such information give to his informant, in writing, his reasons for refraining from taking any action. The Building Inspector, on evidence of any violation after investigation and inspection, shall give written notice of such violation to the owner and to the occupant of such premises,

## TOWN OF DRACUT - ZONING BY LAWS

and the Building Inspector shall demand in such notice that such violation be abated within such reasonable time as may be given by mail addressed to the owner at the address appearing for him on the most recent real estate tax records of the Town of Dracut and to the occupant at the address of the premises of such seeming violation.

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

1.11.20 Compliance Certification. Buildings, structures, or signs may not be erected, substantially altered, moved, or changed in use and land may not be changed in principal use without certification by the Building Inspector that such action is in compliance with then applicable zoning, or without review by him regarding whether all necessary permits have been received from those governmental agencies from which approval is required by federal, state, or local law.

1.11.30 Building Permit. No building shall be erected, altered, moved razed or added to in Dracut without a written permit issued by the Building Inspector. Such permits shall be applied for in writing to the Building Inspector. The Building Inspector shall not issue any such permit unless the plans for the building and the intended use thereof in all respects fulfill the provisions of the Town of Dracut Zoning By-law (and other applicable town by-laws) except as may have been specifically permitted otherwise by action of the Town of Dracut Board of Appeals, provided a written copy of the terms governing any exception so permitted be attached to the application for a building permit and to the building permit issued therefor. One copy of each such permit, as issued, including any conditions or exceptions attached thereto, shall be kept on file in the office of the Building Inspector.

In addition to the information required above, a plot plan shall indicate provisions for all other physical requirements of this By-law, including, but not limited to, off-street parking, screening and fencing.

## TOWN OF DRACUT - ZONING BY LAWS

Upon granting a permit the Building Inspector shall cause a copy to be posted on the property to which it relates in a conspicuous place.

**1.11.40 Professional Inspection.** Construction on projects under a single building permit involving either one or more structures (other than one and two family dwellings) each containing 35,000 cubic feet of volume or more, or involving 50 or more dwelling units, irrespective of type, shall be done with the inspection of a registered professional engineer or architect, retained by the developer. Such engineer or architect shall periodically, as requested by the Building Inspector, attest that all work being done under his supervision is being done in accordance with the plans as approved for a building permit, in accordance with any stipulations of applicable permits, special permits, or variances, and in accordance with all applicable Town and State codes and regulations. Discrepancies from the above noted by such engineer or architect shall be reported forthwith to the Building Inspector.

**1.11.50 Penalty.** Any person violating any of the provisions of this By-law, any of the conditions under which a permit is issued, or any decision rendered by the Board of Appeals shall be fined not more than \$100.00 for each offense. Each day that such violation continues shall constitute a separate offense.

**1.12.00 Reserved**

**1.13.00 Board of Appeals**

**1.13.10 Establishment.** The Board of Appeals shall consist of five members and two associate members, who shall be appointed by the Town Manager and shall act in all matters under this By-law in the manner prescribed by Chapters 40A, 40B, and 41 of the General Laws of the Commonwealth of Massachusetts.

Within two (2) weeks of the beginning of each calendar year, the Zoning Board of Appeals shall organize and elect a Chairman and Clerk from within its own membership.

The length of terms of the members of the Board of Appeals shall be such that the term of one member expires each year. A member of the Board of Appeals may be removed for cause by the Town Manager only after written charges have been made and a public hearing has been held.

**TOWN OF DRACUT - ZONING BY LAWS**

Vacancies caused by dismissal, resignation, death or any other cause shall be filled in the same manner as Zoning Board of Appeals members are appointed.

1.13.20 Powers and Duties of the Board of Appeals. The Board of Appeals shall have and exercise all the powers granted to it by Chapters 40A, 40B, and 41 of the General Laws and by this By-law. The Board's powers are as follows:

1.13.21 To hear and decide appeals or petitions for variances from the terms of this By-law, not including variances for use, with respect to particular land or structures. Such variance shall be granted only in cases of where the Board of Appeals finds all of the following:

A literal enforcement of the provisions of this By-law would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

Desirable relief may be granted without either:

- (1) substantial detriment to the public good; or
- (2) nullifying or substantially derogating from the intent or purpose of this By-law.

1.13.22 To hear and decide other appeals. Other appeals will also be heard and decided by the Board of Appeals when taken by:

- 1. Any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of Ch. 40A, G.L.; or by
- 2. The Northern Middlesex Area Commission; or by
- 3. Any person including any officer or board of the Town of Dracut or of any abutting town, if aggrieved by any order or decision of the Building Inspector or other administrative official, in violation of any provision of Ch. 40A, G.L.; or this By-law.

## TOWN OF DRACUT - ZONING BY LAWS

1.13.23 To issue comprehensive permits. comprehensive permits for construction may be issued by the Board of Appeals for construction of low or moderate income housing by a public agency or limited dividend or non-profit corporation, upon the Board's determination that such construction would be consistent with local zoning, building, health, or subdivision requirements, as authorized by Sec. 20-23, Ch. 40B, G.L.

1.13.24 To hear and decide appeals from any persons by reason of the inability to obtain a permit or enforcement action from the Building Inspector and to that end the Board of Appeals shall have all the powers of the Building Inspector and may issue or direct the issuance of a permit.

1.13.25 Effective Date of Variance. No variance or any modification, extension or renewal thereof shall take effect until a copy of the decision has been recorded in the Middlesex County Registry of Deeds. Such decision shall bear the certification of the Town Clerk that 20 days has elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such an appeal has been filed, it has been dismissed or denied.

1.13.30 Public Hearings. The Board of Appeals shall hold public hearings in accordance with the provisions of Chapters 40A, 40B, and 41 of the General Laws on all appeals and petitions brought before it.

1.13.40 Repetitive Petitions. Repetitive petitions for Special Permit, appeals and petitions for variances, and applications to the Board of Appeals shall be limited as provided in Section 16 of Chapter 40A, General Laws.

1.14.00 Amendments. This By-law may from time to time be changed by amendments, additions, or repeal of the Town Meeting in the manner provided in Chapter 40A of the General Laws of the Commonwealth, as amended.

1.15.00 Appeals. Any person aggrieved by a decision of the Board of Appeals or any Special Permit granting authority, whether or not previously a party to the proceeding, or any municipal officer or board may, as provided in Section 17, Ch.40A, G.L., appeal to the Superior Court or to the Land Court by bringing an action within twenty days after the decision has been filed in the office of the Town Clerk.

## TOWN OF DRACUT - ZONING BY LAWS

1.16.00 Special Permits. The Board of Selectmen or the Planning Board shall be the special permit granting authorities as specified in the various sections of this By-law and shall hear and decide applications for special permits including Site Plan Review Special Permits upon which they are empowered to act under this By-law.

The Planning Board, when acting as a special permit granting authority, shall consist of those members provided pursuant to the Town Charter and one associate member, who shall be appointed by the Town Manager, and when designated by the chairman of the Planning Board, shall sit on the board for the purposes of acting on special permit application in the case of absence, inability to act, or conflict of interest on the part of any member of the planning board or in the event of a vacancy on the board. The associate member shall be appointed for a three-year term of office.

1.16.10 General Rules, Regulations and Administration. Application - Any person who desires to obtain a special permit shall submit a written application therefore to the Special Permit Granting Authority. Each application shall be accompanied by the information required by the Special Permit Granting Authority and this By-law.

1.16.11 Rules and Regulations and Fees - The Special Permit Granting Authority shall adopt, and from time to time amend, Rules and Regulations, not inconsistent with the provisions of this By-law or Chapter 40A of the General Laws or other applicable provision of the General Laws, and shall file a copy of said Rules and Regulations with the Town Clerk. Such rules shall prescribe as a minimum the size, form, contents, style and number of copies of plans and specifications, the town boards or agencies from which the Special Permit Granting Authority shall request written reports and the procedure for submission and approval of such permits. The Special Permit Granting Authority may adopt, and from time to time amend, fees sufficient to cover reasonable costs incurred by the Town in the review and administration of special permits.

1.16.12 Reports from Town Boards or Agencies - The Special Permit Granting Authority shall transmit or cause to be transmitted pursuant to 1.16.11 forthwith a copy of the application and plan(s) to other boards, departments, or committees as it may deem necessary or appropriate for their written reports. At a

## TOWN OF DRACUT - ZONING BY LAWS

minimum, unless waived pursuant to Section 1.16.23, all applications for special permits pursuant to this section shall be submitted to the Planning Board, the Board of Selectmen, the Building Inspector, and Conservation Commission. Other referrals may involve at the SPGA's discretion the Police Chief, the Fire Chief, the Highway Surveyor and others who's input it determined to be of value in the decision making process. Any such board or agency to which petitions are referred for review shall make such recommendation or submit such reports as they deem appropriate and shall send a copy thereof to the Special Permit Granting Authority and to the applicant. Failure of any such board or agency to make a recommendation or submit a report within 35 days of receipt of the petition shall be deemed a lack of opposition.

**1.16.13 Public Hearing and Decision -** The Special Permit Granting Authority shall hold a public hearing no later than 65 days after the filing of an application. The Special Permit Granting Authority shall have the power to continue a public hearing under this section if it finds that such continuance is necessary to allow the petitioner or applicant to provide information of an unusual nature and which is not otherwise required as part of the special permit application. The Special Permit Granting Authority shall issue a decision no later than 90 days following the close of the hearing. Failure by a Special Permit Granting Authority to take final action upon an application for a special permit said 90 days following the close of the public hearing shall be deemed to be a grant of the permit applied for.

**1.16.14 Mandatory Findings by Special Permit Granting Authority -** The Special Permit Granting Authority shall not issue a special permit unless without exception it shall find that the proposed use:

1. Is in harmony with the purpose and intent of this By-law.
2. Will not be detrimental or injurious to the neighborhood in which it is to take place.
3. Is appropriate for the site in question.
4. Complies with all applicable requirements of this By-law.

**1.16.15 Special Permit Conditions -** The Special Permit Granting Authority may impose such conditions, safeguards and limita-

**TOWN OF DRACUT - ZONING BY LAWS**

tions as it deems appropriate to protect the neighborhood or the Town including, but not limited to:

1. Dimensional requirements greater than the minimum required by this By-law;
2. Screening of parking areas or other parts of the premises from adjoining premises or from the street by specified walls, fences, plantings or other devices;
3. Modification of the exterior features or appearances of the structure(s);
4. Limitation of size, number of occupants, method and time of operation, and extent of facilities;
5. Regulation of number, design and location of access drives, drive-up windows and other traffic features;
6. Requirement of off-street parking and other special features;
7. Requirement for performance bonds or other security; and
8. Installation and certification of mechanical or other devices to limit present or potential hazard to human health, safety, welfare or the environment resulting from smoke, odor, particulate matter, toxic matter, fire or explosive hazard, glare, noise, vibration or any other objectionable impact generated by any given use of land.

1.16.16 Time Limitation on Special Permit - A special permit shall lapse if a substantial use thereof has not commenced except for good cause or, in the case of a permit for construction, if construction has not commenced except for good cause within a period of time to be specified by the Special Permit Granting Authority, not to exceed two years from the date of grant thereof.

1.16.17 Effective Date of Special Permit - No special permit or any modification, extension or renewal thereof shall take effect until a copy of the decision has been recorded in the Middlesex County Registry of Deeds. Such decision shall bear the certification of the Town Clerk that 20 days has elapsed after the decision has been filed in the office of the Town Clerk and

## TOWN OF DRACUT - ZONING BY LAWS

no appeal has been filed, or that if such an appeal has been filed, it has been dismissed or denied.

**1.16.18** Conditioning by the Special Permit Granting Authority  
The Special Permit Granting Authority may for valid reason limit the term of a special permit to be conditional upon specific ownership of the property and/or structure.

The Special Permit Granting Authority may also require a resubmission of documentation concerning the conditions in evidence at the time of the original granting or subsequent thereto if for said good reason a re-evaluation of items concerning the health, safety and welfare of the inhabitants of the Town of Dracut is in order. Said re-evaluation must be so stated and fixed in period during the original granting.

**1.16.20** Site Plan Special Permits - A Site Plan Special Permit is required for certain uses prior to approval of an applicant for a special permit.

**1.16.21** Applicability - A Site Plan Special Permit shall be required in all instances as follows:

1. for the initial development of land specified in section 2.11.30 Table of Permitted Uses as requiring a Site Plan Special Permit and for all accessory uses thereto, or

2. where the gross floor area of an existing building is increased 1200 square feet or more for uses designated as requiring a Site Plan Special Permit on the Table of Permitted uses, or

3. where a use designated as requiring a Site Plan Special Permit on the Table of Permitted Uses is expanded in ground area by 1,200 square feet or more of either impervious material, open storage or any area of the site devoted to the conduct of the principal accessory use.

4. for any development of land in excess of 1,200 square feet of gross floor area located in an area along the Merrimack River from the river's edge to 500 feet from Merrimack Avenue (State Route 110) north and west.

**1.16.22** Application Contents - Any person who desires to obtain a Site Plan Special Permit shall submit a written application therefore to the Special Permit Granting Authority as shown

## TOWN OF DRACUT - ZONING BY LAWS

in Section 2.11.30 of this By-law. Each such application shall be accompanied by the following:

1. A written statement detailing the proposed use, the extent of the building coverage and open space, drainage calculations and calculations of the volume of earth to be removed, if any.

2. Site Plan(s) prepared by a Registered Professional Engineer or Registered Land Surveyor, as appropriate to the data, showing all lot lines and setbacks, zoning district boundaries including flood plain; all wetlands and wetland buffer zones; all areas designated as open space; all existing and proposed topography at two foot intervals, buildings, structures, signs, parking and loading spaces; the limits of all paving and open storage areas and all facilities for sewage, waste disposal and drainage. The Site Plan shall include that portion of any adjacent land owned or used by the applicant on which the use is similar to or connected with the use for which the Site Plan Special Permit is sought.

3. A Landscape Plan(s) shall be prepared by a Registered Landscape Architect in all cases where the plan(s) specifies a proposed facility of 10,000 square feet or more of gross floor area, or a facility requiring 40 or more parking spaces. In any case, a Landscape Plan(s) shall show the limits of work, the existing tree line and all proposed landscape features and improvements including walks, planting areas with size and type of stock for each shrub or tree; walls, fences, outdoor lighting, and existing and proposed contours of the land at two foot intervals.

4. A Building Elevation Plan(s) shall be prepared by a Registered Professional Engineer in all cases where the plan specifies a facility of 10,000 square feet or more of gross floor area. In any case, a Building Elevation Plan(s) shall show the front elevation of the building and its height; and floor plan(s) for the building(s) showing the layout of each floor with a tabular summary of the net floor area used to calculate the required parking and the proposed uses to be conducted on each floor.

Such other information as the Special Permit Granting Authority may reasonably require including special studies or reports, such as traffic or hydrological impact studies and any other information or material required by virtue of any other part of this By-law.

**TOWN OF DRACUT - ZONING BY LAWS**

1.16.23 Site Plan Special Permit Waiver of Application Contents - At the time of application for a building or occupancy permit, a site plan, as required in Section 1.16.21 shall be transmitted to the Special Permit Granting Authority in two copies, together with all supporting documentation. The applicant may, prior to submitting his application, request in writing to the Special Permit Granting Authority, a waiver of one or more of the requirements of Section 1.16.22 by submitting a preliminary plan sufficient to describe the proposed development and conferring therein with the Special Permit Granting Authority at a regular meeting. The Special Permit Granting Authority shall prepare a written report, within twenty-one days of its conference with the applicant, on the waiver request which shall accompany the application recommending either

1. that the applicant's preliminary plan is sufficient for review and is either approved, not approved, or approved with certain changes by the Special Permit Granting Authority without further review by them, or,
2. that a site plan under Section 1.16.21 is necessary and must be submitted to the Special Permit Granting Authority or,
3. a modified site plan, with specifically named elements, is necessary and must be submitted to the Special Permit Granting Authority.

1.16.24 Modification, Clarification or Any Other Action Taken with Regard to the Conditions of an Existing Special Permit: All filings for modification, clarification or any other action taken with regard to the conditions of an existing Special Permit granted by the Board of Selectmen, shall be filed with the Board of Selectmen at a "regularly" scheduled meeting, together with a certified list of abutters obtained from the Assessors, a brief setting forth in detail all facts relied upon by the parties. The applicant shall provide for first class postage to notify the interested parties on the abutters list. In addition the applicant shall provide for the cost of the advertising at the prevailing rate for the proper advertisement of the public modification hearing in a newspaper having general circulation in the Town. Notice of Hearings shall be advertised as required by the provisions of the General Laws, Chapter 40A (each of two successive weeks, but the first publication shall be not less than 14 days prior to the hearing date in a newspaper having

## TOWN OF DRACUT - ZONING BY LAWS

general circulation, and in addition shall provide for a copy to be posted in the Town Hall.) The Board of Selectmen shall hold a public hearing no later than 35 days after the filing of a written petition for modification, clarification, or for any other action requested by the holder of said Special Permit. The Board of Selectmen shall have the power to continue a public hearing under this section if it finds that such continuance is necessary to allow the petitioner or applicant to provide information deemed as necessary and relevant in reaching a decision.

Voting - Adoption of any Special Permit modification , clarification or any other action taken with regard to the conditions of an existing Special Permit must have a supermajority vote of at least four members of the Board. The record shall show the vote of each member upon each question or, if absent or failing to vote, indicate such fact.

Failure by the Board of Selectmen to take final action within said ninety days or extended time, if applicable, shall be deemed to be a grant of the Special Permit modification. The petitioner who seeks such approval by reason of the failure of the Board of Selectmen to act within such time prescribed, shall notify the city or Town Clerk, in writing within fourteen days from the expiration of said ninety days or extended time, if applicable, of such approval and that notice has been sent by the petitioner to parties in interest by mail and each such notice shall specify that appeals, if any, shall be made pursuant to M.G.L. Chapter 40A, Section Seventeen and shall be filed within twenty days after the date the city or Town Clerk received such written notice from the petitioner that the Board of Selectmen failed to act within the time prescribed. After the expiration of twenty days without notice of appeal pursuant to Section Seventeen, or, if appeal has been taken, after receipt of certified records of the court in which such appeal is adjudicated , indicating that such approval has become final, the city or Town Clerk shall issue a certificate stating the date of approval, the fact that the Board of Selectmen failed to take final action and that the approval resulting from such failure has become final, and such certificate shall be forwarded to the petitioner. The Board of Selectmen shall cause to be made a detailed record of its proceedings, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact and setting forth clearly the reason for its decision and of its official actions, copies of all which shall be filed within

## TOWN OF DRACUT - ZONING BY LAWS

fourteen days in the office of the city or Town Clerk and shall be deemed a public record, and notice of the decision shall be mailed forthwith to the petitioner, applicant or appellant, to the parties in interest designated in Section Eleven, and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent. Each such notice shall specify that appeals, if any, shall be made pursuant to M.G.L. Chapter 40A, Section Seventeen and shall be filed within twenty days after the date of the filing of such notice in the office of the city or Town Clerk, or act in any other way relative thereto.

### 1.17.00 Applicability

1.17.10 Other Laws. Where the application of this By-law imposes greater restrictions than those imposed by any other regulations, permits, easements, covenants or agreements, the provisions of this By-law shall control.

1.17.20 Minima. The regulations set by this By-law shall be the minimum regulations and shall apply uniformly to each class or kind of structure or use and, particularly:

1.17.30 No building, structure, or land shall hereafter be used or occupied, and no building or structure shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered except in conformity with the regulations specified herein for the district in which it is located.

1.17.40 No building shall hereafter be used, erected, or altered to accommodate or house a greater number of families; to exceed the height or bulk requirements; or to have narrower or smaller rear yards, front yards, side yards, than is specified herein.

1.17.50 No yard or other open space; or off-street parking or loading area, or any portion thereof, provided for any building, structure, or use in conformity with this By-law shall be included as part of the yard, open space or off-street parking or loading area similarly required for any other building, structure, or use, unless specifically allowed in this By-law.

1.18.00 Validity. The invalidity of any section or provision of this By-law shall not invalidate any other section or provision thereof.

TOWN OF DRACUT - ZONING BY LAWS

-----

AMENDMENTS - SECTION ONE

- 1.13.10 - amended - June 5, 1995 - Article 4
- 1.16.00 - amended - November 6, 1989 - Article 4
- 1.16.24 - added - June 5, 2005 - Article 23

**TOWN OF DRACUT - ZONING BY LAWS**

**2.00.00 DISTRICT REGULATIONS**

**2.10.00 Establishment of Districts**

For the purpose of this By-law, the Town of Dracut is hereby divided into the following districts:

Residential	Residential 1	(R-1)
	Residential 2	(R-2)
	Residential 3	(R-3)
Business and Commercial	Business 1	(B-1)
	Business 2	(B-2)
	Business 3	(B-3)
	Business 4	(B-4)
	Business 5	(B-5)
Industrial	Industrial 1	(I-1)
	Industrial 2	(I-2)
Special Overlay Districts	Wetland & Water Conservancy	(WWC)
	Flood Plain District	(FP)

The boundaries of each district are herein established, defined and bounded as they appear on the Town's Geographic Information System (and as maintained in an electronic format by the Town Clerk's Office), as of October 31, 2008, and further amended from time to time by Town Meeting action, or corrected by Town Engineer.

**2.11.00 Regulation of Uses**

**2.11.10 Application.** No building or structure shall be erected and no premises shall be used except as herein set forth in the following sections.

**2.11.20 Uses Not Listed.** If a particular use or activity is not listed in Section 2.11.30 and further identified in Section 2.11.40, such use is prohibited. If an activity might be classified under more than one of the Principal Use Definitions, the more specific definition shall determine whether the use is permitted. If the activity might be classified under equally specific definitions, it shall not be permitted unless both Principal Uses are permitted in the district.

**TOWN OF DRACUT - ZONING BY LAWS**

Principal Use Regulations pertaining to Special Overlay Districts are contained in Sections 2.13.00 and 2.14.00. Uses accessory to the principal use by zone are listed in Section 2.11.47

**2.11.21 Temporary Moratorium on Medical Marijuana Treatment Centers - Purpose**

Whereas, by vote at the state election on November 6, 2012, the voters of the Commonwealth approved legislation regulating the cultivation, distribution, possession and use of marijuana for medical purposes; and

Whereas, the legislation provides that the law is effective on January 1, 2013; and

Whereas, the State Department of Public Health is required to issue regulations regarding implementation within one hundred twenty (120) days of the law's effective date; and

Whereas, currently under the Town of Dracut Zoning Bylaw, Section 2.11.30 and Section 2.11.40, a medical marijuana treatment facility is not specifically listed as a permitted use in the Town; and to insure that there is no ambiguity in the Zoning Bylaw as to whether or not such treatment centers are allowed use; and

Whereas, the regulation of medical marijuana raises novel and complex legal and planning issues; and

Whereas, the Town needs time to study and consider the regulation of medical marijuana treatment centers and address such novel and complex issues; and

Whereas, the Town needs time to undertake a planning process to consider amending the zoning bylaw regarding regulation of medical marijuana treatment centers and other uses related to the regulation of medical marijuana; and

Whereas, the Town intends to adopt a temporary moratorium on the use of land and structures in the Town for medical marijuana treatment centers so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives;

2.11.30 Table of Permitted Uses – Page 1 of 4

Principal Uses	Residential				Business				Industrial	
	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<u>General Uses</u>										
Agriculture	P	P	P	P	P	P	P	P	P	P
Conservation	P	P	P	P	P	P	P	P	P	P
Earth Removal	0	0	0	0	0	0	0	0	SS (#1)	SS (#1)
Recreation	P	P	P	P	P	P	P	P	P	P
<u>Residential Uses</u>										
Single Family Dwelling	P	P	P	P	0	0	0	0	0	0
Two Family Dwelling	0	0	SPB(#2)	SPB(#2)	0	0	0	0	0	0
Multi-Family Dwelling	0	0	SPB(#3)	0	0	0	0	0	0	0
<u>Governmental, Institutional, &amp; Public Service Uses</u>										
Municipal	P	P	P	P	P	P	P	P	P	P
Educational	SS	SS	SS	SS	P	P	P	P	0	0
Religious	P	P	P	P	P	P	P	P	P	P
Nursing Home	0	0	SPB	SPB	P	P	P	P	0	0
Public or Private Utility Facilities	0	0	0	0	0	0	0	0	SS-R	SS-R
Hospitals	0	0	0	SS	SS	SS	SS	SS	0	0
Correctional Facilities	0	0	0	0	0	0	0	0	SS	SS
Cemeteries	P	P	P	0	0	0	0	0	P	0
Post Office	0	0	0	P	P	P	P	P	SS	0
<u>Business Uses (#4)</u>										
Retail Store <5,000 G.S.F.	0	0	0	P	P	P	P	P	SPB-R	0
Retail Store >5,000 G.S.F.	0	0	0	0	0	SPB-R	SPB-R	SPB-R	0	0
Professional Office	0	0	0	SPB-R	P	P	P	P	0	0
Financial Service	0	0	0	SPB-R	P	P	P	P	0	0
Restaurant	0	0	0	SPB-R	SPB-R	P	P	P	SPB-R	0
Restaurant - Fast Food	0	0	0	0	0	SS-R	P	SS-R	SS-R	0
Hotel, Inn or Motel	0	0	0	0	0	P	P	P	SS-R	0
Combined Business or Dwelling	0	0	0	SPB-R	0	SPB-R	P(#11)	SPB-R	0	0
Lodge or Club	SS-R	SS-R	SS-R	SS-R	SS-R	P	P	P	P	P
Redemption Center <5,000 G.S.F.	0	0	0	0	0	SPB	SPB	0	SPB	SPB
Redemption Center >5,000 G.S.F.	0	0	0	0	0	SPB-R	SPB-R	0	SPB-R	SPB-R

2.11.30 Table of Permitted Uses – Page 2 of 4

Principal Uses	Residential				Business					Industrial	
	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
<b><u>Business Uses (cont'd)</u></b>											
Funeral Home	0	0	SS-R	0	SS-R	P	P	P	0	0	
Veterinary Care	0	0	0	0	0	P	P	P	0	0	
Commercial Kennel	0	0	0	0	0	0	SS-R	0	SS	SS	
Personal Services	0	0	0	SPB	P	P	P	P	SPB	0	
General Services	0	0	0	0	SPB	P	P	P	P	0	
Studio	0	0	0	SPB	P	P	P	P	P	0	
Building Trade Shop	0	0	0	0	0	P	P	P	P	0	
Commercial Recreation	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	0	
Lounge or Pub	0	0	0	0	0	SS-R	SS-R	SS-R	0	0	
Commercial and Trade School	0	0	0	0	0	SS-R	P	SS-R	SS-R	0	
Amusement Facility Indoor	0	0	0	0	0	SS-R	SS	SS-R	0	0	
Amusement Facility Outdoor	0	0	0	0	0	SS-R	SS	SS-R	0	0	
Motor Vehicle Service Station	0	0	0	SS-R	0	SS-R	SS-R	SS-R	SS-R	SS-R	
Car Wash	0	0	0	0	0	SS-R	SS-R	SS-R	0	0	
Motor Vehicle Repair or Body Shop	0	0	0	0	0	SS	SS	SS	P	P	
Light Vehicle Sales	0	0	0	0	0	SS-R	SS	SS-R	0	0	
Vehicle Equipment Sales	0	0	0	0	0	SS	P	SS	SS	0	
Parking Facility	0	0	0	0	0	SS-R	SS-R	SS-R	0	0	
Commercial Breeding Facility	0	0	0	0	0	0	0	0	SS-R	0	
Zoo	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	0	
Commercial Broadcast Facility (not including studio)	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	P	
Airport – Fixed Wing	0	0	0	0	0	0	0	0	SPB-R	SPB-R	
Aircraft – Heliport	0	0	0	0	0	SPB-R	SPB-R	SPB-R	SPB-R	SPB-R	
Rifle Range (outdoor)	0	0	0	0	0	0	0	0	SS-R	SS-R	
Boarding House	0	0	SPB(#3)	0	0	0	0	0	0	0	
Day Care Facility	SS	SS	SS	SS	SS	SS	0	SS	0	0	
Body Art Establishment	0	0	0	0	0	SS(#10)	SS(#10)	SS(#10)	0	0	
<b><u>Industrial Use (#4)</u></b>											
Research/Office Park	0	0	0	0	0	0	0	0	SPB-R	SPB-R	
Warehouse	0	0	0	0	0	0	0	0	SPB-R	P	
Mini-Warehouse	0	0	0	0	0	SPB-R	SPB-R	SPB-R	SPB-R	SPB-R	
Construction Yard	0	0	0	0	0	0	0	0	SPB-R	SPB-R	
Lumber Yard	0	0	0	0	0	SPB-R	SPB-R	SPB-R	SPB-R	SPB-R	
Heating Fuel Sales/Service	0	0	0	0	0	0	SPB-R	0	SPB-R	SPB-R	

2.11.30 Table of Permitted Uses – Page 3 of 4

Principal Uses	Residential				Business				Industrial	
	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Industrial Use (cont'd)</b>										
Heavy Manufacturing	0	0	0	0	0	0	0	0	0	SPB-R
Heavy Vehicle Sales	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	SS-R
Heavy Vehicle Repair	0	0	0	0	0	0	0	0	0	SS-R
Light Manufacturing	0	0	0	0	0	0	0	0	P	P
Waste Treatment	0	0	0	0	0	0	0	0	0	SS-R
Waste Recovery	0	0	0	0	0	0	0	0	0	SS-R
Waste Transfer Facility	0	0	0	0	0	0	0	0	SS-R	SS-R
Slaughter House & Similar	0	0	0	0	0	0	0	0	0	SS-R
Telecommunications Facility	0/9	0/9	0/9	0/9	0/9	0/9	0/9	0/9	SS-R/9	SS-R/9
<b>Other Uses</b>										
Storage	0	0	0	0	0	0	0	0	0	SS-R
Containerized Temp. Storage	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS
Truck Terminal	0	0	0	0	0	0	0	0	0	0
Solid Waste Disposal	0	0	0	0	0	0	0	0	0	0
Biological Research	0	0	0	0	0	0	0	0	SS-R	SS-R
Adult Entertainment Establishments	0	0	0	0	0	0	0	SS-R	0	0
Fairs, Carnivals, Etc. (#6) (#7)	0	0	0	0	0	SS-R	SS-R	SS-R	SS-R	SS-R
In-Law Suites (# 8)	SPB	SPB	0	SPB	SPB/8	SPB/8	SPB/8	SPB/8	SPB/8	SPB/8
Student Transit Vehicle Parking	0	0	0	0	0	0	0	0	SPB	SPB

NOTES:

- CODES:
- P - A Permitted Use
  - 0 - A Prohibited Use
  - SPB - Special Permit – Planning Board
  - SS - Special Permit – Board of Selectmen
  - R - Suffix Denotes Site Plan Review

(Example: SS-R = Special Permit by the Board of Selectmen plus a Site Plan Review pursuant to 1.16.20)

FOOTNOTES:

- #1 - See Section 3.12.00 Soil, Vegetation, Rock and Gravel Removal
- #2 - Requires 1.5 X Base Lot Area of the R-3 Zone
- #3 - See Section 4.12.00 Special Permits – Multi Family Development
- #4 - See Section 4.10.00 Special Permits – Major Business Use
- #5 - See Section 4.11.00 Special Permits – Major Industrial Use
- #6 - See Section 4.13.00 Special Permits – Fairs, Carnivals, Etc.
- #7 - Not allowed in these Zones except when approved by the Board of Selectmen on municipally owned land
- #8 - Permitted use shall be exclusively for those pre-existing non-conforming Residential units in said zones.
- #9 - Or in an existing church steeple approved by the Board of Selectmen
- #10 - Not within 500 ft. of zones R1, R2, R3 or within 500 ft. of a public or private school
- #11 - Notwithstanding anything to the contrary in this Zoning Bylaw, a Single Family Dwelling Use and Structure existing as of June 1, 2011 shall be permitted by right to be located on the same lot as other principal uses allowed in a B-4 Zoning District, provided that such other non-Single Family Dwelling uses and structures comply with the requirements of the B-4 Zoning District as well as other provisions of the Zoning Bylaw. Any modification to said Single Family Dwelling after June 1, 2011, whether or not another use permitted in the B-4 District is located on such lot, shall be subject to approval by Site Plan Special Permit issued by the Planning Board.

## **TOWN OF DRACUT - ZONING BY LAWS**

Wherefore, the Town of Dracut hereby adopts the following temporary moratorium on the use of land or structures for medical marijuana treatment centers in the Town.

### **2.11.21.2 TEMPORARY MORATORIUM**

For the reasons set forth above and notwithstanding any other provision in the Town of Dracut Zoning Bylaw to the contrary, the Town of Dracut hereby adopts a temporary moratorium on the use of land or structures for a medical marijuana treatment center. The moratorium will be in effect until July 1, 2014. During the moratorium period, the Town will undertake a planning process to address the potential impacts of medical marijuana in Dracut, consider the Department of Public Health regulations regarding medical marijuana treatment facilities and related uses, and adopt new zoning regulations to address the impact and operation of medical marijuana treatment centers and related uses.

### **2.11.40 Principal Use Definitions**

#### **2.11.41 General**

**Agriculture** - Cultivating and harvesting general crops including the storage of necessary farm equipment on parcels of less than five acres and raising of livestock if on parcels of more than five acres.

**Conservation** - The use of land in its natural state or improved with trails or resource management programs that do not significantly alter its natural state.

**Earth Removal** - The removal of earth products from a lot, including but not limited to, sand, gravel, soil, loam, and mineral products. The removal of earth products which is incidental to and in connection with 1) the necessary excavation and grading of a site for a building or structure and its appurtenant driveways or parking facilities for which a permit has been granted by either the Building Inspector, the Board of Selectmen, the Planning Board or the Board of Appeals, or 2) the construction of a street approved under the Subdivision Control Law, shall not be considered as earth removal for the purposes of this By-law.

## TOWN OF DRACUT - ZONING BY LAWS

Recreation - Non-commercial outdoor facilities for activities such as horseback riding, skiing, ice skating, swimming and tennis.

Dwelling Unit - A single unit providing complete independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

2.11.42 Residential Uses - No more than one building for dwelling purposes shall be located upon a lot; except for multi-family dwellings pursuant to Sections 4.12.00 through and inclusive of 4.12.30 of this By-law.

Single Family Dwelling - A detached dwelling unit designed as the residence of one family.

Two Family Dwelling - A detached dwelling unit designed as the residence for two families.

Multi-Family Dwelling - Dwelling attached or detached designed for the residence of 3 or more families on the same lot.

2.11.43 Governmental, Institutional and Public Service Uses

Municipal - Use of land, buildings and structures by the Town of Dracut and the Dracut Water District.

Educational - Use of land, buildings and structures for providing learning in a general range of subjects on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic; or by a religious sect or denomination; or by a nonprofit educational entity.

Religious - Use of land, buildings and structures for religious purposes by a religious sect or denomination.

Nursing Home - an extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care.

Public or Private Utility Facilities - Facilities, equipment and structures necessary for generating electricity for commercial purposes, and/or for conducting a service by a

## TOWN OF DRACUT - ZONING BY LAWS

public service corporation. (as Amended June 7, 1999, Article #12.)

Hospital - Any facility principally designed to provide medical treatment including surgical services and short term to intermediate care so licensed as a hospital of the Commonwealth of Massachusetts.

Correctional Facility - Any facility designed to house, feed and hold persons duly sentenced to be incarcerated in accordance with the penal system of the Commonwealth of Massachusetts, the County of Middlesex or other judicial authority for a period of time exceeding ten days.

Cemeteries - Any land or portion thereof used for the purpose of internment by burial or placement in a crypt or mausoleum of deceased humans or animal remains.

Post Office - any facility designed for the sorting, storage, including lock boxes, delivery and/or otherwise the general handling of mail including parcels whether operated publicly or privately.

### 2.11.44 Business Uses

Retail Store - An establishment engaged in displaying and selling goods or merchandise within a building to the general public or to business establishments which goods or merchandise are not intended for resale; except that a garden center, florist or commercial greenhouse may have open air display of horticultural products.

Business or Professional Office - A business or professional office; a medical office or out-patient clinic, including laboratories incidental thereto.

Financial - Bank, loan agency or similar facility.

Restaurant - Establishment where food and beverages are sold within a building to customers for consumption 1) at a table or counter, or 2) on a patio closed on all sides with entrance to the patio normally available only from the building, or 3) off the premises as carry-out orders, except that drive-up service shall not be allowed, or 4) any combination of the above.

## TOWN OF DRACUT - ZONING BY LAWS

Restaurant-Fast Food - A food establishment where food and beverages are principally sold and packaged individually and or in a self-service manner with no at table service if so equipped. A drive up facility in addition to or in combination with the criteria above shall also be so classified.

Hotel, Inn or Motel - A facility providing transient lodging accommodations to the general public by the night for periods generally not exceeding one week per registered guest.

Business and Dwelling - A building used for business uses and for not more than two dwelling units.

Lodge or Club - A facility used by a non-commercial organization which is characterized by formal written membership requirements.

Funeral Home - Undertaking or funeral establishment.

Veterinary Care - A facility where animals are given medical or surgical treatment and where boarding of animals is limited to short term care incidental to the medical or surgical treatment.

Commercial Kennel - Establishment where dogs, cats or other pets are kept for the purpose of sale, breeding or boarding care.

Personal Service Facility - Establishments providing services involving the care of a person or his or her apparel such as a barber shop, laundry or dry-cleaning shop, diaper service, shoe repair shop, steam baths, reducing salons and health clubs, and clothing rental shop.

General Services - Establishments providing services to the general public or to business establishments such as equipment rental and leasing, building cleaning, photocopying, telephone answering, word processing or secretarial services; computer service bureaus; facilities for dancing, martial arts or music instruction; facilities for repair of appliances, office equipment, bicycles, lawnmowers, or similar equipment; and food catering facilities.

## TOWN OF DRACUT - ZONING BY LAWS

Studio - A facility used as a place of work by an artist, photographer or artisan.

Building Trade Shop - An establishment for use by the practitioner of a building trade such as a carpenter, welder, plumber, electrician, builder, mason or similar occupation.

Commercial Recreation - Indoor or outdoor facilities, operated as a business and open to the public for a fee such as facilities for ice skating, roller skating, racquet sports, bowling, horseback riding, swimming and miniature golf.

Lounge or Pub - Any facility other than a restaurant designed primarily for the serving of alcoholic beverages within which entertainment may be provided and requiring a license from the Town of Dracut pursuant to Massachusetts General Laws Chapter 138 Section 2.

Commercial and Trade School - Private educational facility for profit including training centers, and business schools.

Amusement Facility Indoor - Facilities open to the public for a fee or admission charge such as a theater, cinema or video arcade.

Amusement Facility Outdoor - An outdoor amusement park; outdoor cinema; stadium; race tracks including horse, dog other animal or vehicular including motorized cycles, and other vehicles whether track is designed for lap racing, elapsed time or a combination.

Car Wash - A commercial facility designed for the principal use of vehicle washing with mechanized equipment whether automatic, semi-automatic, or manual.

Motor Vehicle Service Station - Facility for outdoor sale of motor vehicle fuels, related products and services provided that all major maintenance and servicing of vehicles shall be conducted entirely within a building.

Motor Vehicle Repair or Body Shop - Establishment where the principal service is the repair of automobiles or similar light motor vehicles provided that all major maintenance and servicing of vehicles shall be conducted entirely within a building.

## TOWN OF DRACUT - ZONING BY LAWS

Light Vehicular and Equipment Sales - Salesroom and related facilities, including but not limited to open air display, for the sale of automobiles, motorcycles, recreational vehicles and similar vehicles; boats, or light industrial or farm equipment.

Parking Facility - Commercial parking open to the public for automobiles and similar light motor vehicles.

Commercial Broadcast Facility - Any facility designed and operated so as to provide for radio frequency transmissions including satellite "up link" facilities under the authority of a commercial radio or television station license issued by the Federal Communications Commission. This term does not include a broadcast station's studio/office if said studio/office is separated from the transmission facility and connected by an over the ground, non RF signal transmission link.

Airport-Fixed Wing - Any facility designed for the take off and landing of fixed wing aircraft registered by the Federal Aviation Administration and having a runway in excess of 1,000 feet.

Heliport - Any facility designed solely for the take off, landing and/or storage of rotary wing aircraft and encompassing no linear runway in excess of 1,000 feet.

Rifle Range - Any facility enclosed or open designed and intended for the safe discharge of firearms for the purpose of sport, practice, or training.

Boardinghouse - Any structure with one or more rooms designed, occupied or intended for occupancy by the same person for more than one week as separate living quarters with one or more rooms for boarders with sleeping facilities but no kitchen facilities. The term Boardinghouse also refers to rooming houses.

Commercial Breeding Facility - Any facility designed solely for the purpose of breeding animals of any sort, including but not limited to, fowl, swine, cattle, primates, rodents, reptiles and fish.

Zoo - Any facility enclosed or open designed for the purpose of exhibiting live animals for the purpose of profit. This term does not include the exhibition of animals for contest or prize whose primary purpose is part of the operation of a bona

## TOWN OF DRACUT - ZONING BY LAWS

hide farm and are considered farm or draft animals.

Day Care Facility - Any facility operated on a regular basis which receives children not of common parentage under seven (7) years of age, or under sixteen (16) years of age if such children have special needs, or non-residential custody and care during part or all of the day separate from their parents or the elderly 60 years of age or older. Day Care Center shall not include any part of a public school system; any part of a private organized educational system, unless the services of such system are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family day care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children without compensation.

Redemption Center: Redemption centers shall be those businesses engaged in the return of beverage containers or products requiring deposits for return. The redemption center may be the full-time business or as an ancillary use regarding the business. Such use shall be authorized in the following business and industrial zones: B-3, B-4, I-1 and I-2. redemption centers with 5000 gross sq.ft. or less shall require a Special Permit by the Planning Board. Redemption centers in excess of 5,000 gross sq.ft. shall require a Special Permit with site Plan Review by the Planning Board.

Body Art: shall mean the practice of physical body adornment, alteration, or modification by means including, but not limited to, piercing, tattooing, branding, braiding, beading, or implantation.

Body Art Establishment: shall mean any facility that has been inspected and approved by the Board of Health for use in conducting Body Art activities. A Body Art Establishment shall be permitted in, B-3, B-4, B-5, zones upon the issuance of a Special Permit by the Board of Selectmen.

Conditions: No Body Art Establishment shall be within:

1. Five Hundred (500) feet of the following zoning districts:  
R-1, R-2, R-3; or
2. Five Hundred feet of a public or private school.

## TOWN OF DRACUT - ZONING BY LAWS

### 2.11.45 Industrial Uses

Research/Office - Any facility used as technical and general technically related, non-medical office, a research laboratory engaged in research, experimental and testing activities, including, but not limited to biology, chemistry, geology, engineering, electronics, medicine, and physics not including bio-engineering and recombinant DNA research or technology.

Warehouse - A facility for the enclosed storage of goods and materials where the wholesale of goods and materials is permitted provided it is incidental to the warehouse use.

Mini-Warehouse - An enclosed facility containing separate storage spaces, no larger than 400 square feet each, leased or rented on an individual basis.

Construction Yard - Facility or area for storage, open or enclosed, of construction equipment or materials.

Lumber Yard - A facility for the open or enclosed storage and sales of building materials; except that in the General Business District the open or outdoor storage or display of building materials is prohibited.

Heating Fuel Sales and Service - A facility for the storage and retail sale of heating fuels and the sales and service of heating equipment where the storage of heating fuel in containers is permitted provided such storage is incidental to the retail sale of heating fuel.

Heavy Vehicular Sales or Repair Garage - Salesroom and related facilities, including but not limited to open air display of trucks, buses, construction and industrial equipment; establishments for the repair of trucks, buses, construction and industrial equipment provided that all major repairs shall be conducted within the building.

Light Manufacturing - Printing or publishing plant; manufacturing of building systems and components; fabrication and assembly of electronic components, precision instruments, or other high technology products; manufacture of light metal products, hardware and office supplies; or similar light manufacturing plants and facilities.

## TOWN OF DRACUT - ZONING BY LAWS

Heavy Manufacturing - Asphalt, block, bottling, concrete or fertilizer plants; monument works; paper or pulp mill; refinery; rendering or smelting plants; slaughterhouses.

Waste Treatment - Any process designed to treat or alter a solid or liquid waste prior to disposal.

Waste Recovery - Any process designed to treat, alter, clean, filter, distill, separate, or by any other method recover a usable material of liquid from a waste product prior to or as an alternative to disposal.

Waste Transfer Facility - Any facility designed for the temporary storage in bulk or containerized form of any solid or liquid waste prior to treatment or ultimate disposal at another location. The term waste transfer facility shall not apply to containers used for the storage of solid waste prior to disposal generated on site by any business or industrial use permitted by this By-law, however, all regulations pertaining to waste storage shall apply.

Slaughterhouse and Similar - Any facility designed for the commercial slaughter, butchering, cleaning, skinning, or otherwise killing of animals for food, fur or hide and any subsequent related activity such as tanning or rendering. The term abattoir shall also apply. Such uses associated with the normal conduct of farming operations shall not be considered inclusive.

Telecommunications Facility - A wireless telecommunication facility, may include tower antennae, panels and structures to facilitate the following types of services: cellular telephone service, personal communication service and enhanced special mobile radio service.

### **Purpose and Intent:**

- A. The purpose of this bylaw is to establish general guidelines for the siting of wireless telecommunication towers and facilities. The goals of this bylaw are to (1) encourage the location of towers on industrial zoned land and minimize the total number of towers throughout the community; (2) encourage users of towers to locate them, to the extent possible, in areas where the adverse impact on the community is minimal;

**TOWN OF DRACUT - ZONING BY LAWS**

- (3) enhance the ability of the providers of telecommunication services to provide such services to the community effectively and efficiently; and (4) to make available all wireless telecommunications facility locations to local municipal agencies.
- B. A telecommunications tower facility may be located in the Town of Dracut upon the granting of a Special Permit from the Board of Selectman in accordance with the requirements set forth herein.
- C. If the Board of Selectmen determines that independent review of the Special Permit is required the Board will require the applicant to pay a review fee consisting of reasonable cost to be incurred by the Board for the employment of outside consultants.
- D. Expiration. The Special Permit granted under this By-law shall expire within five (5) years of the date of issuance unless permit is renewed.

**Submittal Requirement:**

As part of an application for a Special Permit, applicants shall submit the following:

1. Reports prepared by one or more professional engineers which shall:
  - a. Describe the tower and the technical, economic and other reasons for the tower design and the need for the proposed location;
  - b. Demonstrate that the tower complies with all applicable standards of the Federal and State Governments;
  - c. Describe the capacity of the tower including the number and type of antennae;
  - d. Describe the wireless telecommunication providers master antennae plan, including detailed maps, showing the precise locations, characteristics and all antennas and towers indicating coverage areas for current and future antennas and towers;
  - e. Demonstrate that the tower and facilities comply with this regulation.
2. The information required for an On-Site Demonstration.
3. Information sufficient for the Board of Selectman to make a decision on the compliance of any proposed towers and facilities with the requirements set forth in Purpose and Intent inclusive.

## TOWN OF DRACUT - ZONING BY LAWS

### On Site Demonstration:

The Board of Selectman may require the applicant to perform an on-site demonstration of the visibility of the proposed tower by means of a crane with a mock antenna array raised to the maximum height of the proposed tower. A colored 4-foot minimum diameter weather balloon held in place at the proposed site and maximum height of the tower may be substituted for the crane if approved by the Board of Selectman. This demonstration shall take place after the application for the Special Permit. The applicant shall take care to advertise the date of the demonstration in the newspaper widely circulated in the neighborhood of the proposed site. Failure in the opinion of the Board of Selectmen to adequately advertise this demonstration may be cause to require another properly advertised demonstration.

### Special Permit Requirements

- A. The tower and its facilities shall be located in accordance with the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA) Regulations in effect at the time of construction. The operation of the Tower and its facilities shall comply with all requirements of these agencies during the entire period of operation.
- B. The tower and its facilities shall be located within the Town of Dracut as follows:
  1. To the extent feasible all service providers shall co-locate on a single tower. Towers and accessory buildings shall be designed to structurally accommodate the maximum number of users.
  2. New towers shall be considered only upon a finding by the Board of Selectmen that existing or approved towers cannot accommodate the wireless communications equipment planned for the proposed tower.
  3. Siting for proposed facilities will be on I-1, I-2 or in an existing church steeple approved by the Board of Selectman.
  4. The base of all towers shall be no closer than three hundred (300) feet to a dwelling in a residential district. Facilities shall comply with existing setback requirements.
  5. Tower height shall not exceed 100 feet measured from the base of the tower at ground level to the highest point of the tower or its projection.

## TOWN OF DRACUT - ZONING BY LAWS

6. Fencing shall be provided to control access to the base of the tower which fencing shall be compatible with the scenic character of the town and shall not be of barbed wire or razor wire.
7. Access shall be provided to a tower site by a roadway which respects natural terrain, does not appear as a scar on the landscape and is approved by the Planning Board and the Fire Chief to assure emergency access at all times. Consideration shall be given to design that minimizes erosion, construction on unstable soils and steep slopes.
8. The applicant shall demonstrate to the satisfaction of the Board of Selectmen that the location of the tower is necessary and that the size and height is the minimum necessary for the purpose.
9. There shall be no signs, except for announcement signs, no trespassing signs and a required sign giving a phone number where the owner can be reached on a twenty-four (24) basis. All signs shall conform to the sign requirements of this by-law.
10. To the extent feasible all network interconnections from the communications site shall be installed underground.
11. The tower shall minimize, to the extent feasible, adverse visual effect on the environment. The Board of Selectman imposes reasonable conditions to ensure this result, including painting, lighting standards and screening.
12. Removal of Abandoned Towers and Facilities. Any tower or facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such tower and facility shall remove same within ninety (90) days of receipt of notice from the governing authority notifying the owner of such abandonment.
13. There shall be no lighting on the tower except for security at the base of the tower.

If such tower or facility is not removed within said ninety (90) days; the Town may cause such tower or facility to be removed at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

### **Performance Guarantees.**

- A. An initial cash bond in a reasonable amount determined and approved by the Board of Selectmen shall be in force to cover removal when discontinued or obsolete.

**TOWN OF DRACUT - ZONING BY LAWS**

B. A maintenance bond shall be posted for the access road, site and tower(s) in amounts approved by the Planning Board.

**Site Plan Approval**

Site Plan Approval by the Board of Selectmen is required for the siting and construction of a wireless telecommunication towers, antennae, and facilities. If modification of a special permit is sought, the Board of Selectmen may require approval of a new site plan.

A site plan submitted to the Board of Selectmen for approval shall contain ten (10) copies of a plan conforming to the requirements of this by-law in addition to the following documentation:

- a. Tower, antennae, and facility location (including guy wires, if any), and tower and antennae height.
- b. Eight- (8) view lines in a one- (1) mile radius from the site, shown beginning at True and North and continuing clockwise at forty-five (45) degree intervals.

Student Transportation Vehicle Parking - The parking and temporary storage of student transit vehicles including buses, special needs equipped vehicles, and related or support vehicles serving educational facilities. The term includes, if needed, the on-site repair and maintenance of vehicles, the storage of and dispensing of fuel products for the aforementioned vehicles and the provision for dispatching and securing personnel and necessary emergency vehicles and equipment.

Any property owner who has continuously operated a bus terminal or has continuously rented to someone who has operated a bus terminal on a property for a combination of at least forty years prior to the enactment of this section, the bus terminal operations shall be a grandfathered use and may continue to operate thereof so long as the owners maintain the current ownership of the property. Once the property is transferred to an unrelated party, the grandfather use is terminated.

If any provision of the article or the application thereof to any persons or circumstances shall to any extent be held invalid or unenforceable, the remainder of the article or the application of such provision to persons or circumstance other than those to which it is held invalid or unenforceable shall not be affected

## TOWN OF DRACUT - ZONING BY LAWS

thereby, and each remaining provision of the article shall be valid and enforceable to the fullest extent permitted by law.

### 2.11.46 Other Uses

Storage - Non-municipal dump; salvage materials yard, including non-operable motor vehicles.

Containerized Temporary Storage - Storage related to the primary use of the land which includes, but is not limited to, trailer units and non wheeled storage units not exceeding six months in duration.

Truck Terminal - A facility designed primarily for the storage, origination, destination, temporary layover of trucks exceeding a gross vehicle weight of 10,000 pounds including those facilities designed for the transfer or forwarding of goods shipped by trucks. Amended June 7, 1999, Article 25 from permitted in I-1 and I-2 Zones by Special Permit with a Site Plan Review (code SS-R) to Prohibited use in I-1 and I-2 Zones (code 0).

Solid Waste Disposal - Sanitary landfill, refuse transfer station, refuse incinerator with grate area in excess of ten (10) square feet, composting plant, solid waste recycling operation, and any other works or use for processing, handling, treating, and disposing of solid waste materials, including garbage, rubbish, junk discarded bulk items, and sludges but not raw sewage, and similar waste items.

Biological Research - Any facility or operation engaged in the production or use as an end product or as an intermediate or ancillary product any material, organism, cellular or sub-cellular classified as a biological hazard to humans by the Massachusetts Department of Public Health.

Adult Entertainment Establishments - Shall include and be defined as follows:

1. Adult Bookstore - An establishment having as a substantial or significant portion of its stock and trade in printed matter, books, magazines, picture periodicals, motion picture films, video cassettes, or coin-operated motion picture machines for sale, barter or rental which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "Sexual Conduct" as that term is described in General Laws Chap-

## TOWN OF DRACUT - ZONING BY LAWS

ter 272, Section 31; or an establishment having for sale sexual devices which shall mean any device primarily designed, promoted or marketed to physically stimulate or manipulate the human genitals, pubic area or anal area, or an establishment with a segment or section devoted to the sale or display of such materials.

2. Adult Motion Picture Theater - An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "Sexual Conduct" as defined in the General Laws Chapter 272, Section 31, for observation by patrons therein.

3. Adult Mini Motion Picture Theater - An enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by emphasis on matter depicting, describing or relating to "Sexual Conduct" as defined in the General Laws Chapter 272, Section 31, for observation by patrons therein.

4. Adult Live Entertainment Establishments - Establishments which feature live entertainment which consists of entertainers engaging in "Sexual Conduct" or "Nudity" as defined in the General Laws Chapter 272, Section 31.

### 5. Massage Service Establishments

A. Massage - Any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibration, or stimulating of external parts of the human body with the hands or with the aid of any mechanical or electrical apparatus or appliances, with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointment or other such similar preparations commonly used in the practice of massage under such circumstances that it is reasonably expected that the person to whom the service is provided, or some third person on his or her behalf, will pay money or give any other consideration or any gratuity therefor.

B. The practice of massage shall not include the following individuals who engage in the personal performance of duties of their respective professions:

## TOWN OF DRACUT - ZONING BY LAWS

- 1) Physicians, surgeons, chiropractors, osteopaths, or physical therapists who are duly licensed to practice their respective professions in the Commonwealth of Massachusetts.
- 2) Nurses who are registered under the laws of the Commonwealth of Massachusetts.
- 3) Barbers and beauticians who are duly licensed under the Commonwealth of Massachusetts, except that this exclusion shall apply solely to the massage of the neck, face, scalp and hair of the customer or client for cosmetic or beautifying purposes.

2.11.50 Accessory Use Regulations - Accessory uses shall be permitted in all districts on the same lot with the principal use subject to the following provisions:

### Accessory Uses Permitted in the Residential Districts and Dwellings in the Non-Residential Districts

Private garage or carport for not more than four motor vehicles, solar system, greenhouse, tool shed or barn; swimming pool or tennis court provided that such recreational facilities are used only by the residents and their guests.

A home occupation, other than retail sales, conducted entirely within the dwelling unit or an accessory building by a resident and employing no persons other than the residents.

The keeping of more than one small animal per four-thousand square feet of lot area upon which said animals are kept or more than one large animal, in excess of four-hundred pounds, per ten-thousand square feet of lot area upon which they are kept, excepting domestic dogs and cats which are not regulated herein.

### Inground Swimming Pools:

All inground swimming pools shall be no closer than fifteen (15) feet from a side or rear lot line and thirty (30) feet from a front yard lot line.

### Enclosures:

All outdoor Inground swimming pools shall be enclosed by a fence five (5) feet in height and firmly secured at ground level. Such enclosures, including gates therein, shall not be less than five

## TOWN OF DRACUT - ZONING BY LAWS

(5) feet above ground and any gate shall be self-latching with 2 latches placed four (4) feet above the ground or otherwise made inaccessible from the outside to children up to eight (8) years of age.

Above-ground Pools (Greater than 24" in depth):  
Same setbacks shall apply for an above-ground pool with a depth greater than 24" as the inground pools. All above-ground pools will have a gate similar to an inground pool or a retracting ladder which can be locked in a upright position.

Utility/Storage Shed shall be an accessory use to all single and two family dwellings when said structure is 120 square feet or less (10 x 12). The structure shall require set backs of 30' (feet) front yard, not less 10' (feet) side and rear.

### Accessory Uses Permitted in the Business Districts

The rental of automobiles, light trucks or trailers and similar light motor vehicles provided that such rental is secondary to the operation of a motor vehicle service station permitted under section 2.11.30.

### Accessory Uses Permitted in the Light Industrial District I-1

Uses necessary in connection with scientific research or scientific development or related production may be authorized by special permit from the Planning Board.

### Accessory Uses Permitted in the General Industrial District I-2

Rental of heavy trucks including truck-trailers and industrial equipment provided such rental service is secondary to a heavy vehicular sales establishment permitted under section 2.11.30, Heavy Vehicular Sales or Repair Garage.

### Accessory Uses Permitted in any Zoning District

Wind machines designed to serve a principal use on a lot may be authorized by special permit from the Planning Board provided the Planning Board finds that the wind machine is set back from all lot lines at least the distance equal to the height of the tower from its base on the ground to the highest extension of any part of the wind machine. The Planning Board may allow the wind machine to exceed the maximum height limitations estab-

## TOWN OF DRACUT - ZONING BY LAWS

lished by this By-law provided that the setback requirement stated above is met.

A mobile home may be placed on the site of the residence which has been rendered uninhabitable by accident provided it is used for a period not to exceed 12 months as the primary residence of the owners of the residence which has been rendered uninhabitable.

Farm products grown on the premises may be sold on the premises.

Where not otherwise permitted, a greenhouse may be authorized by special permit from the Planning Board where the principal use of the property is agriculture.

**In Law Dwelling Unit - Purpose and Intent:**

To provide a non-rental housing alternative for immediate family members or care givers.

### **Requirements:**

1. Must be within or have a common wall with the single-family dwelling unit and not be separated by a hall or foyer.
2. For the purpose of this by law the definition for a common wall is wall or floor that is connected, usable and heated on both sides of the existing dwelling.
3. Maximum of one in-law suite per property.
4. The exterior appearance and entrances of the dwelling unit must be consistent with the single-family residence.
5. Must be entered through main dwelling unit and may not have an exit directly to outside, unless otherwise permitted by the Special Permit Granting Authority.
6. Where municipal sewer service is not provided the in-law suite shall be considered a one and one half (1 1/2) bedrooms for the purpose of septic design as determined by the Board of Health.
7. Only one bedroom is permitted in an in-law suite.

## **TOWN OF DRACUT - ZONING BY LAWS**

8. Unit may not exceed 20% of existing living space or 700 sq.ft. of living space, whichever is greater.
9. Separate metered utilities are prohibited.
10. All restrictions and conditions must be recorded at the registry of deeds in accordance with the Special Permit requirements and shall include the subordination agreement by any bank or leaseholder, if applicable.
11. The primary dwelling must be the principle residence of the property owner of record.
12. Upon sale or transfer of the property, Special Permit conditions notwithstanding, the dwelling must be returned to its former residential use, unless transferee applies to the Special Permit Granting Authority to renew the Special Permit for the new transferee, subject to the terms and conditions of this by law.
13. In the event that the in-law suite is advertised or used as a rental unit, the Special Permit Granting Authority or the Zoning Enforcement Officer shall notify the permit holder of its intention to revoke the permit, forthwith.
14. The applicant shall provide seven (7) sets of complete building plans and plot plans with the application to the Special Permit Granting Authority.
15. The Zoning Board of Appeals shall be allowed to issue a Special Permit for an already existing in-law suite in order to bring the unit into compliance with this section.

### **2.12.00 Intensity of Use (Dimensional Requirements)**

**2.12.10 Standard Dimensional Provisions** - No land shall be used, and no structure or building shall be used or construction begun except in accordance with this Section and the Table of Standard Dimensional Regulations unless otherwise specifically permitted in this By-law.

**2.12.20 Minimum Land Area** - In any district the following areas may not be considered in computing minimum lot sizes.

**TOWN OF DRACUT - ZONING BY LAWS**

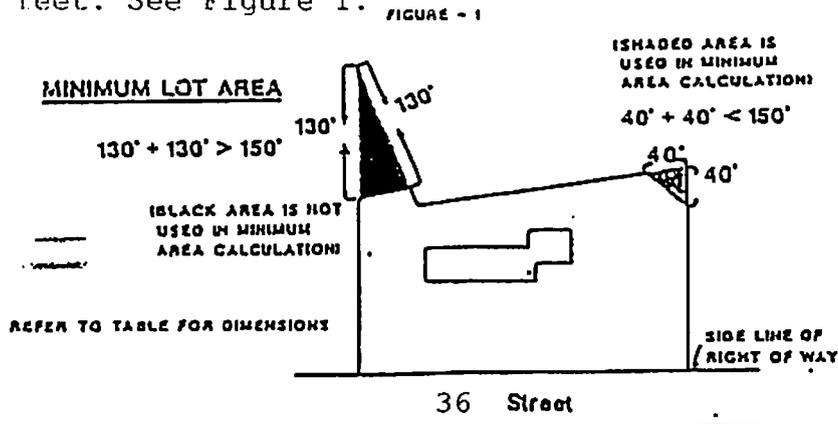
2.12.21 Seventy (70) percent of land shown within a lot and identified by the Dracut Conservation Commission as a wet land resource area pursuant to M.G.L. Chapter 131 section 40 and/or the Dracut Wetland Bylaw. This section shall supersede any contrary provision contained in this By-law.

2.12.22 Land classified as floodway as determined by the U.S. Department of Housing and Urban Development, Federal Emergency Management Agency and depicted on the "Floodway Boundary Maps" prepared for the Town of Dracut by said Agency dated July 2, 1980.

2.12.30 Lot Perimeter - In all districts any lot created after the adoption of the By-law shall have no more than one foot of perimeter for every 40 square feet of lot area and shall not be less than 50 feet in width in any location within the lot except in a portion of the lot where two lot lines meet at a point. Any lot created before adoption of this By-law and conforming to then applicable requirements shall be considered a conforming lot for purposes of this zoning By-law.

2.12.40 Methods for Calculating Dimensional Requirements - The following shall apply:

2.12.41 Lot Area - Lot area shall be determined by calculating the area within a lot including any area within the lot over which easements have been granted, provided that no area within a street shall be included in determining minimum lot area. When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet. See Figure 1.



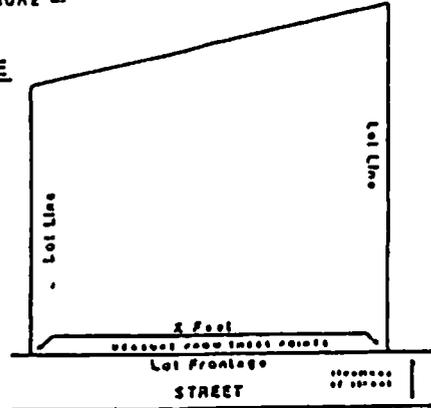
**TOWN OF DRACUT - ZONING BY LAWS**

2.12.42 Frontage - Frontage shall be measured in a continuous line along the sideline of a street between the points of intersection of the side lot lines within the street. (See Figure 2)

FIGURE 2

**MEASURING LOT FRONTAGE**

REFER TO TABLE FOR DIMENSIONS

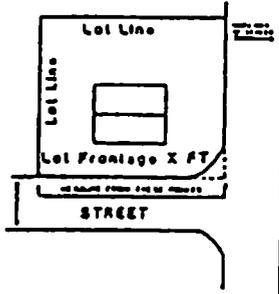


2.12.43 Frontage for a corner lot may be measured either to the point of intersection of the extension of the sideline of the rights of way or to the middle of the curve connecting the sideline of the intersecting streets. (See Figure 3)

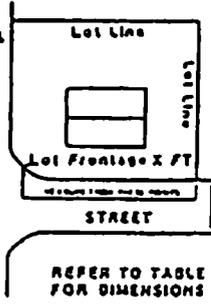
FIGURE - 3

**MEASURING LOT FRONTAGE (Corner Lot)**

Sideline Intersection Method



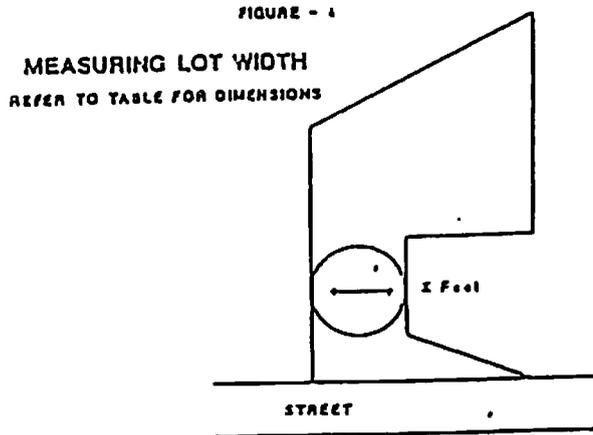
Half-the-Rounding Method



2.12.44 If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage.

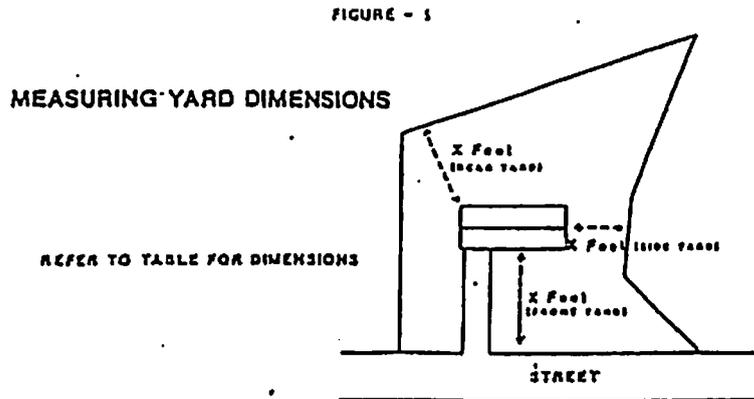
**TOWN OF DRACUT - ZONING BY LAWS**

2.12.45 Lot Width - Lot width shall be determined by measuring the diameter of the largest circle which can be located along a continuous, but not necessarily straight line from the lot frontage to the principal structure on the lot without the circumference intersecting the side lot lines. (See Figure 4)



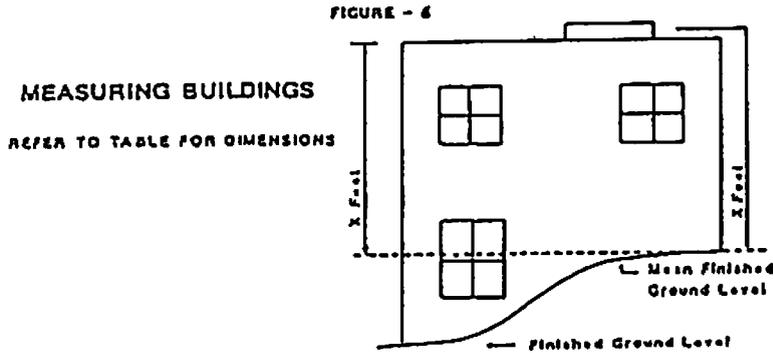
2.12.46 Front Yards - Front yards shall be the distance measured in a straight line between the lot frontage and the nearest point of any building or structure. A lot having frontage on two or more streets shall have two or more front yards, each of which shall comply with the requirements of the front yard provisions. In no case shall any building or structure be located closer to the sideline of a street than the minimum required front yard. (See Figure 5)

2.12.47 Side and Rear Yards - Side and rear yards shall be the distance measured in a straight line from the nearest point of any building or structure to each side or rear lot line. (See Figure 5)



**TOWN OF DRACUT - ZONING BY LAWS**

2.12.48 Height in Feet, Buildings - Height in feet shall be the vertical distance measured from the mean of the finished ground level adjoining the entire building at each exterior wall to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof. In all districts appurtenant structures located upon the roof of a building may extend above the height limit but in no case shall they exceed 100 feet in height when combined with the height of the building nor in the aggregate occupy more than 20% of the roof plan area unless authorized by special permit from the Special Permit Granting Authority as designated for the principal use as per Section 2.11.30 of this By-law or by the Planning Board if the principal use does not require a special permit. (See Figure 6)



**TOWN OF DRACUT - ZONING BY LAWS**

**2.12.50 Table of Standard Dimensional Requirements**

Dimension	Zoning District									
	R1	R2	R3	B1	B2	B3	B4	B5	I1	I2
Minimum Lot Area (Square Feet) X 1,000	40	80	40	22	22	30	40	30	90	90
Minimum Lot Front- age (Lin. Feet)	175	200	150	125	125	150	200	150	225	225
Minimum Lot Width (Lin. Feet)	30	50	50	20	20	20	50	20	50	50
Minimum Front Yard (Lin. Feet)	30	30	30	30	30	50	100	50	100	100
Minimum Side Yard (Lin. Feet) 2/	15	15	15	20	20	30	15	15	15	40
Minimum Rear Yard (Lin. Feet) 2/	35	35	35	15	15	20	40	20	40	40
Maximum Building Height (Lin. Feet)	3/ 36	3/ 36	3/ 36	3/ 36	3/ 36	4/ 40	5/ 45	4/ 40	6/ 65	6/ 65

1/ Multi-family development must comply with Section 4.12.00 of this By-law.

2/ Including buffering requirements as per Section 3.14.00 of this By-law.

3/ Not to exceed 2 1/2 stories.

4/ Not to exceed 3 stories.

5/ Not to exceed 3 1/2 stories.

6/ Not to exceed 5 stories.  
(Side Yard Requirements changed for Residential-See Changes)

**TOWN OF DRACUT - ZONING BY LAWS**

**2.12.60 Dimensional Relief for Affordable Housing**

The Planning Board may grant a special permit for the construction of an affordable dwelling unit on a residentially zoned lot having not less than fifty percent (50%) of the otherwise applicable lot area and lot frontage requirements for the specific zone that it is located in subject to the following conditions:

The unit shall be sold at a price affordable to persons in the Lowell Area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning not more than 80% of the median income. If the unit is to be constructed and occupied by the original applicant for the special permit, such applicant shall meet the income guidelines applicable for the sale of such unit and the unit shall be deemed to have a value no greater than the limits established by the Department for resale purposes.

The unit shall be deed restricted in perpetuity as affordable for persons or families in the Lowell area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning less than 80% of the median income.

Prior to the sale or any subsequent sale of the unit, deed restrictions complying with the terms set forth above shall be approved as to form by the Board's legal counsel.  
The lot shall be served by municipal water and sewer.

The structure shall meet the setbacks, side and rear yard requirements for the district.

**2.12.70 Additional Development of Structures dedicated for business use:**

Additional development of structures dedicated for business is permitted provided they meet the following additional requirements added by amending the Town of Dracut Zoning By Laws, Section 2.12.00 (Intensity of Use):

**TOWN OF DRACUT - ZONING BY LAWS**

1) The area of the lot on which the structure is to be located shall not be less than twenty thousand (20,000) square feet, as determined by Section 2.12.20.

2) The lot on which the structure is to be located is entirely within the Business 4 (B4) Zoning District.

3) The minimum setback and yard requirements shall be as follows:

a) Minimum lot frontage (Lin. Feet)	125
b) Minimum lot width (Lin. Feet)	50
c) Minimum front yard (Lin. Feet)	30
d) Minimum side yard (Lin. Feet)	15
e) Minimum rear yard (Lin. Feet)	15
f) Maximum building height (Lin. Feet)	45
g) Buffering (Lin. Feet)	0

4) Any lot which complied with the minimum area and frontage requirements, in effect at the time the boundaries of the lot were defined, may be built upon regardless of such lot's ownership with that of adjoining land.

5) The lot was defined by a deed or plan recorded prior to January 1, 1985.

6) The particular use or activity to be conducted on the lot shall be subject to the provisions of Section 2.11.30.

7) The parking for the structure shall be provided pursuant to Section 3.10.00.

## TOWN OF DRACUT - ZONING BY LAWS

- 8) There shall be public water and sewer available for the lot.
- 9) Notwithstanding Subsection 3) above, any lot which adjoins a Residential Zoning district or adjacent residential use shall comply with Section 3.14.00.

### 2.12.80 Multiple Principal Structures

Except in the residential districts, more than one principal structure may be erected on a lot with the following conditions:

1. Lot area to be 60,000 square feet or more.
2. All principal buildings on the lot shall be served by access ways suitable for fire, police and emergency vehicles.
3. Special permits as per Section 4.10.10 for any principal building having 10,000 square feet gross floor area.
4. All of the principal buildings on the same lot shall be accessible via pedestrian walkways connected to the required parking for the principal building.

### 2.13.00 Flood Plain and Floodway Districts

The Flood Plain and Floodway District is herein established as an overlay district. The underlying permitted uses are allowed provided that they meet the following additional requirements as well as those of the Massachusetts State Building Code, Section 780 CMR 120.G, "Flood Resistant Construction" which deal with construction in floodplains.

The provisions of the Massachusetts Wetlands Protection Regulations (310. CMR 10.00) Inland Wetlands Restrictions and (310 CMR 13), Title 5 Minimum Requirements For the Sub Surface Disposal of Sanitary Sewage, Department of Environmental Protection (310 CMR 15, Title 5) should also be addressed. The Flood Plain District includes all special flood hazard areas within the Town of Dracut designated as Zone A, AE, AH, AND A99 on the Middlesex County Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Dracut are panel numbers 25017C0109E, 25017C0117E, 25017C0128E, 25017C0129E, 25017C0135E, 25017C0136E, 25017C0137E, 25017C0138E, 25017C0139E, 25017C0141E, 25017C0142E, 25017C0143E, 25017C0144E, 25017C0153E and 25017C0161E dated June 4, 2010. The exact boundaries of the

## TOWN OF DRACUT - ZONING BY LAWS

District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official and Conservation Commission.

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

**2.13.10 Purpose** - The purpose of the Flood Plain and Floodway Districts is to protect persons and property against the hazards of the base flood, to maintain the flood storage capacity and flow pattern of the flood plain for the base flood and to provide long-term control over the extent of land subject to inundation by the base flood.

**2.13.20 Methods for Determining Flood Plain District and Floodway Boundaries** - The exact zoning district boundaries of the Flood Plain District shall be the location on the ground, as determined by an actual field survey of the base flood elevations(s) and limits of the floodway.

**2.13.21** The base flood elevations for Zones AE within the Town of Dracut shall be the elevations contained on the Middlesex County "Flood Insurance Rate Maps", June 4, 2010 and further delineated in the Flood Data Profiles of the Flood Insurance Study.

**2.13.22** The base flood elevations for approximate A-Zones shall be determined based on hydrologic and hydraulic analyses of the development area by a Registered Professional Engineer. However, base flood elevations for unnumbered A-Zones may also be based, when available, upon information from any Federal, State, Local or other source including the Town Engineer.

**2.13.23 Floodway Data:** In A-Zones, the best available Federal, State, Local, or other Floodway Data shall be obtained and reasonably utilized to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. In Zone(s) A and AE, along watercourses that have a regulatory floodway designated on the Dracut FIRM Map, encroachments are prohibited which would result in any increase in flood

## TOWN OF DRACUT - ZONING BY LAWS

levels within the community during the occurrence of the base flood discharge.

**2.13.30 Flood Plain Regulations** - The Flood Plain District shall be considered as overlying other Districts. Any uses permitted in the portions of the District so overlaid shall be permitted subject to all the provisions of section 2.13.32 and 2.13.50.

**2.13.31 Prohibited Uses** - In the Flood Plain District no new building shall be erected or constructed, and no existing structure shall be altered, enlarged or moved; no dumping, filling, or earth transfer or relocation shall be permitted; nor any land, building, or structure used for any purposes except as stated in 2.13.32 or as allowed by Special Permit in Section 2.13.50.

**2.13.32 Allowed Uses** - The following uses shall be allowed within the Flood Plain District:

1.Conservation of water, plants, and wildlife.

2.Outdoor recreation, including play areas, nature study, boating, fishing and hunting, where otherwise legally permitted, but excluding buildings and structures.

3.Non-commercial signs (as permitted in the residential districts), wildlife management areas, foot, bicycle, and/or horse paths and bridges, provided that such uses do not affect the natural flow pattern on watercourse.

4.Grazing and farming, including truck gardening and harvesting of crops.

5.Forestry and nurseries.

6.Construction, maintenance and repair of municipal and private water supply structures.

7.Maintenance and repair of existing structures and improvement of existing structures provided that any such improvement is either within the existing structure or above the base flood elevation.

**TOWN OF DRACUT - ZONING BY LAWS**

8. Any use permitted in the underlying district in which the land is located subject to the same use and development restrictions as may otherwise apply provided that, based upon properly documented engineering data, the land is found by the Building Inspector not to be subject to flooding during the base flood.

9. Maintenance and repair of existing structures and improvement of existing structures in any street or associated easement which is maintained or operated by the Town of Dracut or the Dracut Water Supply District.

**2.13.40 Floodway Regulations** - The Floodway shall be considered as overlying other districts and a separate part of the Floodplain and Floodway District.

**2.13.41 Prohibited Uses within the Floodway** - All encroachments, including fill, new construction, substantial improvements to existing structures, and other development are prohibited unless allowed pursuant to Section 2.13.42.

**2.13.42 Allowed Uses within the Limits of the Floodway** - The following uses are permitted within the limits of the floodway:

1. Maintenance and repair of existing structures and improvement of existing structures provided that any such improvement is either within the existing structure or above the base flood elevation.

2. Maintenance and repair of existing structures and improvement of existing structures in any street or associated easement which is maintained or operated by the Town of Dracut or the Dracut Water Supply District.

**2.13.50 Uses Allowed by Special Permit in the Flood Plain District (Excluding the Floodway)** - The following uses may be allowed within the Flood Plain not to include the Floodway upon the issuance of a Special Permit from the Planning Board. Any use permitted in the underlying district in which the land is located, including grading, filling or excavating, subject to the same use and development regulations as may otherwise apply thereto provided the Planning Board finds that:

1. The proposed use does not significantly conflict with the purposes of this section.

**TOWN OF DRACUT - ZONING BY LAWS**

2. One Hundred (100) percent of the natural flood storage volume of the flood plain on the site is preserved with the use of compensatory storage techniques and disturbance of the natural characteristics of the flood plain on the site is kept to a minimum.
3. The elevation of the lowest point of any new vehicular or pedestrian access from a street to any building, including garages, used for human occupancy is at or above the base flood.
4. Any new or reconstructed utilities, such as water, sewer mains, drainage systems, fuel storage facilities, gas electric or other utilities, are anchored to prevent flotation and designed to avoid impairment during the base flood.
5. The Floodplain District is established as an overlay district to all other districts. All development in the district, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with chapter 131, Section 40 of the Massachusetts General Laws and with the following:
  - Section of the Massachusetts State Building code which addresses floodplain and coastal high Hazard area (currently 780 CMR 3107.0 "Flood Resistant Construction")
  - Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
  - Inland Wetlands Restriction, DEP ( currently 302 CMR 6.00) ;
  - Coastal Wetlands Restriction, DEP ( currently 302 CMR 4.00) ;
  - Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

## TOWN OF DRACUT - ZONING BY LAWS

2.13.60 Procedures for Applying for a Special Permit Pursuant to Section 2.13.50 - Any person who desires to erect any structure or excavate, fill, grade or otherwise develop land in accordance with section 2.13.50 shall submit a written application to the Planning Board. Each such application shall be accompanied by the following:

1. A written statement indicating any special permits previously granted under this section for the subject lot, for any portion of the subject lot or for any larger lot which formerly included the subject lot.

2. Proposed site plan prepared and stamped by a Registered Professional Engineer for the entire area to be developed showing existing and proposed buildings, structures, signs, parking spaces, driveway openings and driveways; the Flood Plain District boundary; existing and proposed topography at one foot intervals within the Flood Plain District and two foot intervals outside the District; the floodway boundary; all facilities for surface and subsurface water drainage and sewage disposal; electrical, telephone and other utilities; and all existing and proposed landscape features.

3. Detailed calculations and supporting materials prepared by a Registered Professional Engineer showing the existing and proposed flood storage volume of the site between the elevation(s) of the property as it existed on July 2, 1980 and the elevation(s) of the base flood according to the flood insurance rate maps. In unnumbered A-Zones the supporting materials shall include the methods and all data used in determining the elevation of the base flood.

4. Where flood proofing is used, certification by a Registered Professional Civil Engineer or a Registered Professional Architect that the new construction is adequate to withstand the forces associated with the base flood and that the methods used are adequate to withstand flood depths, pressures and velocities, impact and uplift forces and other factors associated with the base flood.

2.13.61 Other Conditions - The Planning Board shall impose such conditions and safeguards as public safety, welfare and convenience may require. Upon completion of any authorized work an "as-built" plan, prepared by a Registered Professional Engineer or a Registered Land Surveyor, as appropriate to the data,

## TOWN OF DRACUT - ZONING BY LAWS

of all improvements in the Flood Plain District shall be submitted to the Building Inspector and shall specify the elevation of the lowest floor including basement, the elevation to and method by which any structure has been floodproofed and the finished grades of all disturbed areas.

2.13.62 Filing and Distribution Procedures - The filing and distribution procedures relating to documents and other materials submitted pursuant to Special Permits referenced in section 1.16.12 of this By-law shall apply.

2.13.70 All Federal and State Permits are to be obtained prior to the alteration or relocation of watercourses. Also applicant must notify in a riverline situation, the following of any alteration or relocation of a watercourse:

### ADJACENT COMMUNITIES (CERTIFIED MAIL)

*NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, Suite 600-700  
Boston, MA 02114-2104*

*NFIP Program Specialist  
Federal Emergency Management Agency, Region 1  
99 High Street, 6<sup>th</sup> Floor  
Boston, MA 02110.*

2.14.00 Wetland and Water Conservancy District - The Wetland and Water Conservancy district is herein established as an overlay district superimposed on all other districts. Areas included in this District are subject to the rules and regulations governing land uses in the underlying district and the requirements of this Section.

2.14.10 Purposes of District - The Wetland and Water Conservancy District is herein established in order to promote the public welfare through the protection, preservation and use of the Town's wetlands, water bodies, water courses and their adjoining lands; to protect the safety of persons and property against the hazards of flooding and contamination of ground water and surface water; to preserve and maintain the water retention capability, ecological functions and the utility and purity of natural groundwater supplies; and to promote the usefulness of

## TOWN OF DRACUT - ZONING BY LAWS

wetlands for recreation, their natural beauty and the protection and proliferation of natural flora and fauna.

**2.14.20** Boundaries of Wetland and Water Conservancy District - The boundaries and delineation of the Wetland and Water Conservancy District for purposes of this By-law shall be all areas shown as wetland on a map entitled "Wetland and Water Conservancy District, Town of Dracut 1977" consisting of twenty-five sheets and on file with the Town Clerk. Said map is herein incorporated by reference.

**2.14.30** Wetland and Water Conservancy District Regulations - The Wetland and Water Conservancy District shall be considered as overlying other districts. Any uses permitted in the underlying districts shall be permitted subject to all the provisions of this Section.

**2.14.31** Prohibited Uses - The following uses are prohibited in the Wetland and Water Conservancy District:

1.The erection of construction of any new building, impervious surface or enlargement of an existing structure or impervious surface.

2.Dumping, filling, earth transfer, removal or relocation (except as may be provided in 2.14.32)

3.Sewage or septage disposal systems, refuse dumping, sanitary landfills or other sources of potential pollution.

4.The storage of petroleum products, chemicals, manure, salt fertilizer, toxic or hazardous substances or other leachable material.

5.Driveways, streets, curbs, utilities, sidewalks and related facilities except where access is needed to service portions of a lot otherwise inaccessible or where alternative means of access are impractical.

6.The draining, damming or relocating of any water feature except as part of an overall drainage basin plan or as a flood control or agriculture works authorized by a public agency.

**2.14.32** Allowed Uses - The following uses shall be allowed

**TOWN OF DRACUT - ZONING BY LAWS**

within Wetland and Water Conservancy District:

1. Bona fide agricultural activity including: work on land to be used primarily and directly in the raising of animals; the raising of fruits, vegetables, berries, nuts and other food for human or animal consumption; the raising of flowers, sod, trees, nursery or greenhouse products and ornamental plants and shrubs; the growing of cranberries.
2. Work on land used primarily and directly in the raising of forest products under a planned program to improve the quantity and quality of a continuous crop.
3. The construction, reconstruction, operation and maintenance of underground and overhead public utilities.
4. The maintenance and improvement of existing public roadways.
5. The excavation of wildlife impoundments farm ponds and ponds for fire protection.
6. The maintenance of beaches and boat launching ramps.
7. The maintenance, repair and improvement (excluding enlargement) of existing structures including buildings, piers, towers and headwalls.
8. The construction and maintenance of catwalks, footbridges, docks, piers, boathouses, boat shelters, duck blinds, skeet and trap shooting decks, provided however that such structures are constructed on pilings or posts so as to permit the reasonably unobstructed flowage of water and adequate light to maintain vegetation.
9. The routine maintenance and repair of road drainage structures.
10. Maintenance, repair and construction of structures or associated easement or property maintained or operated by the Town of Dracut or the Dracut Water Supply District.
11. Any use permitted in the underlying district in which the land is located subject to the same use and development restrictions as may otherwise apply provided that based upon properly documented engineering or other data the land is found not to be

**TOWN OF DRACUT - ZONING BY LAWS**

definable as wetland pursuant to the intent of this Section and the definition of wetland as stated in Massachusetts General Laws Chapter 131 Section 40.

**2.15.00** Reserved

**2.16.00** Nonconforming Lots, Uses and Structures

**2.16.10** Nonconforming Lots

**2.16.11** Existing Lots - Any lot which complied with the minimum area, frontage, and lot width requirements, if any, in effect at the time the boundaries of the lot were defined by recorded deed or plan, may be built upon or used for single family residential use, notwithstanding the adoption of new or increased lot area, frontage or lot width requirements, provided that:

1. At the time of the adoption of such new or increased requirements or while building on such lot was otherwise permitted, whichever occurs later, such lot was held, and has continued to be held, in ownership separate from that of adjoining land; and
2. The lot had at least 5,000 square feet of area and 50 feet of frontage at the time the boundaries of the lot were defined; and
3. Any proposed structure is situated on the lot so as to conform with the minimum yard requirements, if any, in effect at the time the boundaries of such lot were defined. In the case where no minimum yard requirements were in effect at the time the boundaries of such lot were defined, the minimum front yard shall be 20 feet and the minimum side and rear yards shall be 10 feet.

**2.16.20** Nonconforming Uses and Structures - Applicability. This Zoning By-Law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by G.L. c40A, s.5 at which this Zoning By-Law, or any relevant part thereof, was adopted. Such prior, lawfully existing nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder.

**2.16.21** Nonconforming Uses - The Planning Board may grant a Special Permit; subject to site plan review (Section 1.16.20),

## TOWN OF DRACUT - ZONING BY LAWS

to change a nonconforming use in accordance with this section only if it determines that such change or extension shall not be more detrimental than the existing nonconforming use to the neighborhood. The following types of changes to nonconforming uses may be considered by the Planning Board:

1. Change or substantial extension of the use;
2. Change from one nonconforming use to another, less detrimental, nonconforming use.

Extension to adjacent/adjoining lot(s) where proposed use is not allowed is prohibited.

Projected changes in noise, light, drainage, traffic plus any other factors identified by the Planning Board shall be evaluated as to whether they are less detrimental to the neighborhood. Studies and peer review may be required by the Planning Board.

There is no provision for adding a use. The existing more detrimental use must be identified, exchanged, and extinguished for the new less detrimental use to be allowed.

In the event that any particular provision of this by-law is ruled invalid the remaining provisions shall remain in full force and effect.

**2.16.22 Nonconforming Structures** - The Planning Board may grant a special permit; subject to site plan review (Section 1.16.20) to reconstruct, extend, alter, or change a nonconforming structure in accordance with this section only if it determines that such reconstruction, extension, alteration, or change shall not be more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Planning Board:

1. Reconstructed, extended or structurally changed;
2. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner.

In the following circumstances, alteration, reconstruction, extension or structural change (collectively "alteration") to structures other than single or two family residential structures shall be considered to increase the intensity of an existing nonconformity and shall be considered to create additional

## TOWN OF DRACUT - ZONING BY LAWS

nonconformities and be more detrimental than the existing nonconforming structure to the neighborhood:

1. The creation of any new nonconformity where no nonconformity currently exists.
2. The relocation or movement of a building or structure in whole or in part which is nonconforming by dimension to any other location on the lot in which it is located outside of the existing nonconforming footprint unless the relocation is proven to be less nonconforming to the requirements of the zone in which it is located.
3. The voluntary demolition and reconstruction of a building or structure nonconforming by dimension unless it conforms to the dimensional regulations of the zone in which it is located or the nonconforming nature of the new proposed structure is found to be less nonconforming by the Planning Board.

In the event that any particular provision of the by-law is ruled invalid the remaining provisions shall remain in full force and effect.

**2.16.23 Variance Required** - Except as provided in Section 2.16.24, below, the reconstruction, extension or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.

**2.16.24 Alteration of Nonconforming Single and Two Family Residential Structures - As of Right** - Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Inspector of Buildings that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure. The following circumstances shall not be deemed to increase the nonconforming nature of said structure:

1. alteration to a structure which is located on a lot with

## TOWN OF DRACUT - ZONING BY LAWS

insufficient area, where such alteration complies with all current setback, yard, and building height requirements.

2. alteration to a structure which is located on a lot with insufficient frontage, where such alteration complies with all current setback, yard, and building height requirements.
3. alteration to a structure which encroaches upon one or more required yard or setback areas, where such alteration will comply with all current setback, yard and building height requirements.
4. alteration to a nonconforming structure which will not increase the footprint of the existing structure provided that existing height restrictions shall not be exceeded.

**2.16.25 Alteration of Nonconforming Single and Two Family Residential Structures - by Special permit -** In the event that the Inspector of Buildings determines, after consideration of Section 2.16.24, above, that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by Special Permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

**2.16.26 Abandonment or Non-Use -** A nonconforming use or structure which has been abandoned, or not used for a period of two years, shall lose its protected status and be subject to all of the provisions of this zoning ordinance.

1. Notwithstanding the above, a nonconforming residential structure, which has been abandoned, or not used for a period of two years, may reestablish its protected status upon the grant of a Special Permit by the Board of Appeals.

**2.16.27 Reconstruction after Catastrophe or Demolition -** A nonconforming structure may be reconstructed after a catastrophe or after demolition in accordance with the following provisions:

**TOWN OF DRACUT - ZONING BY LAWS**

1. Reconstruction of said premises shall commence within two years after such catastrophe or demolition.

**2.16.28** Reversion to Nonconformity - No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

**2.16.29** Exceptions - This section shall not apply to billboard signs and other devices subject to the provisions of Section 29 through 33, inclusive, of Chapter 93, and to Chapter 93D of the Massachusetts General Laws.

**WELLHEAD PROTECTION DISTRICT BY-LAW  
TOWN OF DRACUT, MASSACHUSETTS**

**2.17.00** Wellhead Protection District - The Wellhead Protection District is an overlay district superimposed on the zoning districts. This overlay district shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses. Applicable activities/uses in a portion of one of the underlying zoning districts which fall within the Wellhead Protection District must additionally comply with the requirements of this district. Uses prohibited in the underlying zoning districts shall not be permitted in the Wellhead Protection District.

**2.17.10** Purpose Of Wellhead Protection District

1. Promote the health, safety, and general welfare of the community by ensuring an adequate quality and quantity of drinking water for the residents, institutions, and businesses of the Town of Dracut.

2. Preserve and protect existing and potential sources of drinking water supplies.

3. Conserve the natural resources of the Town.

4. Prevent temporary and permanent contamination of the environment.

**2.17.20** Definitions - For the purposes of this section, the following terms are defined below:

**Aquifer:** Geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.

## TOWN OF DRACUT - ZONING BY LAWS

**Impervious Surface:** Material or structure on, above, or below the ground that does not allow precipitation or surface water to penetrate directly into the soil.

**Mining:** The removal or relocation of geologic materials such as topsoil, sand, gravel, metallic ores, or bedrock.

**Potential Drinking Water Sources:** Areas which could provide significant potable water in the future.

**Recharge Areas:** Areas that collect precipitation or surface water and carry it to aquifers. Recharge areas include areas designated as Zone I and Zone II.

**Toxic or Hazardous Material:** Any substance or mixture of physical, chemical, or infectious characteristics posing a significant, actual, or potential hazard to water supplies or other hazards to human health if such substance or mixture were discharged to land or water in the Town of Dracut. Toxic or hazardous materials include, without limitation; synthetic organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalis, and all substances defined as Toxic or Hazardous under Massachusetts General Laws (M.G.L.) Chapter(c.) 21C and 21E and 310 CMR 30.00, and also include such products as solvents and thinners in quantities greater than normal household use.

**Wellhead Protection District:** The zoning district defined to overlay other zoning districts in the Town of Dracut. The Wellhead Protection District includes Zone I and Zone II.

**Zone I:** The 400 foot protective radius around a public water system well.

**Zone II:** The area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at safe yield with no recharge from precipitation), as defined in 310 CMR 22.00 and in the Department of Environmental Protection's (DEP) Guidelines and Policies for Public Water Systems. This area is a ½-mile radius around the well.

**2.17.30 Establishment And Delineation Of Wellhead Protection District -** For the purposes of this district, there are hereby established within the Town certain wellhead protection areas, consisting of aquifers or recharge areas which are delineated on a map. This map is at a scale of 1 inch to 1,000 feet and is entitled "Zoning Map, Town of Dracut, Massachusetts," dated November 1996.

**TOWN OF DRACUT - ZONING BY LAWS**

**2.17.31 District Boundary Disputes** - If the location of the District boundary in relation to a particular parcel is in doubt, resolution of boundary disputes shall be through a Special Permit application to the Special Permit Granting Authority (SPGA). Any application for a special permit for this purpose shall be accompanied by adequate documentation. The burden of proof shall be upon the owner(s) of the land to show where the bounds should be located. At the request of the owner(s), the Town may engage a professional engineer, hydrologist, geologist, or soil scientist to determine more accurately the boundaries of the district with respect to individual parcels of land, and may charge the owner(s) for the cost of the investigation.

**2.17.40 Wellhead Protection District Use Regulations** - The Wellhead Protection District shall be considered as overlying other districts. Any uses permitted in the underlying districts shall be permitted subject to all provisions of Section 2.17. Underground storage tanks related to the above activities are not categorically permitted.

**2.17.41 Permitted Uses** - The following uses are permitted within the Wellhead Protection District, provided that all necessary permits, orders, or approvals required by local, state, or federal law are also obtained:

1. Conservation of soil, water, plants, and wildlife;
2. Outdoor recreation, nature study, boating, fishing, and hunting where otherwise legally permitted;
3. Foot, bicycle and/or horse paths, and bridges;
4. Normal operation and maintenance of existing water bodies and dams, splash boards, and other water control, supply and conservation devices;
5. Maintenance, repair, and enlargement of any existing structure, subject to Section 2.17.42 (prohibited uses) and Section 2.17.43 (uses requiring a special permit);
6. Residential development, subject to Section 2.17.42 (prohibited uses) and Section 2.17.43 (uses requiring a special permit);

**TOWN OF DRACUT - ZONING BY LAWS**

7. Farming, gardening, nursery, conservation, forestry, harvesting, and grazing, subject to Section 2.17.42 (prohibited uses) and Section 2.17.43 (special permitted uses);

8. Construction, maintenance, repair, and enlargement of drinking water supply related facilities such as, but not limited to, wells, pipelines, aqueducts, and tunnels;

9. Only uses related to the operation and maintenance of the public water supply are permitted in the Zone I as defined in 310 Code of Massachusetts Regulations 22.00.

**2.17.42 Prohibited Uses - The following uses are prohibited:**

1. Landfills and open dumps as defined in 310 CMR 19.006;

2. Automobile graveyards and junkyards, as defined in M.G.L. c. 140B, §1;

3. Landfills receiving only wastewater and/or septage residuals including those approved by the DEP pursuant to M.G.L. c. 21, §26 through 53; M.G.L. c. 111, §17; M.G.L. c. 83, §6 and 7, and regulations promulgated thereunder;

4. Facilities that generate, treat, store, or dispose of hazardous waste that are subject to M.G.L. c. 21C and 310 CMR 30.00. This includes vehicular maintenance facilities, dry cleaners, print and photo processing operations as well as many industrial uses. Refer to MGL Chapter 40A, Section 9 and Chapter 21D, Section 21.

The following are exceptions:

a. Very small quantity generators as defined under 310 CMR 30.000;

b. Household hazardous waste centers and events under 310 CMR 30.390;

c. Waste oil retention facilities required by M.G.L. c. 21, § 52A; and

d. Water remediation treatment works approved by DEP for the treatment of contaminated ground or surface waters;

**TOWN OF DRACUT - ZONING BY LAWS**

5. Petroleum, fuel oil, and heating oil bulk stations and terminals including, but not limited to, those listed under Standard Industrial Classification (SIC) Codes 5171 and 5983. SIC Codes are established by the US Office of Management and Budget and may be determined by referring to the publication, Standard Industrial Classification Manual, and any other subsequent amendments;

6. Discharge to the ground of non-sanitary wastewater including industrial and commercial process waste water, except:

a. The replacement or repair of an existing treatment works that will not result in a design capacity greater than the design capacity of the existing treatment works;

b. Treatment works approved by the DEP designed for the treatment of contaminated ground or surface water and operating in compliance with 314 CMR 5.05(3) or 5.05(13); and

c. Publicly owned treatment works;

7. Stockpiling and disposal of snow and ice containing deicing chemicals brought in from outside the district;

**2.17.43 Uses and Activities Requiring a Special Permit -** The following uses and activities are permitted only upon the issuance of a Special Permit by the Special Permit Granting Authority (SPGA) under such conditions as they may require:

1. Enlargement or alteration of existing uses that do not conform to the Wellhead Protection District;

2. Those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zoning (except as prohibited under Section 2.17.42). Such activities shall require a special permit to prevent contamination of groundwater;

3. Any use that will render impervious more than 15 percent or 2,500 square feet of any lot, whichever is greater. A system for groundwater recharge must be provided which does not degrade groundwater quality. For non-residential uses, recharge shall be by storm water infiltration basins or similar system covered with

## TOWN OF DRACUT - ZONING BY LAWS

natural vegetation, and dry wells shall be used only where other methods are infeasible. For all non-residential uses, all such basins and wells shall be preceded by oil, grease, and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner. A schedule of maintenance shall be approved and filed with the Town.

4.Storage of liquid hazardous materials, as defined in MGL. c. 1E, and/or liquid petroleum products unless such storage is above ground level; and on an impervious surface; and either in container(s) or above ground tank(s) within a building, or outdoors in covered container(s) or above ground tank(s) in an area that has a containment system designed and operated to hold either 10 percent of the total possible storage capacity of all containers, or 110 percent of the largest container's storage capacity, whichever is greater;

5.Storage of sludge and septage, unless such storage is in compliance with 310 CMR 32.30 and 310 CMR 32.31;

6.Storage of deicing chemicals unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of contaminated runoff or leachate. Uncovered storage of salt in water supply areas is forbidden by MGL Chapter 85 Section 7A;

7.Storage of animal manure unless covered or contained in accordance with the specifications of the Natural Resource Conservation Service;

8.Earth removal, consisting of the removal of soil, loam, sand, gravel, or any other earth material (including mining activities) within 4 feet of historical high groundwater as determined from monitoring wells and historical water table fluctuation data compiled by the United States Geological Survey, except for excavations for building foundations, roads, or utility works;

9.Storage of commercial fertilizers, as defined in MGL Chapter 128, §64, unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate.

2.17.50 Procedures for Issuance of a Special Permit - The SPGA under this by-law shall be the Planning Board. Such special permit shall be granted if the SPGA determines, in conjunction

## TOWN OF DRACUT - ZONING BY LAWS

with the Board of Selectmen, Board of Health, the Conservation Commission, Town Engineer and the Dracut Water Supply District that the intent of this by-law, as well as its specific criteria, are met. The SPGA shall not grant a special permit under this section unless the petitioner's application materials include, in the SPGA's opinion, sufficiently detailed, definite, and credible information to support positive findings in relation to the standards given in this section. The SPGA shall document the basis for any departures from the recommendations of the other town boards or agencies in its decision.

**2.17.51 Filing and Distribution Procedures** - Upon receipt of the special permit application, the SPGA shall transmit one copy to the Planning Board, Board of Health, Conservation Commission, Town Engineer, and Dracut Water Supply District for their written recommendations. Failure to respond in writing within 35 days of receipt by the Board shall indicate approval or no desire to comment by said agency. The necessary number of copies of the application shall be furnished by the applicant.

**2.17.52 General Standards** - The SPGA may grant the required special permit only upon finding that the proposed use meets the following standards, those specified in Section 2.17.40 of this bylaw, and any regulations or guidelines adopted by the SPGA. The proposed use must:

1. In no way, during construction or thereafter, adversely affect the existing or potential quality of quantity of water that is available in the Wellhead Protection District; and
2. Be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

**2.17.53** The SPGA may adopt regulations to govern design features of projects. Such regulations shall be consistent with the by-law regulations of the Town of Dracut.

**2.17.54 Submittals** - The applicant shall file seven (7) copies of a site plan and attachments. The site plan shall be drawn at a proper scale as determined by the SPGA and be stamped by a professional engineer. All additional submittals shall be prepared by qualified professionals. The site plan and its attachments shall at a minimum include the following information where pertinent:

**TOWN OF DRACUT - ZONING BY LAWS**

1.A complete list of chemicals, pesticides, herbicides, fertilizers, fuels, and other potentially hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use;

2.For those activities using or storing such hazardous materials, a hazardous materials management plan shall be prepared and filed with the Hazardous Materials Coordinator, Fire Chief, and Board of Health. The plan shall include:

a.Provisions to protect against the discharge of hazardous materials or wastes to the environment due to spillage, accidental damage, corrosion, leakage, or vandalism, including spill containment and clean-up procedures;

b.Provisions for indoor, secured storage of hazardous materials and wastes with impervious floor surfaces; and

c.Evidence of compliance with the Regulations of the Massachusetts Hazardous Waste Management Act 310 CMR 30, including obtaining an EPA identification number from the Massachusetts DEP.

3.Proposed down-gradient location(s) for groundwater monitoring well(s), should the SPGA deem the activity a potential groundwater threat.

**2.17.55** Public Hearings and Decisions - Public Hearings and decisions pursuant to Special Permits referenced in Section 1.16.13 of this Zoning By-law shall apply.

**2.17.60** Enforcement - Written notice of any violations of Section 2.17 shall be given by the Building Inspector to the responsible person as soon as possible after detection of a violation or a continuing violation. Notice to the assessed owner of the property shall be deemed notice to the responsible person. Such notice shall specify the requirement or restriction violated and the nature of the violation, and may also identify the actions necessary to remove or remedy the violations and preventive measures required for avoiding future violations and a schedule of compliance. A copy of such notice shall be submitted to the Board of Health, Conservation Commission, Town Engineer, and the Dracut Water Supply District. The cost of containment,

**TOWN OF DRACUT - ZONING BY LAWS**

clean-up, or other action of compliance shall be borne by the owner and operator of the premises.

2.17.70 Severability - A determination that any portion or provision of this overlay protection district is invalid shall not invalidate any other portion or provision thereof, nor shall it invalidate any special permit previously issued thereunder."

-----

**TOWN OF DRACUT - ZONING BY LAWS**

**AMENDMENTS - SECTION TWO**

- (2.10.00 - amended - November 3, 2008 - Art. 10
- (2.11.21 - added - November 3, 2013 - Art. 39
- (2.11.30 - amended - November 7, 2011 - Art. 11
- (2.11.30 - amended - Special Town Meeting - June 6, 1988 Art. 1
- (2.11.30 - amended - November 6, 1989 - Article 14
- (2.11.30 - amended - November 4, 1991 - Article 11
- (2.11.30 - amended - June 7, 1999 - Art. 25 and Art. 29
- (2.11.30 - amended - October 4, 1999 (mtg. Held 11/15/99) Art. 5
- (2.11.30 - amended - November 1, 2004 - Art. 6
- (2.11.30 - amended - June 3, 2013 - Article 40
- (2.11.40 - amended - November 4, 1991 - Article 11
- (2.11.41 - amended - November 6, 1989 - Article 16
- (2.11.43 - amended - June 7, 1999 - Article 12
- (2.11.44 - added - June 6, 2005 - Article 25
- (2.11.45 - amended - October 4, 1999 - (mtg. Held Nov. 15, 1999) -  
Added Telecommunication Towers Article #6
- (2.11.45 - amended - June 3, 2013 - Article 40
- (2.11.46 - amended - October 4, 1999 (mtg. Held 11/15/99) Art. 8
- (2.11.50 - amended - November 6, 1989 - Article 20
- (2.11.50 - amended - November 4, 1991 - Article 13
- (2.11.50 - amended - November 1, 2004 - Article 6
- (2.12.21 - repealed & Re-enacted Sec. 2.12.21 - November 13, 1995  
Article 14
- (2.12.27 - amended - Special Town Meeting - June 6, 1988 Art. 8
- (2.12.50 - amended - Special Town Meeting - June 6, 1988 Art. 2
- (2.12.50 - amended - June 1, 1998 - Article 28
- (2.12.60 - added - November 3, 2003 - Article 2, Part 2-2
- (2.12.70 - added - November 6, 2006 - Article 13
- (2.12.80 - added - November 6, 2006 - Article 14
- (2.13.00 - amended - November 16, 1988 - Article 11
- (2.13.00 - amended - November 6, 1989 - Article 12
- (2.13.00 - amended - November 1, 2010 - Article 9
- (2.13.21 - amended - November 6, 1989 - Article 12
- (2.13.21 - amended - November 1, 2010 - Article 9
- (2.13.22 - amended - November 1, 2010 - Article 9
- (2.13.23 - amended - November 6, 1989 - Article 12
- (2.13.23 - amended - November 3, 2003 - Article 10
- (2.13.50 - amended - November 6, 1989 - Article 12
- (2.13.50 - amended - November 3, 2003 - Article 11
- (2.13.50 - amended - November 7, 2005 - Article 9
- (2.13.70 - added - November 6, 1989 - Article 12
- (2.13.70 - amended - November 1, 2010 - Article 9
- (2.16.20 - through 2.16.29 - added - November 7, 2005 - Article 11

**TOWN OF DRACUT - ZONING BY LAWS**

**AMENDMENTS - SECTION TWO (Cont'd)**

- (2.16.21 - through 2.16.26 deleted - November 7, 2005-Article 11
- (2.16.21 - amended - November 5, 2012 - Article 3
- (2.16.22 - amended - June 6, 1994 - Article 3
- (2.16.22 - amended - November 5, 2012 - Article 4
- (2.16.24 - deleted & added new 2.16.24 - June 6, 1994 - Article 3
- (2.16.27 - added - June 6, 1988 - Article 8
- (2.16.27 - deleted - June 6, 1994 - Article 3
- (2.17.00 - added - June 3, 2002 - Article 21

**TOWN OF DRACUT - ZONING BY LAWS**

**3.00.00 GENERAL REGULATIONS**

**3.10.00 Parking and Loading**

**3.10.10 Objectives and Applicability**

Any use of land involving the arrival, departure, or storage of motor vehicles, and all structures and uses requiring the delivery or shipment of goods as part of their function, shall be designed and operated to:

1. promote traffic safety by assuring adequate places for storing of motor vehicles off the street, and for their orderly access and egress to and from the public street;
2. increase the traffic-carrying capacity of streets and highways in the town and obtain a more efficient utilization of on-street curbside parking;
3. reduce hazards to pedestrians upon public sidewalks;
4. protect adjoining lots and the general public from nuisances and hazards such as: 1) noise, glare of headlights, dust and fumes, resulting from the operation of motor vehicles, 2) glare and heat from parking lots, 3) a lack of visual relief from expanses of paving, 4) accelerated run-off of surface water from land covered by impervious materials.

**3.10.20 Parking Requirements**

Adequate off-street parking must be provided to service all parking demand created by new structures, additions to existing structures, or changes of use. Existing buildings and uses need not comply unless expanded or otherwise changed to increase their parking needs. Section 3.10.24 of this By-law shall determine the number of spaces required except as per 3.10.21 or 3.10.22.

**3.10.21 Exceptions to Minimum Requirements**

In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth below will be met for the new demand without counting existing parking necessary for existing uses to meet these requirements.

## TOWN OF DRACUT - ZONING BY LAWS

These requirements may be reduced on Special Permit by the Special Permit Granting Authority as designated, for the principal use as per section 2.11.30 of this By-law or the Planning Board if the principal use does not require a special permit. Such cases might include:

1. Use of a common parking lot for separate uses having peak demands occurring at different times;
2. Age of other characteristics of occupants which reduce their auto usage;
3. Peculiarities of the use which make usual measures of demand invalid.

### 3.10.22 Use of Common Parking Areas

Common parking areas may be permitted for the purpose of servicing two or more principal uses on the same or separate lots, provided that:

1. Evidence is submitted that parking is available within 500 feet of the premises, which lot satisfies the requirements of this By-law and has excess capacity during all or part of the day, which excess capacity shall be demonstrated by competent parking survey conducted by a Traffic Engineer registered in the Commonwealth of Massachusetts.
2. A contract, agreement, or suitable legal instrument acceptable to the Town, shall be filed with the application for building permit, occupancy permit, or special permit for exception which shall specify the location of all spaces to be jointly used, the number of such spaces, the hours during the day that such parking shall be available, and the duration or limit, if any, on such parking.
3. Any reduction in area required for parking because of these joint use provisions shall be reserved in landscaped open space, such area shall be computed at the rate of 400 square feet per parking space.
4. Nothing in this section shall relieve the owner from providing parking facilities in accordance with this By-law if subsequently the joint use of parking facilities shall terminate.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.10.23 Number of Spaces**

For the purpose of computing the parking requirements of different uses, the number of spaces required shall be the largest whole number obtained after increasing all fractions upwards to one. Employees shall include the largest number of owners, managers, full and part-time workers and volunteers that may be normally expected on the premises during any single shift or portion thereof. The number of seats in benches, pews, or other continuous seating arrangements shall be calculated at twenty inches for each seat. The following minimum parking requirements shall apply to uses as listed in 3.10.24 Table of Off-Street Parking Requirements.

**3.10.24 Table of Off-Street Parking Requirements**

<b>Use</b>	<b>Number of Spaces</b>
Stores, Retail Business, and Services	One space per 200 square feet of gross leasable floor area or a minimum of at least three spaces per establishment.
Banks, Libraries, and Post Offices	One space per 100 square feet of floor area devoted to public use plus one space per employee.
Bowling Alleys	Four spaces for each alley.
Business and Professional Offices, Office Buildings, and Office of a Wholesale Establishment including Sales Space	One space per 200 square feet of gross floor area.
Medical and Dental Offices and Clinics	One space per 200 square feet of gross floor area.
Restaurants, Lounges, and Function Rooms	One space per three seats based on the legal seating capacity of the facility.
Fast Food Establishment	One space per 50 square feet of gross floor area.

TOWN OF DRACUT - ZONING BY LAWS

Use	Number of Spaces
Theater, Funeral Home, and Places of Assembly	One space for each four seats or for each 50 square feet of assembly area.
Hotels, Motels, and Tourist Homes	One space per guest room, plus one space per employee, plus a number of spaces as required elsewhere herein for restaurants assembly halls, function rooms, shops and similar functions if occurring on the premises.
Non-family Accommodation	One space per two persons accommodated.
Nursing and Convalescent Homes	One space for each three beds plus one space for each employee serving on the shift having the greatest number of employees, plus one space for each visiting staff.
Clubs, Lodges and Association Buildings	One space per three members.
Lumber and Building Material Yards, Nurseries, and Outdoor Sales	One space per 150 square feet of office and indoor sales area and/or one space per 1,000 square feet of outdoor sales area.
Manufacturing, Truck Terminals, Wholesale Establishments, Public Utility Buildings other than their Business Offices, Warehouses and similar uses not normally visited by the general public	One space per 1.4 employees plus one space for each vehicle used in the operation.

**TOWN OF DRACUT - ZONING BY LAWS**

<b>Use</b>	<b>Number of Spaces</b>
Any other non-residential use, or any use involving combination of functions similar to or listed herein	A number of spaces as a determined by the Building Inspector by application of the ratios above or by the Special Permit Granting Authority if use requires a Special Permit.
Single Family, Two Family, and Multi-Family Dwelling	Two spaces per dwelling unit.
Home Occupations	In addition to the spaces required for the dwelling, one space per non-resident employee, plus a number of spaces sufficient to satisfy the requirements of Section 3.10.10.

**3.10.30 Loading Areas**

All buildings requiring the delivery of goods, supplies, or materials, or shipment of the same, shall have bays and suitable maneuvering space for off-street loading of vehicles in accordance with Section 3.10.31.

**3.10.31 Table of Loading Area Requirements**

<b>Use</b>	<b>Number of Berths</b>
Retail Stores and Services	For each establishment with a gross floor area from 5,000 to 8,000 square feet, at least one berth. Additional space is required at the rate of one berth per 8,000 square feet or nearest multiple thereof. Where two or more such establishments are connected by a common wall such as in a shopping center, common berths may be permitted for the use of alleestablishments at the rate of one berth space

**TOWN OF DRACUT - ZONING BY LAWS**

<b>Use</b>	<b>Number of Berths</b>
	per 8,000 square feet in the entire shopping center.
Office Buildings	For each office building with gross area of 4,000 square feet or more, at least one berth shall be provided.
Manufacturing, Industrial Warehousing	For manufacturing, industrial and warehousing and similar uses up to 8,000 square feet of gross floor area, at least one berth shall be provided. For larger floor areas, additional berths shall be provided as required by the Building Inspector adequate off-street loading and unloading.

**3.10.40 Parking and Loading Area Design and Location**

**3.10.41 General Standards.**

No off-street parking areas other than those serving single or two-family residential dwellings shall be located within 15 feet of a street right-of-way, or in any required yard adjacent to a residential or institutional use.

Parking spaces more than 500 feet from the building entrance they serve may not be counted towards fulfillment of parking requirements unless the Special Permit Granting Authority, as per 3.10.21 of this section, determines that circumstances justify this greater separation of parking from use.

All required parking areas except those serving single-family residences shall be paved, unless exempted on Special Permit from the Special Permit Granting Authority, as per 3.10.21 of this section, for cases such as seasonal or periodic use where unpaved surfaces will not cause dust, erosion, hazard, or unsightly conditions.

Parking areas for five or more cars shall not require vehicles to back onto a public way. The following shall apply to entrances or exits to all parking areas having 20 or more spaces:

**TOWN OF DRACUT - ZONING BY LAWS**

1. Entrance or exit center lines shall not fall within 50 feet of an intersection of street sidelines or within 150 feet of the centerline of any other parking area entrance or exit on the same side of the street, whether on the same parcel or not, if serving 20 or more spaces. Users shall arrange for shared egress if necessary to meet these requirements.

2. Egressing vehicles shall have 400 feet line of sight visibility in each travel direction as measured four feet above the pavement.

3. Such parking lots shall contain or be bordered within five feet by at least one tree per eight parking spaces, trees to be of two inch caliper or larger, with not less than 40 square feet of unpaved soil area per tree. Trees and soil plots shall be located so as to assure safe internal circulation and to provide visual screening from streets and residential areas.

4. Street entrances shall be designed consistent with Massachusetts DPW Traffic Regulations, Section 10A-9 or any subsequent revisions.

5. Continuous curbing shall be provided to control access and damage, and wheel stops shall be provided for all other parking areas of five or more vehicles.

Loading areas and parking areas for 20 or more cars shall provide screening and landscaping in accordance with Section 3.10.49 of this By-law.

**3.10.42 Parking Dimensions.**

On any lot, in any district, with the exception of single and two family dwelling use, parking spaces and maneuvering aisles shall have the minimum dimensions as set forth in the following table:

**TOWN OF DRACUT - ZONING BY LAWS**

Minimum Parking Stall Dimensions

Standard

Angle of Parking Aisle	Width	Depth	Width of Maneuvering
45'-90'	10	20	22
Parallel	9	22	15

Compact

Angle of Parking Aisle	Width	Depth	Width of Maneuvering
45'-90'	9	16	22
Parallel	8	18	15

Handicapped

Angle of Parking Aisle	Width	Depth	Width of Maneuvering
45'-90'	12	19	22
Parallel	12	22	15

**3.10.43 Compact Spaces**

Office uses, research/office parks and manufacturing facilities which contain at least 40,000 square feet of gross floor area, 30% of the required parking may be in stalls for compact cars in accordance with the dimensional requirements as set forth in 3.10.42.

**3.10.44 Handicapped Parking**

Parking spaces designated for the exclusive use of handicapped individuals shall be provided in accordance with the most recent rules and regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts and shall conform to the dimensional requirements of said Board or section 3.10.42, whichever is greater.

## TOWN OF DRACUT - ZONING BY LAWS

### 3.10.45 Loading Area Dimensions

All required loading bays shall have minimum dimensions as follows: 30 feet long, 12 feet wide and 14 feet high. Each loading bay shall have a maneuvering space equal to its length. Where the long portion of a loading bay abuts a wall, column or other obstacle, or in other cases where the Building Inspector or the Special Permit Granting Authority requests, evidence shall be provided that the loading bay and its maneuvering space is adequate to accommodate large motor vehicles, and trailers.

### 3.10.46 Marking

In a parking lot or loading area the surface of the parking lot or loading area shall be painted, marked or otherwise delineated so that the location of the parking spaces and loading bays is apparent. Where 5 percent or more of the required parking spaces in a parking lot are assigned, such as to individual employees or to dwelling units in a multi-family building, parking spaces for guests or visitors to the use or establishment, not to exceed ten percent of the required parking spaces, shall be located and designated as visitor parking near the principal entrance to the building which it serves.

### 3.10.47 Availability and Snow Storage

To insure the availability and utilization of required parking spaces and loading bays on a year round basis:

1. No fee or other charge to the parker, in addition to a lease or purchase agreement applicable to occupants generally, shall be made for a parking space or loading bay required to serve a use, building or establishment.

2. A strip of land not less than five feet in width shall be provided on at least two sides of a parking lot or loading area and designated on the off-street parking and loading plan for the storage of snow plowed or removed from the surface area of the parking lot or loading area; such snow storage area may not encroach on the area required for off-street parking or loading but may be located in the landscaped open area or in the area of required setback from a lot line or building.

**TOWN OF DRACUT - ZONING BY LAWS**

3. Each required off-street parking space and loading bay shall be designed so that any motor vehicle may proceed to and from said space without requiring the moving of any other vehicle or by passing over any other space or bay.

4. Parking spaces for vehicles larger than automobiles, such as large trucks or buses, shall be specifically identified on the off-street parking and loading plan and shall be of such dimension as to accommodate the specified type of vehicle. Such vehicles shall be permitted to park only in the spaces so identified and approved.

**3.10.48 Surfacing, Drainage and Grade**

All required parking spaces and loading bays, maneuvering aisles, and driveways shall have a durable, dustless, all-weather surface suitable for year-round use, such as asphalt or concrete, and shall dispose of surface water by grading and drainage in such a manner that no surface water shall drain onto any public way or onto any lot in other ownership.

It is the intent of this section that the paved surface of a parking lot or loading area shall be limited to such areas as are necessary for the parking spaces, loading bays, maneuvering aisles, and driveways required to meet the provisions of this section. The site plan, if required by this By-law, shall demonstrate that all paved areas associated with a parking lot are necessary for the storing, standing, or maneuvering of vehicles; the Special Permit Granting Authority, as per 3.10.21 of this section, may deny the request for a Special Permit when more area is to be paved than is necessary to comply with the provisions of this section.

The maximum grade of any required maneuvering aisle, parking space, or loading bay shall be eight percent. The maximum grade of any outdoor driveway shall be ten percent.

**3.10.49 Landscaping**

1. On at least three sides of the perimeter of an outdoor parking lot containing 20 or more parking spaces, there shall be planted at least one tree for every eight parking spaces abutting the perimeter; such trees shall be spaced so that some part of a parking space is not more than 30 feet from a tree.

## TOWN OF DRACUT - ZONING BY LAWS

2. In the interior part of an outdoor parking lot where two rows of parking spaces containing a total of ten or more parking spaces face each other, a landscaped open space not less than five feet in width shall be provided. The landscaped strip may be provided either: 1) between the rows of parking spaces parallel to the aisle or, 2) in two or more strips parallel to the spaces and extending from the aisle serving one row of spaces to the aisle serving the other row of spaces. There shall be planted in each such strip at least three trees and in all such strips not less than one tree for every eight parking spaces in the interior part of the parking lot. Trees shall be spaced so that some part of a parking space is not more than 30 feet from a tree.

3. Trees required by this section shall be at least 2 inches diameter at a height four feet above the ground at time of planting and shall be of a species characterized by suitability and hardiness for location in a parking lot. To the extent practicable, existing trees shall be retained and used to satisfy this section.

### 3.11.00 Sign Regulations

#### 3.11.10 Applicability and Objectives

All signs presently installed or to be installed in the Town of Dracut shall adhere to the regulations of this section.

The purpose of the regulation of signs in the Town of Dracut includes but is not limited to the following:

1. To protect and enhance the visual environment of the Town for purposes of safety, convenience, information, and welfare of its residents.

2. The restricting of signs and lights which overload the public's capacity to receive information, which violate privacy, or which increase the probability of accidents by distracting attention or obstruction vision.

3. To encourage signage and lighting which aid communication, orientation, identify activities, express local history and character, serve educational purposes for the public good.

**TOWN OF DRACUT - ZONING BY LAWS**

4. The reduction of visual and informational conflict among private signs and lighting and between the private and public information systems.

3.11.20 Definitions - The following is a list of definitions relating to this section only. the definitions are not necessarily applicable to other portions of this By-law.

1. ACCESSORY SIGN - A sign that advertises activities, goods, products, or a specific use, owner, or tenant, available within the building or on the property on which the sign is located, or advertises the property as a whole or any part thereof for sale or rent.

2. BUILDING FRONTAGE - The length in feet of a ground floor level of a building front or side facing a street (or facing a right-of-way accessible from a street) that is occupied by an individual business.

3. DIRECTIONAL SIGN - A non-accessory sign containing no advertising and giving direction to community (non-commercial) activities, buildings, areas, such as churches, schools, playgrounds, museums, historical sites, public buildings, etc.

4. DISPLAY WINDOW SIGNS - Temporary signs on the surface of or inside display windows, lighted only by the general building illumination.

5. ERECT - Shall mean and include to construct, place, relocate, enlarge, alter, attach, suspend, and post.

6. FLAGPOLE - A pole erected on a roof, or projecting from a building or structure or on the ground.

7. FREESTANDING SIGN - Shall mean and include any sign not attached to a building or the ground.

8. GROUND SIGN - Any sign erected on the ground which is self-supported and anchored to the ground.

9. ILLUMINATED SIGN - Illuminated sign shall mean any sign illuminated by electricity, gas, or other artificial light including reflective or phosphorescent light and shall include location of source of illumination.

**TOWN OF DRACUT - ZONING BY LAWS**

10. MARQUEE - Any sheltering structure of permanent construction projecting from and totally supported by the wall and/or roof of a building.

11. NON-ACCESSORY SIGN - Any sign that is not an accessory sign.

12. PERMANENT SIGN - Any sign permitted to be erected and maintained for more than sixty (60) days.

13. PRIMARY SIGN - The principal accessory sign which may be a wall, roof, or ground sign, as allowed in Section 3.11.50.

14. PROJECTING SIGN - any sign which is attached or suspended from a building or other structure and any part of which projects more than twelve (12) inches from the wall surface of that portion of the building or structure.

15. ROOF SIGN - any sign erected, constructed, and maintained wholly upon, connected to, or over the roof or parapet of any building with the entire support on the roof or roof structure.

16. SECONDARY SIGN - Is a wall, roof, or ground sign intended for the same use as a primary sign but of smaller dimensions and lettering, as allowed in Section 3.11.50.

17. SIGN - A sign is any structure, mechanically or electrically driven, still or moving device, light, letter, figure, word, model, banner, pennant, tradeflag, or representation that is designed to be seen from outside the lot on which it is erected. It advertises activities, goods, places, persons, objects, institutions, organizations, associations, businesses or events, products, services, or facilities available either on the property where the sign appears or in some other location. The definition includes electric signs in windows or doors, but does not include window displays of merchandise. A sign may be permanent or temporary.

18. SIGN SIZE (area) - The surface area of any sign is the entire area within a single continuous perimeter enclosing the extreme limits of lettering, representation, emblems, or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. Structural members bearing no sign copy shall not be included.

## TOWN OF DRACUT - ZONING BY LAWS

19. WALL SIGN - any sign affixes to, suspended from or painted on a wall, window, marquee, or parapet.

20. POLITICAL SIGNS - Temporary free standing political signs, not exceeding six square feet (6 sq.ft.) in area, which are designated to influence the action of voters for the passage or defeat of a referendum question or other measure appearing on the ballot of an election duly called in the Town of Dracut or designed to influence the action of voters for election of a candidate whose name appears on the ballot of an election duly called in the Town of Dracut.

Such signs may be erected no sooner than thirty (30) days prior to the date of election and must be removed not later than seven (7) days after such election. Signs permitted by this By-Law (a) shall not be artificially illuminated; (b) shall be freestanding and not be attached to a building, tree, utility pole or fence (except that such signs maybe displayed in a window); (c) shall be erected in such a manner that it will or reasonably may be expected not to interfere with, obstruct, confuse or mislead traffic. These signs require no sign permit.

21. SIDEWALK ACCESSORY SIGN: A sign commonly referred to as a sidewalk sign that is placed outside a business used to advertise specials and or daily events. Said sign shall be not larger than 2'x4', including frame. It shall be placed within the controlled property of the business. The sign shall be removed daily. The sign shall be non-illuminated. The sign shall be on display only during the hours of operation of the facility; it shall not interfere with or cause distraction to pedestrian or vehicular traffic.

### 3.11.30 Administration and Enforcement

3.11.31 Enforcement - The Building Inspector is hereby charged with the enforcement of this By-law.

The Building Inspector and his duly authorized agents shall, at reasonable times and upon presentation of credentials, have the power to enter upon the premises on which any sign is erected or maintained in order to inspect said sign.

The Building Inspector is further authorized upon notice as herein provided, to order the repair or removal of any sign which in his judgment is a prohibited non-accessory sign, or

## **TOWN OF DRACUT - ZONING BY LAWS**

is likely to become dangerous, unsafe, or in disrepair, or which is erected or maintained contrary to this By-law. The building Inspector shall serve a written notice and order upon the owner of record of the premises where the sign is located and any advertiser, tenant, or other persons known to him having control of or a substantial interest in said sign, directing the repair or removal of the sign within a time not to exceed thirty (30) days after giving such notice. If such notice and order is not obeyed within such period of time, the Building Inspector and his duly authorized agents shall, at reasonable times and upon presentation of credentials, have the power to enter upon the premises on which said sign is erected or maintained and repair or remove, or cause to be repaired or removed, said sign.

All expenses incurred by the Building Inspector and his duly authorized agents in repairing or removing any sign shall be assessable against any person who failed to obey said notice and order and shall be recoverable in any court of competent jurisdiction if not paid within thirty (30) days after written notice of assessment is given by the Building Inspector to any such person.

### **3.11.32 Permits**

No permanent sign shall be erected, altered, or enlarged until an application on the appropriate form furnished by the building Inspector has been filed with the Building Inspector containing such information, including photographs, plans and scale drawings, as he may require, and a permit for such erection, alteration, or enlargement has been issued by him. Such permit shall be issued only if the Building Inspector determines that the sign complies or will comply with all applicable provisions of this By-law.

The Building Inspector shall keep records of all actions taken pursuant to this By-law. He shall make an annual report to the Town listing all such actions and any apparent violations of this By-law.

### **3.11.33 Non-conformance of Accessory Signs**

Accessory signs legally erected before the adoption of this By-law which do not conform to the provisions of this By-law may continue to be maintained, provided, however, that no such sign shall be permitted if it is, after the adoption of this

## TOWN OF DRACUT - ZONING BY LAWS

Bylaw, enlarged, reworded (other than in the case of theater or cinema signs or signs with periodically changing messages), redesigned or altered in any way, including repainting in a different color, except to conform to the requirements of this Bylaw; and provided further that any such sign which has deteriorated or been damaged to such an extent that the cost of restoration would exceed thirty-five percent (35%) of the replacement cost of the sign at the time of the restoration shall not be repaired or rebuilt or altered except to conform to the requirements of this By-law. Any exemption shall terminate with respect to any sign which:

1. shall have been abandoned;
2. advertises or calls attention to any products, businesses or activities which are no longer sold or carried on, whether generally or at the particular premises; or
3. shall not have been repaired or properly maintained within thirty (30) days after notice to that effect has been given by the Building Inspector.

### 3.11.40 Allowed Signs

#### 3.11.41 Residence Districts - Accessory Signs.

1. One sign displaying the street number and/or name of the occupant of the premises. One additional sign, not exceeding two square feet in area is also allowed. Such sign may include identification of an accessory professional office, home occupation, or other accessory uses permitted in a residence district.
2. One unlighted, temporary "For Sale" or "For Rent" sign not exceeding six square feet in area and advertising only the premises on which it is located; to be removed fourteen (14) days after sale, rental or lease.
3. One unlighted contractor's sign, not exceeding 12 square feet in area, maintained on the premises while construction is in process and containing information relevant to the project. Such sign shall be removed promptly after completion of the construction.

**TOWN OF DRACUT - ZONING BY LAWS**

4. One unlighted identification sign at each public entrance to a subdivision not exceeding 12 square feet in area; to be removed when the subdivision is completed.

5. One identification sign at each public entrance to a multi-family development not exceeding 12 square feet in area.

6. Bulletin or announcement boards, identification signs or entrance markers for a church, synagogue, or institution, not exceeding a combined total of 30 square feet and provided that there shall be no more than two (2) signs allowed on the premises.

7. One sign for a non-residential use that is a permitted use, a use allowed by Special Permit, or a legal non-conforming use. The sign may be no more than one-half the area that would be allowed if the sign were in a business or industrial district. Accessory, professional, home occupation, and other permitted uses are subject to Section 3.11.41, paragraph 1.

8. Notwithstanding any other provisions of this By-law, signs may be erected for posting land; i.e., no hunting, no trespassing, etc.

**3.11.42 Residence Districts - Non-accessory signs**

1. Directional signs by special permit from the Board of Selectmen, limited as follows:

a. Two signs for each activity, not exceeding 6" x 30" in size.

b. Ground signs not exceeding 8 feet in height.

2. Street banner or signs advertising a public or charitable entertainment or event, by special permit from the Board of Selectmen. Such a sign shall be removed within seven (7) days after the event.

**3.11.43 Business and Industrial Districts - Accessory signs.**

1. All signs permitted in residence districts as provided in Sections 3.11.41 and 3.11.42 are allowed.

## TOWN OF DRACUT - ZONING BY LAWS

2. Each owner, lessee, or tenant shall be allowed a primary and a secondary sign. Said signs may be used as ground, wall, or roof signs. No lot shall be allowed to have more than one (1) ground sign structure.

3. Traffic control, orientational and guidance signs located on private property, up to four square feet in area, displayed for purposes of direction or convenience, including signs identifying parking, fire lanes, rest rooms, freight entrances and the like.

4. Building directories (if located outside) may be affixed to the exterior wall of a building at each public entrance. Such directory shall not exceed an area determined on the basis of 1 square foot for each establishment occupying the building.

5. One unlighted, temporary real estate sign of up to 12 square feet pertaining to the sale, rental or lease of the premises; to be removed within fourteen (14) days of sale, rental or lease.

6. Service stations or garages may divide the allowed wall sign area into separate, smaller wall signs indicating separate operations or departments. The allowed ground sign area may be divided between one ground sign and one free standing sign. Two additional primary ground signs may be allowed by special permit from the Board of Selectmen.

7. Display window signs covering no more than 20 percent (20%) of the display window area.

8. Temporary signs for business use: a 30 calendar day sign for a business opening may be granted by the Building Inspector for no more than the following type signs: A-frames, advertising flags and banners. Permit must be applied for within 90 days of occupancy permit being granted.

9. Businesses may use as described in 3.11.20 Sidewalk Accessory signs. Such signs shall not be of a permanent nature, rather are intended for announcements of daily specials, sales, etc. Sidewalk Accessory signs shall be by permit of the building inspector who shall approve the base design and location. The sign shall not be deemed an A frame as outlined in section 3.11.60 Section 7 (Prohibitions). The Sidewalk Accessory Sign shall be issued on an annual basis by application and annual fee paid to the Office of the Building Inspector. (Said annual sign

**TOWN OF DRACUT - ZONING BY LAWS**

fee shall be initially set at \$25.00 per year or as amended by future action of the Board of Selectmen.)

**3.11.50 Sign Regulations**

**3.11.51 Illumination** - No sign shall be illuminated between the hours of 12 midnight and 6:00 A.M. unless, in the case of an accessory sign, the premises on which it is located is open for business. Signs may be illuminated by the following means without causing hazardous conditions for motorists or offending pedestrians or neighboring premises:

1. by a steady stationary light of reasonable intensity shielded and directed solely at the sign;
2. by an internal light of reasonable intensity; or,
3. by neon or gas-filled tubes.

**EXEMPTION:**

Annual Town Meeting - November 7, 2011 - Article #10  
Unanimously, the Town voted to exempt property located at 1540 Lakeview Avenue, Dracut Senior High School, from the provisions of Zoning Bylaw Section 3.11.51 which prohibits the installation or operation of stationary illuminated signage, and to authorize the Town of Dracut to install an electronic illuminated sign for the purpose of displaying community and school-wide functions and activities, emergency protocol, as well as all pertinent community informational notices.

**3.11.52 Outdoor Lighting** - All temporary or permanent outdoor lights used in relation to signs as regulated pursuant to this section, such as those used for area lighting, building flood-lighting, or sign lighting shall be steady, stationary, shielded sources directed so that the light source is not directly visible to any point beyond the lot lines of the premises.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.11.53 Letter Size**

**1. Primary Signs**

a. Wall or roof sign: 1/2 inch of letter height allowed per foot of building frontage with a maximum of seven (7) feet. Eighteen (18) inch height allowed if the building frontage is less than thirty-six (36) feet.

b. Ground sign: Eighteen (18) inch maximum letter height allowed.

**2. Secondary Signs**

Eight (8) inch maximum letter height allowed.

**3. Logos**

Twice letter height allowed but limited to seven (7) foot maximum height.

**3.11.54 Sign Size**

1. Primary wall and roof signs attached to or part of the architectural design of a building shall not exceed, in total area, more than ten percent (10%) of the area of the two dimensional elevation of the building as determined by the building frontage multiplied by the height.

2. A primary ground sign shall be limited to one (1) square foot for each five (5) linear feet of street frontage of the lot on which the sign is located. All street frontages may be used in determining sign size.

3. A secondary sign shall be limited to one-half (1/2) the area permitted for a primary sign.

4. Only one side of a double-faced sign shall be included in calculating surface area; providing that the two (2) display surfaces are joined at an angle no greater than 45 degrees. All sides of multi-faced signs, visible from any one point, shall be included in the calculation of surface area.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.11.55 Sign Height and Location**

1. Corner lots - the owner of the premises shall be allowed to choose the street orientation of allowed signs.
2. No wall or roof sign shall extend more than four (4) feet above the lowest point of the roof of the building with which it is associated.
3. No wall or roof sign shall overhang the public way more than twelve (12) inches.
4. Ground signs shall be set back a minimum of ten (10) feet from all property lines and a minimum of forty (40) feet from all residential districts or structures and shall be limited in height to twenty (20) feet above grade.

**3.11.60 Prohibitions - The following prohibitions shall apply to all signs in all districts:**

1. No sign shall contain any moving, sound making equipment, flashing, or animated lights, or visible moving or movable parts i.e. pennants, streamers, advertising flags, spinners or similar devices, except such portions of a sign as consist solely of indicators of time and/or temperature, or which have historic significance.
2. No sign shall be erected, displayed, or maintained:
  - a. Upon any rock, tree, fence, or utility pole;
  - b. If it contains any obscene, indecent, or immoral matter;
  - c. Unless all parts and attachments and the ground about the base thereof are kept in neat and safe conditions.
3. No sign shall be permitted or allowed to be so located as to obstruct a view of the rights of way at a corner of intersecting streets or at an entrance to a street.
4. No sign shall obstruct any means of egress from a building.
5. No sign shall detract from the effectiveness of a traffic signal.

**TOWN OF DRACUT - ZONING BY LAWS**

6. Projecting signs are prohibited.

7. Non-accessory signs, temporary signs, including A-Frames, those mounted on wheels and trailers, or motor vehicles, if those vehicles, trailers or wheeled signs are regularly located for fixed display, are prohibited except for directional signs as allowed in Section 3.11.42. A thirty-day sign permit for opening purposes may be granted by the building inspector as allowed in Section 3.11.43.

**3.12.00 Soil, Vegetation, Rock, and Gravel Removal.**

**3.12.10 Purpose**

The purpose of this section is to prevent the degradation of the town's natural resources including its soil, surface and groundwater and naturally occurring vegetation due to the improper or uncontrolled removal or redistribution of soils vegetation and earth materials. This section shall not apply to the removal of less than five cubic yards of material from a lot for non-commercial purposes for maintenance or improvement of the lot or: the removal or alteration of existing vegetation upon a lot for non-commercial purposes related to the routine maintenance or improvement of the lot.

**3.12.20 General Provisions**

1. Excavation, removal, stripping, or mining of any earth material, soil and vegetation except as hereinafter permitted on any parcel of land, public or private, in Dracut is prohibited.

2. Exclusive jurisdiction to issue Earth Removal Permits shall be with the Board of Selectmen.

3. The Board of Selectmen or the Building Inspector shall have the authority to issue an Operating Hours Extension Permit, as defined in subsection 3.12.71.(3)

4. The Building Inspector shall have the authority to enforce all conditions of any Permit issued under this Section of the Zoning By-law.

5. All earth removal operations in existence in Dracut on the effective date of this section shall be subject to the requirements

## TOWN OF DRACUT - ZONING BY LAWS

stated herein. However, all Earth Removal Permits issued prior to the effective date of this Section shall remain in effect until their expiration date and/or annual review. At such time, said operation shall be subject to the provisions of this Section, unless otherwise allowed by the Board of Selectmen for a period not to exceed six (6) months.

6. An annual fee of shall be required for Earth Removal Permits as established by the Board of Selectmen.

7. Violation of this Section of the zoning By-law imposes a penalty of \$100.00 for the first offense, \$100.00 for the second and each subsequent offense. Each day of operation in violation of this section will be considered a separate offense.

### 3.12.30 Application for Soil, Vegetation, Rock and Gravel Removal

### 3.12.31 Materials for Submission

All applicants for a Soil, Vegetation, Rock and Gravel Removal Permit must, at a minimum, submit the following materials to the Board of Selectmen.

1. A plan or plans to scale, (1" = 40') prepared and stamped by a Registered Engineer, and subdivided into five acre lots showing the property lines of the parcel of land under consideration along with all abutters to the property, existing and final contours in two foot (2) elevation increments, existing and proposed final drainage of the site, including all culverts, streams, ponds, swamps, and siltation basins, and all wetlands pursuant to MGL Ch. 131, sec. 40, means of entrance and egress from the property, locus map, and any other pertinent data deemed necessary by the Board of Selectmen.

2. A plan, study, or report showing the proposed ultimate use of the land conforming with the existing zoning By-law. Proper planning for future land use shall be a prime consideration affecting the issuance of a Soil, Vegetation, Rock and Gravel Removal Permit.

3. A complete list of the names and addresses of current abutters of the property where such removal is proposed.

## TOWN OF DRACUT - ZONING BY LAWS

4. An operating schedule showing the active area (not to exceed five (5) acres) where the removal will begin and also how the total parcel will be developed in progressive five (5) acre increments.

5. A log of soil borings taken to the depth of the proposed excavation with a minimum of five borings per five acre section. Additional borings may be requested by the Board of Selectmen if necessary.

6. A plan showing all refuse and debris burial sites on or off the property. (May be shown on plan as required in (1) above.)

7. The full legal name and address of the owner of record, the operator of the removal operation and of the applicant.

### 3.12.40 Permit for Soil, Vegetation, Rock and Gravel Removal.

3.12.41 General. The Board of Selectmen may issue Soil, Vegetation, Rock and Gravel Removal Permits for I-1, I-2 districts, complete with conditions imposed, for areas not to exceed twenty (20) acres. All permits shall conform to the minimum restoration and operating standards contained herein and such other conditions as the Board of Selectmen may deem necessary. Said permit shall allow the working of only five (5) acres at any one time. Upon completion of the earth removal operation on a five (5) acre parcel, or a part thereof, and substantial restoration of said parcel as determined by the Board of Selectmen, according to the restoration standards and the permit conditions, application may then be made to the Board of Selectmen for a permit renewal.

Such permit renewal shall allow the removal of earth on another five (5) acre section, as shown by the operating schedule submitted with the permit application. This procedure shall be followed until the operation is completed. No soil being removed under Special Permit may take place within 300 feet of a street or way, nor within 100 feet of the high water mark of any natural water course, nor within 100 feet of a lot line. Soil may be disturbed within these established boundaries if it is considered part of the site restoration work and has received prior approval by the Board of Selectmen.

## TOWN OF DRACUT - ZONING BY LAWS

Removal of soil shall not take place below a level that would be considered an undesirable grade for the future development of the area, or to an elevation within six (6) feet of the springtime high water table unless such elevation has been approved by the Board of Selectmen as a desirable improvement that will enhance the future development of the area.

**3.12.42 Accuracy of Information.** The permit shall be considered a non-transferable revocable permit to remove earth materials. If it is found that incorrect information was submitted in the application, or that conditions of the permit are being violated, or that the governing regulations are not being followed, the permit shall be suspended until all provisions have been met and promises made to conform. Failure of the permit holder to comply within the time specified by the Board of Selectmen for correction of violations shall cause the permit to be revoked, forfeiture of the security to the town, and the imposition of all fines as set forth in Paragraph 3.12.20 (7).

**3.12.43 Compliance Review.** The Board of Selectmen shall discuss and review the permit periodically, and at a minimum, annually. Written progress reports showing conformance with regulations and permit conditions shall be submitted to the Board of Selectmen by the Building Inspector or his designated agent every three (3) months.

**3.12.44 Effective Date.** A Soil, Vegetation, Rock and Gravel Removal Permit shall not be in effect until the applicant has filed the proper security as required in Paragraph 3.12.80, paid the required fees as required by Paragraph 3.12.20 (6), and recorded the special permit at the Registry of Deeds.

**3.12.45 Mechanical crushing and screening** may be permitted by the Board of Selectmen after a public hearing with due notice given.

**3.12.50 Removal Incidental to Development, Construction or Improvement.**

This regulation shall be deemed not to prohibit the removal of such sod, loam, soil, clay, sand, gravel, or stone as may be required to be excavated for the purpose of constructing ways in accordance with lines and grades approved by the Planning Board, or for the purpose of constructing underground utilities.

## TOWN OF DRACUT - ZONING BY LAWS

Where soil is to be removed in connection with the preparation of a specific site for building, removal may take place only after the issuance of a building permit by the Building Inspector. Removal will be allowed only from the area for the building, driveways, parking areas, and from areas where removal is specifically required by the Board of Health in connection with disposal systems.

### 3.12.60 Public Hearing.

The Board of Selectmen shall hold a public hearing pursuant to Section 1.16.14 and 1.16.15 of this By-law and Section 1.16.00 et. seq. generally.

### 3.12.70 Operational Standards for Removal and Restoration

All soil, vegetation, rock and gravel removal activities controlled by this section shall be subject to the following standards:

### 3.12.71 Time of Operation.

1. Excavation and site maintenance may be carried on from 8:00 A.M. until 4:30 P.M., Monday through Saturday.
2. Trucking from the site may be carried on from 7:30 A.M. through 6:00 P.M., Monday through Saturday.
3. An Operating Hours Extension Permit for trucking until 9:00 P.M. for no more than three (3) consecutive days may be granted by the Board of Selectmen after reviewing conditions of the application. Said application shall show reason for extension of time, distance of hauling, and approximate cubic yardage to be hauled.

### 3.12.72 Site Preparation

1. Only the active area described in the permit application may be made ready for earth removal.
2. No standing trees are to be bulldozed over, or slashed and bulldozed into piles. All trees must be cut down. All wood and brush must be piled for removal or chipping. Wood chips may remain on the site. No trees are to be buried on the site.

## TOWN OF DRACUT - ZONING BY LAWS

3. Stumps shall be buried in predesignated areas as shown on application plans.
4. Any change in stump burial must be submitted to the Board for approval.
5. All topsoil removed from the active removal area shall be piled and adequately protected from erosion for future site restoration.
6. No topsoil shall be removed from the site until all areas have been restored and permission has been granted by the Board of Selectmen.
7. Prior to any excavation of earth removal, adequate siltation basins shall be constructed to prevent the run-off of silted water from the site.
8. All excavation shall be done so as to create contours to channel run-off waters into the siltation basins.
9. No siltation basin shall exceed seven (7) feet in depth.
10. Siltation basins must be cleaned when sediment deposits are within eighteen (18) inches of the outfall invert.

### 3.12.73 Site Maintenance.

1. No open face excavation shall exceed twenty-five (25) feet in height.
2. No excavation shall be closer than one hundred (100) feet to a property line unless approved by the Board of Selectmen.
3. No slope shall exceed a two (2) foot horizontal to a one (1) foot vertical (2:1) grade.
4. No earth removal operation shall create excessive amounts of dust or allow roads leading into or from a site to become excessively dust producing.
5. Proper dust control methods shall be employed and approved by the Board of Selectmen.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.12.74 Screening and Access.**

1. An immediate program of site screening shall start when site preparation begins.
2. All entrances shall be screened with existing vegetation, evergreens, or other suitable natural methods, so as to prevent a direct view into the earth removal area.
3. All areas within fifty (50) feet of a traveled way or abutting property lines shall be reforested immediately upon completion of the earth removal operation of that area. Said reforestation shall be done in accordance with the standard as stated in 3.12.73 of this section paragraph (2) through (7) inclusive.
4. A minimum of one hundred-fifty (150) trees per acre shall be used for this reforestation.
5. All access roads shall be level with intersecting streets for a distance of sixty (60) feet.
6. A STOP sign shall be installed so as to warn any vehicle entering onto a town street.
7. All access roads shall be equipped with a suitable locking gate to prevent unauthorized entry.

**3.12.75 Temporary Buildings.**

1. All temporary structures shall be specified in the special permit application and shown on the plan.
2. Any structure erected on the premises for use by personnel or storage of equipment shall be located at least forty (40) feet from any existing roadway and at least thirty (30) feet from any lot line.
3. Any temporary structure will be removed no later than ninety (90) days after the expiration date of the permit.

**3.12.76 Mechanical Crushing and Screening.**

1. All crushing and screening permits shall be granted for a period not to exceed six (6) months.

## TOWN OF DRACUT - ZONING BY LAWS

2. Said permits shall be granted as a cleanup procedure only.
3. Washing of processed material will not be allowed.
4. Operation of crushing or screening equipment shall be from 7:30 a.m. until 5:00 p.m., Monday through Friday.
5. All crushing and screening equipment shall be equipped with suitable dust and noise control devices.
6. Under no conditions shall the crushing and screening cause a nuisance beyond the property line.

### 3.12.77 Restoration Standards

1. All restoration must be completed within sixty (60) days after the termination of a Soil, Vegetation, Rock and Gravel Removal Permit or by the first of June if the permit terminates between December first through March thirty-first.
2. No slope shall be left with a grade steeper than a two (2) foot horizontal to a one (1) foot vertical (2:1).
3. All siltation basins shall be filled with earth, and a natural drainage pattern must be re-established. No area upon the site which will collect water shall remain unless approval is granted by the Board of Selectmen or unless the area was shown on the original application plans.
4. All topsoil which was on the site prior to earth removal operations shall be replaced to a minimum depth of six (6) inches on all disturbed areas. Sites that had less than six (6) inches of topsoil shall be restored with a minimum of four (4) inches over the entire area.
5. Seeding - The entire area shall be seeded with grass or legume which contains at least sixty percent (60%) perennials. The planted area shall be protected from erosion during the establishment period using good conservation practices. Areas which wash out are to be repaired immediately.
6. Reforestation - All areas which are disturbed in the earth removal operation shall be reforested with fifty percent (50%) coniferous and fifty percent (50%) deciduous trees planted at the

**TOWN OF DRACUT - ZONING BY LAWS**

rate of one hundred fifty (150) trees per acre. All trees used are to be a minimum of two (2) year transplants. Areas which are to be used for agricultural purposes after earth removal operations are completed may be reforested in the following manner:

(a) Trees shall be planted twenty-five (25) feet deep from a public road or property line.

(b) The remaining area shall immediately be planted with grass or other suitable agricultural planting material.

7. Within ninety (90) days of completion of operations, all equipment, accessory buildings, structures, and unsightly evidence of operation shall be removed from the premises.

**3.12.80 Security Requirements.** There must be filed with the Town Treasurer, a continuous bond or deposit of money in the minimum amount of one thousand dollars (\$1,000) per acre to be excavated, and shall be of a sufficient amount to cover ten (10) acres, or the total parcel, whichever is smaller, as determined by and satisfactory to the Board of Selectmen. After completion of the total project, and at the applicant's written request, the Board of Selectmen grant a partial release of any security posted by the applicant.

One (1) year after such a partial release is granted and if in the opinion of the Board of Selectmen no damage or deterioration to the finished project has developed, the Board of Selectmen will issue a final release of the security. If, during the year following the date of a partial release, slumping, gullying, erosion, or any other unsatisfactory condition appears, the applicant shall be responsible for, and shall make any necessary repairs, before final release of security is granted.

The bonding agent shall be required to give the Board of Selectmen, by Registered or Certified mail, a sixty (60) day notice prior to any termination or cancellation of the bond.

**3.13.00 Reserved.**

**TOWN OF DRACUT - ZONING BY LAWS**

**3.14.00 Buffering, Screening and Grading**

**3.14.10 Purposes** - The purpose of the provisions of this section is to protect against potential noxious, visual or descriptive effects of adjacent land uses of differing character and intensity; prevent the intrusion upon residential areas of such effects and limiting the deleterious effects of erosion.

**3.14.20 Buffering and Screening From Adjacent Residential Uses**  
Buffer areas shall be provided in all areas where any land use not of a residential nature, located in any commercial or industrial zone adjoins a residential district along its side or rear lot line. Specific requirements covering the width from and characteristics of the required buffer areas are set forth in Table 3.14.40 following.

**3.14.30 Buffering and Screening Requirements Between Land Uses Business and Industrial Zones** - In all cases business and commercial land uses shall have a buffer area between each commercial or industrial lot which extends from the front line to lines along the rear lot line. Specific requirements covering the width from and characteristics of the required buffer areas are set forth in The 3.14.40 following.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.14.40 Table of Minimum Standards for Buffering and Screening**

**MINIMUM WIDTH AND SCREENING REQUIREMENTS (1)**

Zone & Type of Use	Adjoining a Residence District		Not Adjoining a Residence District	
B-1 Uses	Width:	Screening	Width	Screening
	Side: 15'	Side: A	Side: 5'	Side: B
	Rear: 15'	Rear: A	Rear: 5'	Rear: C
B-2 Uses	Width:	Screening:	Width:	Screening:
	Side: 15'	Side: A	Side: 5'	Side: B
	Rear: 15'	Rear: A	Rear: 5'	Rear: C

Zone & Type of Use	Adjoining a Residence District		Not Adjoining a Residence District	
B-3 Uses	Width:	Screening:	Width:	Screening:
	Side: 20'	Side: A	Side: 15'	Side: D
	Rear: 30'	Rear: A	Rear: 20'	Rear: E
B-4 Uses	Width:	Screening:	Width:	Screening:
	Side: 50'	Side: A	Side: 15'	Side: D
	Rear: 50'	Rear: A	Rear: 30'	Rear: F
B-5 Uses	Width:	Screening:	Width:	Screening:
	Side: 50'	Side: A	Side: 15'	Side: D
	Rear: 50'	Rear: A	Rear: 30'	Rear: D
I-1 Uses	Width:	Screening:	Width:	Screening:
	Side: 80'	Side: A	Side: 50'	Side: D
	Rear: 90'	Side: A	Rear: 50'	Rear: G
I-2 Uses	Width:	Screening:	Width:	Screening:
	Side: 140'	Side: A	Side: 100'	Side: D
	Rear: 140'	Side: A	Rear: 100'	Rear: G

(1) See Corresponding requirements in 3.14.41 below

**3.14.41 Screening and Planting Requirements** - The following are the minimum screening requirements for side and rear lot perimeter areas as noted in Table 3.14.40 above.

**TOWN OF DRACUT - ZONING BY LAWS**

A. A continuous screen of planting of vertical habitat in the cent of the strip not less than three feet in width and six feet in height at the time of occupancy so as to maintain a dense screen year round.

At least 50% of the plantings shall consist of evergreens and shall be evenly spaced along the length of the buffer strip.

In lieu of continuous planting, a solid brick, stone, or wood fence not less than six feet nor more than eight feet may be established and maintained with plantings in an amount no less than 20% of the amount required above.

B. A landscaped area containing a mixture of shade trees, deciduous shrubs and evergreens with minimum of one shade tree at last 2" caliper at a point 6" above the finished grade within each 50 linear feet and well maintained grass, bark mulch or other ground cover to the depth of the developed portions of the lot.

C. No planting requirements apply; However, if the developed portion of the lot comes within 20 feet of the rear lot line the rear buffer shall meet the requirements of B above.

D. A landscaped area containing a mixture of shade trees, a deciduous shrubs and evergreens with a minimum of one shade tree a least 2" caliper at a point 6" above the finished grade within each 35 linear feet and well maintained grass, bark mulch or other ground cover to the depth of the developed portions of the lot.

E. No plantings required However, if the developed portion of the lot comes within 30 feet of the rear lot line the rear buffer area shall meet the requirements of D area.

F. No plantings required. However, if the developed portion of a lot comes within 40 feet of the rear lot line the rear buffer area shall meet the requirements of D area.

G. No plantings required. However, if the developed portion of t lot comes within 100 feet of the rear lot line, said rear buffer shall also be landscaped according to the requirements of D above.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.14.50 Use of Buffer Area**

**3.14.51 Use of Buffer Areas** - Buffer areas may not be used for any other purposes including those uses accessory to and in support of the primary use.

**3.14.60 Landscaping** (Applies to B-4 and B-5, I-1 and I-2 districts only) - All uses as allowed or permitted in the B-4, B-5, I-1, and I-2 districts shall conform to the following landscaping requirements.

1. Each principal and accessory building or structure shall have landscaped strips on all sides to be within 25 feet of each building. Loading and access areas are excepted.

2. Each landscaped strip shall be at least ten feet in width if facing the front lot line and five feet in width on the side and rear lot lines and contain some combination of shade trees, deciduous shrubs and evergreens and/or well maintained grass, bark mulch or other ground cover.

3. No landscaped strips are to be required on any side of a building where public or employee parking is not permitted and where there is no public access to or from the building.

**3.14.70 Grading**

**3.14.71 Grading General** - Any land use involving the regrading of more than one acre of land and the construction of a structure thereon, excluding single and two family structures held in separate ownership from adjoining lots at the time of permitting shall be subject to the requirements of this section.

**3.14.72 Slopes over 15%** - Slopes over 15% or greater which will result from grading, construction, or other land alteration shall be stabilized either through a structural retaining wall or cribbing, or through vegetative slope stabilization, comprizing no less than four inches of topsoil planted densely with plants having shallow fibrous roots sufficient to retain the soil such as grasses, legumes, dogwood, emir privet, rugosa rose, and bayberry.

## TOWN OF DRACUT - ZONING BY LAWS

3.14.73 Finish Grades - Lots having average finish grades in excess of 10% shall either retain existing vegetation, or provide vegetative slope stabilization as above, on a percentage of lot area equal to not less than twice the average percentage slope.

### 3.15.0 Environmental Protection Standards

3.15.10 Compliance. No activity shall be permitted in any district unless it shall be in conformity with the standards for environmental protection included herein. The Inspector of Buildings may require an applicant for a building or occupancy permit to supply, at his expense, such technical evidence as is necessary in support of the application, and may, in connection therewith, and at the applicant's expense, obtain expert advice as necessary to review the plans and proposals of the applicant. Payment of such expert advice to the Inspector of Buildings shall be made, or guaranteed by bond or other legally binding device, before further consideration of the application shall continue. After a permit is issued in accordance with this Section, continuing compliance is required. When the Inspector of Buildings suspects a subsequent violation he may, as necessary, obtain expert advice, which if the violation is established, shall be paid for by the violator, otherwise, by the Town.

3.15.20 Water Quality. No discharge at any point into any public sewer, private sewerage disposal system, stream, water body, or into the ground, of any materials of such nature or temperature as can contaminate such water body or water supply, or cause emission of dangerous or offensive elements in relation thereto, shall be permitted except in accordance with applicable Federal, State, and local health and water pollution control laws and regulations.

3.15.30 Air Quality. No building or occupancy permit shall be issued for any facility specified in Regulation 2.3 Regulations as Amended for The Control of Air Pollution in the Merrimack Valley Air Pollution District, Commonwealth of Massachusetts, Department of Public Health, Bureau of Air Quality Control, until written approval for the facility has been obtained from the Department of Public Health. The provisions of said Regulations shall apply to dust, flash, gas, fume, mist, odor, smoke, vapor, pollen, microorganism, radioactive material, radiation, heat, sound, any combination thereof, or any decay or reaction product thereof in the ambient air space.

**TOWN OF DRACUT - ZONING BY LAWS**

**3.15.40** Reserved.

**3.15.50** Solid Waste Storage. Any accessory receptacle or structure with holding capacity of at least 100 cubic feet for temporary storage or solid or liquid waste materials, including garbage, rubbish, junk, discarded bulk items, and similar waste items shall be located not less than ten feet from any structure and shall be screened from all adjacent premises and streets from which it would otherwise be visible. Screening materials will not be attached to any structure.

**3.15.60** Reserved.

**3.15.70** Other Requirements

**3.15.71** No vibration, odor, glare, or flashing shall be detectable without instruments at any lot line of a residential or institutional use.

**3.15.72** Cinders, dust, fumes, gases, odors, smoke, radiation, refuse or other waste materials shall be effectively confined to the premises and treated or disposed of in accordance with State, Federal, and town laws and regulations.

**3.15.73** No process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in excess of ten percent in line voltage off the premises.

**3.15.74** All activities involving, and all storage of, inflammable and explosive materials shall be provided with adequate safety devices against hazards from fire and explosion, and with adequate fire fighting and fire suppression equipment standard in this industry. Burning of waste materials in the open, contrary to State law is prohibited.

**3.15.75** All materials which may be edible by or attractive to rodents or insects shall, when stored in or outdoors, be stored in tightly closed containers.

-----

**TOWN OF DRACUT - ZONING BY LAWS**

**AMENDMENTS - SECTION THREE:**

- Section 3.11.20 - amended - November 8, 1993 - Article 12  
Added #20 - Political Signs
- Section 3.11.20 - amended - June 7, 1999 - Article 27  
Definitions Sidewalk Accessory Sign
- Section 3.11.43 - amended - November 6, 1989 - Article 18
- Section 3.11.43 - amended - June 7, 1999 - Article 28 Business  
and Industrial District - Accessory Signs
- Section 3.11.51 - amended - November 7, 2011 - Article 10
- Section 3.11.60 - amended - November 6, 1989  
Article 17 - Sub-Paragraph 1 & 7
- Section 3.14.00 - amended - November 6, 1989 - Article 13  
Inserted in their entirety new section 3.14.10  
through 3.14.60  
Renumbered existing Section 3.14.40 through  
3.14.43 as 3.14.70 through 3.14.73

## TOWN OF DRACUT - ZONING BY LAWS

### 4.00.00 SPECIAL REGULATIONS

#### 4.10.00 Special Permits - Major Business Complex

##### 4.10.10 Applicability and Objectives

Any premises having more than 10,000 square feet gross floor area used as retail stores or services (including motor vehicle), restaurant, fast food establishment, bank, finance agency, or indoor or outdoor commercial recreation shall be considered a Major Business Complex. Construction or change of use resulting in such a complex is allowable only if granted a Special Permit by the Special Permit Granting Authority as designated in Section 2.11.30 of this By-law for the principal use or the Planning Board if the principal use does not require a special permit in accordance with the following:

The objectives for allowing Major Business Complexes are to increase the diversity and convenience of goods and services available in Dracut, to provide entrepreneurial and employment opportunities for area residents, to focus development at locations able to support it with relatively small environmental or municipal cost, and to protect the town's natural environment, existing character and development, and ability to provide public services.

##### 4.10.20 Submittals Generally

The applicant for a special permit required under this section shall submit appropriate materials as per the regulations adopted by the Special Permit Granting Authority pursuant to Section 1.16.00 of this By-law.

**4.10.21 Specific Requirements** - The application for a special permit under this section shall provide to the Special Permit Granting Authority.

1. A site plan as per section 1.16.20.

2. Analysis of the consequences of the proposed development, evaluation of the following impacts at a level of detail appropriate to the scale of development proposed.

a. Natural environment: groundwater and surface water quality, groundwater level, stream flows, erosion and siltation, vegeta-

## TOWN OF DRACUT - ZONING BY LAWS

tion removal (especially unusual species and mature trees), and wildlife habitats.

b. Public services: traffic safety and congestion, need for water system improvements, need for public sewage.

c. Economics: anticipated market area, complimentary with or duplication of existing services, amount and types of employment, labor force area.

d. Visual environment: visibility of buildings and parking, visual consistency with existing development in the area.

All applicants for a special permit under this are encouraged to consult with the Planning Board at a regularly convened meeting prior to formal application.

### 4.10.30 Decision Criteria

A special permit for a Major Business Complex shall be approved only upon determination of the Special Permit Granting Authority that the requirements of section 1.16.00 Special Permits including section 1.16.14 Mandatory Findings of Special Permit Granting Authority and the following additional criteria:

1. The proposed plan is consistent with any submittals made under section 4.10.20 and 4.10.21 or in the event of inconsistency, satisfactory explanation has been made submitted showing why the departure is necessitated by changed conditions or earlier error, and that the departure does not reduce compliance with the objectives for the Major Business Complexes specified in section 4.10.10.

2. The Complex shall be so designed and located that annual average daily traffic is not increased 50% or more above current levels at any point more than 1,000 feet from the site with current levels being as determined by the Dracut Planning Board; and shall be so located that resultant traffic is not above the capacity of roads and intersections at level of service "C" at any point within one mile of the premises, using definitions and methods of estimation as outlined by the Transportation Research Board Highway Capacity Manual, Special Report #209 or later editions.

## TOWN OF DRACUT - ZONING BY LAWS

3. Site drainage and storm water facilities shall be so designed that in the two, five, ten or 100 year storm, there shall be a zero percentage (0%) increase in the peak rate of runoff, and the runoff shall not cause the design capacity of receiving structures or the channel capacity of receiving streams to be exceeded.

### 4.11.00 Special Permits - Major Industrial Complex

#### 4.11.10 Applicability and Objectives

Any premises having more than 50,000 square feet gross floor area used as industrial manufacturing or other uses as shown as encompassing industrial uses including research/office parks as per section 2.11.30 and further defined in section 2.11.45 shall be considered a Major Industrial Complex.

Construction or change of use resulting in such a complex is allowable only if granted a Special Permit by the Special Permit Granting Authority as designated pursuant to Section 2.11.30 of this By-law for the principal use or the Planning Board if the principal use does not require a special permit in accordance with the following:

The objectives for allowing Major Industrial Complexes are to provide entrepreneurial and employment opportunities for area residents, to focus development at locations able to support it with relatively small environmental or municipal cost, and to protect the town's natural environment, existing character and development, and ability to provide public services.

#### 4.11.20 Submittals Generally

The applicant for a special permit required under this section shall submit appropriate materials as per the regulations adopted by the Special Permit Granting Authority pursuant to Section 1.16.00 of this By-law.

4.11.21 Specific Requirements - The application for a special permit under this section shall provide to the Special Permit Granting Authority.

1. A site plan as per section 1.16.20.

## TOWN OF DRACUT - ZONING BY LAWS

2. Analysis of the consequences of the proposed development, evaluation of the following impacts at a level of detail appropriate to the scale of development proposed.

a. Natural environment: groundwater and surface water quality, groundwater level, stream flows, erosion and siltation, vegetation removal (especially unusual species and mature trees), and wildlife habitats.

b. Public services: traffic safety and congestion, need for water system improvements, need for public sewage.

c. Economics: amount and types of employment, labor force area.

d. Visual environment: visibility of buildings and parking, visual consistency with existing development in the area.

All applicants for a special permit under this are encouraged to consult with the Planning Board at a regularly convened meeting prior to formal application.

### 4.11.30 Decision Criteria

A special permit for a Major Industrial Complex shall be approved only upon determination of the Special Permit Granting Authority that the requirements of section 1.16.00 Special Permits including section 1.16.14 Mandatory Findings of Special Permit Granting Authority and the following additional criteria:

1. The proposed plan is consistent with any submittals made under section 4.20.20 and 4.20.21 or in the event of inconsistency, satisfactory explanation has been made submitted showing why the departure is necessitated by changed conditions or earlier error, and that the departure does not reduce compliance with the objectives for the Major Industrial Complexes specified in section 4.20.10.

2. The Complex shall be so designed and located that annual average daily traffic is not increased 50% or more above current levels at any point more than 1,000 feet from the side with current levels being as determined by the Dracut Planning Board; and shall be so located that resultant traffic is not above the capacity of roads and intersections at level of service "C" at any point within one mile of the premises, using definitions and

## TOWN OF DRACUT - ZONING BY LAWS

methods of estimation as outlined by the Transportation Research Board Highway Capacity Manual, Special Report #209 or later editions.

3. Site design and storm water facilities shall be so designed that in a five year storm the peak storm water flows leaving the premises will not be increased more than 10% above current flows or cause design capacity of receiving structures or channel capacity of receiving streams to be exceeded.

### 4.12.00 Special Permits - Multifamily Development.

#### 4.12.10 Applicability and Objectives.

Any structure designed for the occupation and habitation of three or more families by virtue of separate and complete living quarters containing kitchen facilities, bathroom facilities and sleeping quarters.

The objectives of this section are to allow controlled multifamily development in Dracut so as to: promote and provide a greater variety and choice in housing types; to broaden the availability of housing for persons and families of limited income; to focus development at locations able to support such development with minimal environmental or municipal cost; and to protect the Town's natural environment, its existing character and its ability to provide public services.

#### 4.12.20 Submittals Generally.

The applicant for a special permit as required under this section shall submit appropriate materials as per the regulations adopted by the Special Permit Granting Authority pursuant to section 1.16.00 of this By-law.

4.12.21 Specific Requirements - The application for a special permit for multifamily development under this section shall provide to the Planning Board who shall be the Special Permit Granting Authority.

1. A site plan as per section 1.16.20.

2. Materials indicating the number of proposed dwelling units; a development schedule for dwellings and improvements; proposed form of tenure, whether rental, condominium, cooperative, or other; means, if any, of providing for design control; and means,

## TOWN OF DRACUT - ZONING BY LAWS

if any, of providing assurance of long term conformity to present proposal.

3. Analysis of the consequences of the proposed development, evaluating the following impacts at a level of detail appropriate to the number of units proposed;

a. Natural Environment: groundwater and surface water quality, groundwater level, stream flows, erosion and siltation, vegetative removal (especially unusual species and mature trees), and wildlife habitats.

b. Public Services: analysis of traffic conditions existing and post development including levels of service, analysis of water system capacity, analysis of public sewerage capacity, need for additional public recreation facilities, need for additional school facilities.

c. Economics: municipal costs and revenues, local business activity, local jobs.

d. Social Environment: effect of the proposal upon the general character of the Town and how the proposed units enhance the range of housing choice and affordability in the town.

e. Visual Environment: visibility of buildings and parking, visual consistency with existing development in the area.

4. A development phasing schedule indicating the maximum number of dwelling units proposed to be erected in each calendar year, and the timing of construction of any proposed community facilities.

All applicants for a special permit under this section are encouraged to consult with the Planning Board at a regularly convened meeting prior to formal application.

### 4.12.30 Decision Criteria

A special permit for multifamily development shall be approved only upon determination of the Planning Board that the requirements of section 1.16.00 Special Permit including section

1.16.14 "Mandatory Finding of Special Permit Granting Authority" and the following additional criteria have been met:

## TOWN OF DRACUT - ZONING BY LAWS

1. The site contains a minimum of five acres.
2. The proposed development makes use of public sewer and water and has demonstrated said public sewer and water systems to be of sufficient capacity to service the proposed development without added cost to the public or that the developer is willing to underwrite said cost or improvements.
3. Project generated traffic does not increase the peak A.M. and P.M. hour traffic on the street through which access to and from the project site is provided in excess of 20% if said street is operating at a level of service of C or better or 10% if said street is operating below level of service C.

(Said levels are to be determined using methods and definitions as outlined by the Transportation Research Board Highway Capacity Manual, Special Report #209 or later edition.)

4. Site design and storm water facilities shall be so designed that in a twenty-five year storm the peak storm water flows leaving the site will not be increased above current flows or cause the design capacity of receiving structures or channel capacity of receiving streams to be exceeded.

5. Departure from the scale of single family development is minimized through including not more than 24 dwelling units in a single structure, serving not more than eight dwelling units from a single entrance, limiting building length to not more than 200 feet, having unbroken roof area of not more than 3,000 square feet, and having parking areas individually contain not more than 36 parking spaces and be separated from all other parking areas by at least 50 feet.

6. Visual separation from nearby premises is assured through providing yards of at least 1.5 times building height measured from each lot line which shall contain no parking areas, and through use of outdoor lighting fixtures not higher than 15 feet.

7. The total number of units is limited to the resultant of the total area of the parcel as measured pursuant to Sections 2.12.20 and 2.12.30 of this By-law rounded to the nearest 1,000 square feet divided by 10,000.

**4.13.00** Special Permits. Fairs, carnivals and similar events.

## TOWN OF DRACUT - ZONING BY LAWS

4.13.10 Purpose - The purpose for regulating by special permit the conduct, location and operation of fairs, carnivals and other similar events is to ensure that such activities do not cause disruption, annoyance and cause a general nuisance in the Town of Dracut.

4.13.20 Applicability - All fairs, carnivals and other similar events to be held in the Town of Dracut require a special permit by the Board of Selectmen and shall conform to the requirements of this By-law.

4.13.30 Sponsorship - The sponsorship of all events covered by this section shall be a religious, charitable, social or public organization.

4.13.40 Duration - Any event held in accordance with these requirements shall continue no longer than one week at any one time and not more than two such events shall be authorized within any twelve months for any one sponsor.

4.13.50 Other Requirements - All applicants for a special permit under this section must meet the requirements of Section 1.16.00 generally as well as all other sections of the By-law including Section 3.15.00 Environmental Protection Standards.

### 4.14.00 Special Permit - Open Space Residential Development

The Planning Board may grant a special permit for Open Space Residential Development in the R1 and R2 District for single family detached dwellings and accessory structures subject to the provisions of this section.

4.14.10 Objectives - The objective of this section is to allow an optional scheme of development so as to encourage the preservation of common land for conservation, acquisition, open space and recreational use; to preserve historical or archaeological resources; to protect existing or potential municipal and private water supplies; to promote more sensitive siting of buildings and better overall site planning; to promote better utilization of land in harmony with its natural features and with the general intent of the zoning by-law through a greater flexibility in design; and to allow for the more efficient provision of municipal services.

**TOWN OF DRACUT - ZONING BY LAWS**

**4.14.20** Open Space Residential Regulations - The following regulations shall apply to all developments submitted under this section.

**4.14.21** Minimum Parcel Size - Open space residential developments shall be located upon a parcel of land having a minimum of five acres in the R1 District and ten acres in the R2 District.

**4.14.22** Number of Building Lots Permitted - The total number of building lots in an Open Space Residential Development shall be no greater than the number of building lots that would otherwise be permitted in the district within which the land is located. The Planning Board shall require that the applicant provide satisfactory evidence that the number of lots shown on the Open Space Residential Plan is no greater than the number of lots that could otherwise be developed. All determinations of area for the purpose of determining the number of lots shall be based upon the criteria included in sections 2.12.20 and 2.12.30 and 2.12.40 through 2.12.48 of this By-law.

**4.14.23** Dimensional Requirements - Where the requirements of this section differ from or conflict with the requirements of section 2.12.00 of this By-law, this section shall prevail. The following minimum dimensional requirements shall be met for all Open Space Residential Developments pursuant to this section.

1. Minimum lot area. In the R1 District the minimum lot area will be 20,000 square feet, in the R2 District the minimum lot area shall be 30,000 square feet per building lot.

2. Frontage. The minimum frontage shall be 50 feet in both the R1 and R2 Districts.

3. Side and Rear Yards. The minimum side and rear yards in the R1 and R2 Districts shall be not less than 15 feet.

4. Front Yard. The minimum front yard in both the R1 and R2 District shall be 30 feet.

5. Lot Width. The minimum lot width in both the R1 and R2 Districts shall not be less than 50 feet.

**4.14.24** Common Land. Any development submitted pursuant to this section shall provide common land in area not less than the

## TOWN OF DRACUT - ZONING BY LAWS

sum of the areas by which the building lots are reduced below the minimum lot area required for conventional development of the tract as per section 2.12.00 of this By-law. All common land must have access to a roadway within the subdivision.

All common land required herein shall be exclusive of land classified as wetland and shown on a map entitled "Wetland and Water Conservancy District, Town of Dracut 1977" consisting of twenty-five sheets and on file with the Town Clerk. Said land may be counted pursuant to the provisions of Section 2.12.21 of this By-law for the purposes of calculating "Minimum Land Area" and may be added to the "Common Land" only following the satisfaction of the basic requirements of this Section.

**4.14.30** Legal Requirements for Common Land Ownership and Maintenance. The common land and other facilities which may be held in common shall be conveyed to a mandatory homes association, whose membership includes the owners of all lots or units contained in the tract or if the development is a cooperative, then the owners of the shares in the cooperative association.

The developer shall include in the deed to the owners of individual lots beneficial rights in said common land and shall grant a conservation restriction to the Town of Dracut over such land pursuant to Massachusetts General Laws Chapter 184 Sections 31-33, to insure that such land be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways. This restriction shall be enforceable by the Town through its Conservation Commission in any proceeding authorized by Massachusetts General Laws Chapter 184, Section 33. In addition, the developer shall be responsible for the maintenance of the common land until such time as the homes association is capable of assuming said responsibility or in the case of a trust, for the benefit of the tenant upon the execution of the trust.

In order to ensure that the homes association will properly maintain the land deeded to it under this section, the developer shall prepare a Declaration of Covenants and Restrictions, which shall at a minimum provide for the following:

1. Mandatory membership in an established homes association as a requirement of residence or ownership of any lot in the tract.

## TOWN OF DRACUT - ZONING BY LAWS

2. Provisions for maintenance and tax assessment of all lots in order to insure that the common land is maintained in a condition suitable for the uses approved by the homes association. Failure to pay such assessment shall create a lien on the property assessed, enforceable by either the homes association or the owner of any lot.

3. Provisions which, so far as possible under the existing law, will ensure that the restrictions placed on the use of the common land will not terminate by operation of law.

This Declaration of Covenants and Restrictions shall be reviewed and approved by the Planning Board and then shall be recorded with the Middlesex Registry of Deeds. A copy of said Declaration or trust shall also be filed with the Town Clerk. Prior to the Building Inspector's issuance of a building permit for any lot, the developer shall provide satisfactory assurance of the conveyance and recording as required above in the form of copies of the recorded instruments bearing the recording stamps.

**4.14.40 Submissions Generally** - The applicant for a Special Permit pursuant to this section shall submit appropriate materials as per the regulations adopted by the Planning Board pursuant to section 1.16.00 of this By-law.

**4.14.41 Specific Regulations** - All submission made pursuant to this section shall include materials as per 4.14.40 as well as the following:

1. All applications and accompanying plans shall be in a form consistent with the requirements for a preliminary subdivision plan in the rules and regulations of the Planning Board governing subdivision of land and shall include proposed location, and bulk and height of all proposed buildings.

2. The number of dwellings which could be constructed under this By-law by means of a conventional development plan, considering the whole tract, and excluding from the lot and roadway layout those portions of the site which are not buildable due to flood plains, wetlands, and soils which are unsuitable for on-site sewage disposal systems, and slopes in excess of 20% gradient.

3. An analysis of the site, including wetlands, slopes, soil conditions, areas within the 100 year flood, trees over six inches and such other natural features as the Planning

**TOWN OF DRACUT - ZONING BY LAWS**

Board may request.

4. A summary of the environmental concerns relating to the proposed plan.

5. A description of the neighborhood in which the tract lies, including utilities and other public facilities, and the impact of the proposed plan upon them.

6. Evaluation of the open land proposed within the cluster, with respect to the size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster.

**4.14.50 Decision Criteria.** A special permit for open space residential development shall be approved only upon determination by the Planning Board that the requirements of Section 1.16.00

"Special Permit" including Section 1.16.14 Mandatory Findings of the Special Permit Granting Authority and the following additional criteria have been met.

1. The plan meets all requirements of this section.

2. The plan is in harmony with the general purpose of this By-law and the requirements of Massachusetts General Laws Chapter 40A and the long range plan of the Town.

3. The approval of the plan will not have a detrimental impact on the neighborhood, will be designed with due consideration for health and safety and is superior to a conventional plan in preserving open space, minimizing environmental disruption, allowing for more efficient provision of services, and or allowing for greater variety in prices and types of housing.

**4.14.60 Relation to Subdivision Control Act.** Planning Board approval of a special permit hereunder shall not substitute for compliance with the Subdivision Control Act, nor oblige the Planning Board to approve any related definitive plan for subdivision, nor reduce any time periods for board consideration under the law. However, in order to facilitate processing, the Planning Board shall, insofar as practical under existing law, accept regulations establishing procedures for submission of a combined plan and application which shall satisfy this section and the Board's regulations under the Subdivision Control Act.

**TOWN OF DRACUT - ZONING BY LAWS**

**SPECIAL PERMIT  
RESIDENTIAL GOLF COURSE PLANNED DEVELOPMENT**

**Section 4.15 - Special Permit Required**

A. The Board of Selectmen (the "Board") acting as the Special Permit Granting Authority may grant a special permit for the utilization of a tract of land in a Residential-1 or Residential-2 district, as a Residential Golf Course Planned development, subject to the requirements and conditions contained in this section.

Note: All applicants for a Special Permit under this Section are strongly encouraged to consult with the Board of Selectmen at a regularly convened meeting prior to formal application.

**Section 4.15.2 - Definition of a Residential Golf Course Planned Development**

A. A Residential Golf Course Planned Development (RGCPD) is a tract of land which is developed as a planned golf course and single-family detached development and which is not subject to the table of dimensional density requirements and regulations, but which is governed instead by the requirements of this section. The Residential portion of the Development is to be governed by MGL Chapter 41, Section 81K through 81gg, commonly known as "Subdivision Control Laws".

**Section 4.15.3 - Purpose of RGCPD**

A. The particular intent of this section is to provide for the development of single-family house lots in conjunction with a golf course on a tract of land which is in total at least 175 acres, which may not meet the zoning requirements of an R1 or R2 district. It is the intent of this chapter to provide for a unique type of living and to encourage:

1. the general purposes of the zoning by-law;
2. the preservation of open space and the promotion of more use of land;
3. a more creative approach to land development;
4. land use, which is harmonious with the environment and which preserves natural resources and scenic qualities;

**TOWN OF DRACUT - ZONING BY LAWS**

5. the provision of a more desirable esthetic and functional space and the efficient allocation distribution, use and maintenance of land;
6. diversity and variety in the development pattern of the community;
7. better design and land planning resulting in the economic and efficient street utility and public facility installation, construction and maintenance; and
8. the development of real property value for the long-range future.

**Section 4.15.4 - Permitted**

- A. The following uses shall be permitted:
  1. Residential single family detached dwellings
  2. An 18-hole golf course with a minimum length of 6,000 yards, which may include easements, which shall be, at the option of the Applicant, semi-private or public, The Applicant must, as part of the initial submittal pursuant to Section 4.15.9A, negotiate with the Board of Selectmen for a residential preference for Dracut residents in the event that the Applicant or Owner elects to make the course private.
- B. The following uses which are incidental to the golf course:
  1. club house;
  2. restaurant;
  3. function hall;
  4. putting or practice greens;
  5. driving ranges;
  6. tennis courts
  7. swimming courts;
  8. a pro shop;
  9. lounge;
  10. ancillary buildings which are incidental to golf course use;
  11. other uses that the special permit granting authority may approve which are customarily incidental to a golf course.

**Section 4.15.5 - Dimensional Requirements**

- A. The requirements of Section 2.12.00 et.sec. of the zoning by-law shall prevail except as hereafter provided. The

**TOWN OF DRACUT - ZONING BY LAWS**

following minimum dimensional requirements shall be met for all single family detached residence lots pursuant to this section.

1. Minimum lot area. The lots will have a minimum lot area of 20,000 square feet, which may include easements for the benefit of the golf course.
2. Frontage - The minimum frontage shall be 100 feet.
3. Side/rear yards. The minimum side yard shall be not less than 15 feet. The minimum rear yard shall be not less than 25 feet.
4. Front yard. The minimum front yard shall be 30 feet.
5. Lot width. The minimum lot width shall not be less than 50 feet.
6. Section 2.12.30 of this By Law shall not be applicable.

**Section 4.15.6 - Decision Criteria**

A. A special permit for residential golf course development shall be approved only upon determination of the special permit granting authority that the requirements of Section 1.16.00, Special Permits, including 1.16.14-18, Mandatory Findings of Special Permit Granting Authority and the following additional criteria. A Special Permit for Residential Golf Course Development shall also comply with Section 1.16.20 generally of this by-law concerning the preparation, submission and review of a site plan.

1. Minimum parcel size. The residential golf course development shall be located upon a parcel of land having a minimum 175 acres in an R1 or R2 district.
2. The total number of building lots in the residential golf course development shall be no greater than 0.62 lots per gross acreage of the parcel.
3. There shall be public water and sewer available for both the golf course and the residential portion of the development. In the event that they are not currently available, the applicant shall construct them at no expense to the Town of Dracut.
4. The special permit shall contain the following mandatory conditions, with respect to the golf course.

a. Prior to the issuance of the first Occupancy Permit for a residential dwelling all land dedicated to the golf course shall be:

**TOWN OF DRACUT - ZONING BY LAWS**

- (1) deed restricted to use as a golf course or conservation uses if the golf course ceases to operate for a period of two years.
- (2) deed restricted so that no structure shall be erected thereon except as incident to the uses in Section 4.15.4 above.

b. The golf course portion of the development shall be shown as separate parcel(s). In the event the parcels are sold or conveyed, the deed must state that they are subject to the conditions of the special permit, and a copy of the Special Permit must be attached to any and all deeds.

c. In the event that the owner files a statement with the Planning Board and the Special Permit Granting Authority that it will not build in accordance with the Special Permit prior to the issuance of a Building Permit for a Residential dwelling, then the Special Permit shall be deemed to be null and void and the land shall not be restricted by the terms of this Permit, and must further comply with the provisions regarding the underlying zoning.

d. All roads in the residential portion of the development shall be built to the specifications of the Construction Standards and Subdivision Regulations of the Town of Dracut.

**Section 4.15.7 - Security for the Development of the Golf Course**

A. The applicant shall secure its obligation to complete the 18-hole course by the following:

1. Entering into an agreement with the Town that no more than 50% of the single family residences shall be issued building permits and that no more than 50% of that sum shall be issued occupancy permits prior to substantial completion of 9 holes of the golf course. No building permits shall be issued for the remaining 50% of the residential development until such time as the second 9 holes of the golf course is either substantially completed or bonded as provided for in #2.

## **TOWN OF DRACUT - ZONING BY LAWS**

2. The posting of a bond, or the execution of a tri-partite agreement, both of which shall be reduced as the work is completed so that the amount secured shall be equal to the cost of completing the remaining work. In the event of a tri-partite agreement, the applicant shall inform the Board of the identity of the parties to the tri-partite agreement, and the Board shall not unreasonably withhold its assent to such agreement.

3. The applicant shall initially select between the methods in subsection 1 and 2.

4. No occupancy permits shall be issued on the accessory uses (Section 4.15.4, Subsection B) until completion of the first 9 holes of the golf course.

### **Section 4.15.8 - Security for the Residential Subdivision**

A. The Applicant shall secure the completion of the ways and utilities in accordance with MGL Chapter 41, Section 81U, Planning Board Subdivision Rules and Regulations and Town of Dracut Construction Standards. The copy of the proposed security shall be part of the applicant's submission to the Planning board.

### **Section 4.15.9 - Submission Procedure**

A. The Applicant shall submit to the Board of Selectmen applications for Special Permits for Overall Site Development and for Site Plan Review. The requirements and application contents as set forth in Section 1.16.00 through 1.16.23 are applicable to the applications.

B. If the Board grants the Overall Site Developments Special Permit, and the Site Plan Review Special Permit, the applicant shall comply with the Subdivision Control Law and submit an application for subdivision approval to the Planning Board for its approval along with a copy of the site plan. The applicant may, simultaneous with submission to the Board of Selectmen, submit an application for subdivision approval to the Planning Board.

### **Section 4.15.10 - Extension of Special Permit**

**TOWN OF DRACUT - ZONING BY LAWS**

The Board of Selectmen shall not unreasonably refuse a request for an extension of this Special Permit, if requested and if construction has not been commenced.

Section 2.11.30 of the Zoning By-laws (Table of Permitted Uses) is amended to add:

**Residential Golf Course Planned Development**

R-1            R-2  
SS-R           SS-R

**4.16.00** Mill Conversion Overlay District - added to the Town of Dracut Zoning By Laws October 2, 2000, Article #10, and described as follows:

**MILL CONVERSION OVERLAY DISTRICT**

1. **PURPOSE.** The purpose of this Section is to create an overlay district to:
  - a allow for conversion of Dracut's historic mills while preserving the character of nearby residential and commercial neighborhoods;
  - b encourage the preservation; reuse and renovation of historic mill properties; and
  - c promote diversified housing opportunities and uses such as commercial, retail or office use; or a combination of such uses.
  
2. **Definitions:** within this section the following terms shall have the following meanings:

"Affordable to persons or families qualifying as low income" shall mean affordable to persons in the Dracut area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning less than 50% of the median income.

"Affordable to persons or families qualifying as moderate income" shall mean affordable to persons in the Dracut area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning more than 50% but less than 80% of the median income.

## TOWN OF DRACUT - ZONING BY LAWS

"Affordable to persons or families qualifying as median income" shall mean affordable to persons in the Dracut area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning more than 80% but less than 120% of the median income.

"Applicant" shall mean the person or persons, including a corporation or other legal entity, who applies for issuance of a special permit hereunder. The Applicant must own, or be the beneficial owner of, all the land included in the proposed site, or have authority from the owner(s) to act for him/her/it/them or hold an option or contract duly executed by the owner(s) and the Applicant giving the latter the right to acquire the land to be included in the site.

"Appropriate Renovation" shall mean development of a Mill Conversion Project in a manner consistent with the standards of the National Park Service for the rehabilitation of historic buildings, or the applicable standards of the Dracut Historical Commission

"Bedroom" shall mean a separate room intended for, or which customarily could be used for, sleeping.

"Dwelling Unit" shall mean a residence, including studio units. Each residence shall contain a living area, bathroom and, except in studio units, one or more bedrooms, and may contain a kitchen area or combination kitchen/living area.

"Land" shall mean land, including areas covered by water, including, but not limited to, all waterways, dams, waterfalls, and canals.

"Mill Conversion Project" (MCP) shall mean the conversion of existing mill buildings and structures in a Mill Conversion Overlay District as specified herein to multifamily dwelling(s), assisted living facility, single-family dwelling(s), and/or nonresidential uses.

"Nonresidential Uses" shall mean any use as permitted in the underlying district set forth in the Table of Use Regulations, Section 2.11.30 or any accessory use or structure thereto. Notwithstanding the provisions of said section the following uses shall be designated as "P" permitted, day care facility, storage,

**TOWN OF DRACUT - ZONING BY LAWS**

professional office, lounge/pub, financial service, retail space  
<or> (greater or less than 5,000 sq. ft.)

"Regulations" shall mean the rules and regulations of the Planning Board relative to subdivisions, special permits and site plans.

"Wetlands" shall mean land subject to the provisions of M.G.L. c. 131, ss. 40 and 40A and subject to the Dracut Non-Zoning, Wetlands By-law.

3. **OVERLAY DISTRICT.** The Mill Conversion Overlay District (MCOD) is hereby established and shall be construed as an overlay district. Within the MCOD all regulations of the underlying district shall continue to be in full force and effect, except where these regulations supersede such underlying requirements or provide an alternative to such requirements. The MCOD shall consist exclusively of the following properties:

a. 1951 Lakeview Avenue	Map 25	Lot 194
b. 1949 Lakeview Avenue	Map 25	Lot 195
c. 1935 Lakeview Avenue	Map 25	Lot 196
d. 16 Mill Street	Map 25	Lot(s) 241-1-32
		Lot(s) 245-1-25
e. 76 Pleasant Street	Map 62	Lot 20

4. **SPECIAL PERMIT REQUIRED.** Within the MCOD, a MCP may be constructed upon the issuance of a special permit by the Planning Board, and upon site plan approval pursuant to the requirements set forth herein.

5. **SPECIAL PERMIT GRANTING AUTHORITY.** The Planning Board shall serve as the special permit granting authority pursuant to this section. An application for a special permit shall be governed by the following rules.

6. **APPLICATION.** Planning Board on forms furnished by the Planning Board in accordance with its regulations. Each such application shall be accompanied, if applicable, by a definitive plan of land pursuant to the provisions of G.L. c. 41, ss. 810 and 81T as the same may be from time to time amended and the Regulations of the Planning Board and a filing fee determined in

**TOWN OF DRACUT - ZONING BY LAWS**

accordance with said Regulations. In addition the applicants shall submit:

a. The following plans:

1. a site plan and all supporting documents as set forth in Section 1.16.20
2. a plan at a scale of 1" = 40' showing the topography of the site at a minimum of two foot intervals, as well as vegetation and special features including wetlands, perennial streams and ponds, waterways, waterfalls, canals and dams, trees of more than 8" caliper, rock outcroppings, slopes in excess of 15% existing and proposed trails and paths, open vistas, structures of historical importance and biological or wildlife habitats, and proposed conservation and recreation easement areas;
3. a plan illustrating preliminary landscaping and architectural design, showing types location and layout of buildings, and typical elevations, as well as the general height, bulk and appearance of structures. Perspective drawings may be subsequently required by the Planning Board;
4. a floor plan to scale for each floor of each building indicating, if applicable,
  - a. number of units;
  - b. number of bedrooms
  - c. proposed use of the floor space; and
  - d. location of affordable dwelling units
5. a plan describing the care, custody and control of all dams and water rights;
6. a plan for any wastewater treatment facility.

b. The following narrative reports or data:

1. a proposed development schedule showing the beginning of construction, the rate of construction and development, including stages, if applicable, and the estimated date of completion;

**TOWN OF DRACUT - ZONING BY LAWS**

2. a development impact statement prepared by qualified professionals detailing the impact of the development, at all phases including construction and operation, on

- a. the Town's capacity to furnish services including, but not limited to, roads, police, fire emergency services, schools and water;
- b. vehicular and pedestrian traffic, water and air quality, noise and light pollution and other environmental concerns.

3. information pertaining to any organization which the Applicant proposes to form where the development is to be a condominium or other ownership organization, including forms and plans to be used to organize and manage the same, for approval as to form by Town Counsel;

4. copies of all proposed covenants, easements, and other restrictions which the Applicant proposes to grant to the Town, the Conservation Commission, utility companies, any condominium or other ownership organization and the owners thereof, including plans of land to which they are intended to apply, for approval as to form by Town Counsel;

5. a concise narrative prepared by a preservation consultant including any and all historical information to be submitted to the Dracut Historical Commission and Planning Board. The narrative will include:

- a. architectural history of all structures on the site, including period, style, method of building construction, and association with any particular architect or builder.
- b. any important association with one or more historic persons or events.
- c. any cultural, political, economic or social history of the site or any structures to the Town, Commonwealth of Massachusetts or the United States of America.

**TOWN OF DRACUT - ZONING BY LAWS**

6. evidence that the proposed MCP is consistent with applicable standards of the National Park service or the Dracut Historic Commission; and

7. any and all other information that the Planning Board may reasonably require in a form acceptable to it to assist in determining whether the Applicant's proposed development plan meets the objectives of this Section, and the following fees:

1. Technical Review Fee. The applicant shall pay a technical review fee pursuant to G.L. c. 44, s. 53G and the rules of the Planning Board.
2. Administrative Fee. The applicant shall pay an administrative fee pursuant to the rules of the Planning Board.

The Planning Board may waive the submittal of technical information or documents otherwise required hereunder where the applicant demonstrates that, due to the simplicity of the proposal, such information is not necessary for or applicable to the Planning Board's decision pursuant to this section.

**7. REVIEW BY OTHER BOARDS.** Whenever an application for a Special Permit for a MCP is filed with the Planning Board, the applicant shall also file within five(5) working days of the filing of the completed application, copies of the application, accompanying site plan, and other documentation, to the Board of Health, Conservation Commission, Building Inspector, Highway Superintendent, Police Chief, Fire Chief, and the Town Engineer for their consideration, review, and report. The copies necessary to fulfill this requirement shall be furnished by the applicant. Reports from other boards and officials shall be submitted to the Planning Board by the date of the public hearing, but in any case within thirty-five (35) days of receipt of the reviewing party of all of the required materials; failure of these reviewing parties to make recommendations after having received copies of all such required materials shall be deemed a lack of opposition thereto. In the event that the public hearing by the Planning Board is held prior to the expiration of the 35 day period, the Planning Board shall continue the public hearing to permit the formal submission of reports and recommendations within that 35 day period. The Decision/Findings of the Planning Board shall contain, in writing, an explanation for any departures from the recommendations of any reviewing party.

**TOWN OF DRACUT - ZONING BY LAWS**

**8. STANDARDS.** In order to be eligible for consideration for a special permit pursuant to this Section, the proposed development shall meet all of the following standards:

a. **Buffer.** A buffer area of one hundred (100) feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site provided, however, that existing structures and existing access roadways are exempt from the requirements set forth herein. However, existing structures and parking areas shall not be made more non-conforming except for ADA compliance. No vegetation in this buffer area will be disturbed, destroyed or removed except for normal maintenance. The Planning Board may waive the buffer requirements:

1. where the Planning Board determines that a smaller buffer will suffice to accomplish the objectives set forth herein; or
2. where the construction of a wastewater treatment plant necessitates such relief.

b. **Removal and Replacement of Vegetation.** within the site, no clear cutting shall be permitted, except as authorized by special permit and incidental to construction of buildings, roads, trails and parking areas. The Planning Board may require suitable landscaping or replacement of vegetation.

c. **Roadways.** The principal roadway(s) within the site shall be adequate for the intended use and vehicular traffic and shall be maintained by an association of unit owners or by the Applicant.

d. **Parking.** The applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces. The minimum number of parking spaces shall be computed using the requirements of Section 3.10.24 or other applicable provision herein. The Planning Board may increase the required parking by up to 10% to serve the needs of residents, employees, visitors and service vehicles. The Planning Board may reduce the otherwise required number of parking spaces where the applicant demonstrates that an adequate number of spaces will be provided.

## TOWN OF DRACUT - ZONING BY LAWS

e. Screening of Parking Areas. All parking areas shall be screened from view from adjacent residentially zoned or occupied premises located outside the site, including public ways, by a landscaped border at least ten (10) feet in width. Parking lots shall be located to the rear or side of all buildings and shall not be located in front set backs or in buffer areas; provided, however, that the Planning Board may waive these provisions for existing parking lots and/or existing buildings. Parking lot layout shall be planned to permit landscaping, buffers, or screening to prevent direct views of parked vehicles from adjacent streets. The use of traditional picket fencing hedges, walls, or landscape berms to define parking areas is encouraged. In parking areas of eleven or more parking stalls, at least one tree of three-inch or greater caliper shall be planted for every six parking places. Adequate tree wells and irrigation shall be provided for all parking lot landscaping. Pedestrian access is to be taken into consideration in parking lot design. The use of separate walkways is encouraged. Textured paving or grade separated (elevated) walkways are desired on all pedestrian access ways.

f. Paving. Paving should be textured or of different materials at pedestrian crossings and walkways. The use of stone, brick or cultured stone pavers for entrance walkway borders is encouraged. The use of textured materials for walkway borders is encouraged.

g. Paths. The Planning Board may require paths which shall be attractively designed with proper regard for convenience, separation of vehicular, bicycle and pedestrian traffic, adequate connectivity, completeness of access to the various amenities and facilities on the site and to pathways or sidewalks to adjacent sites.

h. Loading. Loading areas may be required by the Planning Board where deemed necessary for the efficient operation of the MCP. Loading areas must be at least 20 x 9 feet, and have a minimum overhead clearance of 10 feet. Screening and landscaping shall be provided to block all views of loading areas (except those specifically designated for emergency vehicles) from the public right-of-way and adjacent properties.

i. Stormwater Management. The stormwater management system shall be designed in accordance with the Regulations of the Planning Board.

**TOWN OF DRACUT - ZONING BY LAWS**

j. Utilities. All electric, gas, telecommunications, and water distribution lines shall be placed underground, except upon a demonstration of exceptional circumstances.

k. Number of Dwelling Units. the maximum number of dwelling units shall be established by the Planning Board after reviewing the following criteria:

1. Existing structures;
2. Proposed method and efficient of wastewater disposal;
3. Availability of public water;
4. Trip generation, traffic safety and internal site traffic;
5. Character of the proposed MCP and its relation to the surrounding neighborhood(s);
6. Character of the existing buildings and the potential for reuse thereof;
7. Number of affordable units, beyond the minimum required, proposed by the applicant;
8. Development Impact Statement;
9. Applicability of the Water Resource Protection District,
10. Reports of the technical consultants of the Planning Board and all other reviewing boards.

l. Number of Bedrooms. The Planning Board may ensure the diversification of dwelling units within a MCP by establishing the number of dwelling units with one, two or three bedrooms; but not more than 10% shall be three bedrooms.

m. Expansion of Existing Buildings, existing buildings within a MCOD may be expanded, provided that such expansion;

**TOWN OF DRACUT - ZONING BY LAWS**

1. is consistent with the existing buildings historic character and scale; and
2. does not cause substantial detriment after considering the factors set forth in Section 10.b.

n. **New Buildings.** Within the MCP, new buildings may be constructed in accordance with the following requirements:

1. The number, type, scale, architectural style, and uses within such new buildings shall be subject to Planning Board approval.

o. **Emergency Systems.** The MCP shall have an integrated emergency call, and/or telephone and/or other communications system for its residents and/or other tenants. There shall be sufficient site access for public safety vehicles. A plan shall be approved by the Dracut Fire Department for the emergency evacuation of the residents with emphasis on ensuring the safety of residents with physical impairments.

p. **Lighting.** Illuminated signs, parking lot lighting, building floodlighting, or other exterior lighting shall be so designed and arranged that the collective result does not create so much light overspill onto adjacent premises that it casts observable shadows, and so that it does not create glare from unshielded light sources.

**9. AFFORDABLE DWELLING UNITS.**

As a condition of the grant of any special permit for a MCP, a minimum of fifteen (15%) of the total number of dwelling units shall be restricted for a period not less than thirty (30) years in the following manner:

- a. 5% of the units shall be affordable to persons or families qualifying as low income; and
- b. 5% of the units shall be affordable to persons or families qualifying as moderate income; and
- c. 5% of the units shall be affordable to persons or families qualifying as median income.

**TOWN OF DRACUT - ZONING BY LAWS**

- d. The thirty year restriction shall be approved as to form by legal counsel to the Planning Board, and a right of first refusal upon the transfer of such restricted units shall be granted to the Dracut Housing Authority for a period not less than 120 days after notice thereof.
- e. Affordable units shall be integrated into the overall development of the MCP so as to prevent the physical segregation of such units.
- f. The Applicant shall be encouraged to seek designation of the units referenced in paragraphs 9a and 9b as affordable units which qualify as part of the subsidized housing inventory as approved and complied by the Department of Housing and Community Development (DHCD). The Planning Board may require that the Applicant affirmatively take steps to utilize the Dracut Housing Authority, a public agency, a non-profit agency, limited dividend organization, or other appropriate entity, and through a Local Initiative Petition or other similar mechanism or program cause application to be made to the DHCD, so as to timely furnish all forms and information necessary to promote the designation of those units referenced in paragraphs 9a and 9b above as affordable units qualifying as part of the subsidized housing inventory. The Planning Board may require submission of application, forms and appropriate information to the DHCD as a condition of approval.

**10. ACTION BY THE PLANNING BOARD**

The Planning Board after considering reports from consultants and other Boards and/or Commissions, may grant a special permit for a MCP where it makes the following findings:

- a. The proposed MCP constitutes an appropriate renovation as defined above; .
- b. The proposed MCP does not cause substantial detriment to the neighborhood after considering the following potential consequences:

**TOWN OF DRACUT - ZONING BY LAWS**

1. noise, during the construction and operational phases;
2. pedestrian and vehicular traffic;
3. environmental harm
4. visual impact caused by the character and scale of the proposed structure(s);
5. other consequences as may be set forth in the Development Impact Statement for the MCP.

**4.17.00 Dracut Center Neighborhood Overlay District**

**1. Purpose:** The Dracut Center Neighborhood Overlay District (DCNOD) Bylaw is meant to encourage development that enhances the current mix of uses located within the Center, protects historic resources, helps crease a sense of place, and that promotes future economic development opportunities within the Center area. The purposes of the Dracut Center Neighborhood Overlay District (DCNOD) are to:

- Encourage a mix of business, residential, cultural, educational and civic uses;
- Promote compact development that is pedestrian-oriented and preserves the historic value and character of the area;
- Minimize impacts on public services and maximize the efficient use of public infrastructure;
- Increase the Town's tax base by creating a thriving small business environment, attracting new investment and promoting economic development; and
- Encourage the reuse of existing underutilized or vacant properties.

The following Bylaw is intended to support the goals, objectives and recommendations outlined in the Town's Master Plan. Applications submitted under the DCNOD Bylaw should meet the

## TOWN OF DRACUT - ZONING BY LAWS

criteria outlined in the corresponding *Dracut Center Neighborhood Design Guidelines*. A copy of the *Dracut Center Neighborhood Design Guidelines* may be obtained by contacting the Dracut Town Clerk of the Planning Board Office.

**2. Definitions:** The following definitions shall apply in the DCNOD:

**"Mixed-Use Development":** A single building with the ground floor used primarily for retail, commercial, service or office and the upper floor(s) used for residential use.

**"Assisted Living Facility":** An establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment; and provides personal care services.

**"Art gallery":** An establishment that derives more than fifty percent (50%) of its income from the display.

**"Artist Lofts":** An apartment or studio where an artist works and lives.

**"Artist":** A person who is engaged gainfully or as a vocation in the following:

- (a) The fine arts, including but not limited to painting, printmaking, sculpturing or ceramics;
- (b) The performing and visual arts, including but not limited to dance, choreography, photography, or filmmaking; or
- (c) The composition of music.

**"Bed and Breakfast":** A use providing lodging and meals for guests in not more than five (5) bedrooms on a daily or weekly basis in an operator-or-owner-occupied dwelling that is primarily used for this purpose. The use is operated as a commercial enterprise, provides direct bookings from the public, and includes inns that operate restaurants offering meals to overnight guests.

**"Lounge or Pub":** A restaurant with a license to serve alcohol that identifies itself as a pub or lounge; may serve spirits or be limited to beer or wine.

**TOWN OF DRACUT - ZONING BY LAWS**

**"Performance Theater"**: A building or structure or part thereof which is devoted primarily for the presentation of live dance, dramatic, musical or comedic performances.

**"Museum"**: A building or structure devoted to the acquisition, conversation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value.

**3. Overlay District:** The Dracut Center Neighborhood Overlay District (DCNOD) is hereby established and shall be construed as an overlay district. Within the DCNOD all regulations of the underlying district shall continue in full force and effect, except where these regulations supersede such underlying requirements or provide an alternative to such requirements. The DCNOD shall consist exclusively of the following properties:

<u>Map</u>	<u>Lot</u>	<u>St#</u>	<u>Street Name</u>	<u>Map</u>	<u>Lot</u>	<u>St#</u>	<u>Street Name</u>
47	129	173	Greenmont Ave	50	198	471	Aiken Ave
	130	1440	Bridge St		208	1421	Bridge St
	131	1432	Bridge St		209	1401	Bridge St
	132	1428	Bridge St		212	1391	Bridge St
	133	1424	Bridge St		217	1381	Bridge St
	134	1420	Bridge St		221	1367	Bridge St
	173	1449	Bridge St		222	10	Arlington St
	174	1447	Bridge St		223	22	Arlington St
	175	1441	Bridge St		224	5	Arlington St
	177	1431	Bridge St		225	1327	Bridge St
	178	1429	Bridge St		243	1387	Bridge St
	179	1421	Bridge St				
<u>Map</u>	<u>Lot</u>	<u>St#</u>	<u>Street Name</u>	<u>Map</u>	<u>Lot</u>	<u>St#</u>	<u>Street Name</u>
50	118	1404	Bridge St	52	2	26	Champlain St
	119	1412	Bridge St		3	10	Champlain St
	122	11	Spring Park Ave		4	50	Arlington St
	123	1396	Bridge St		5	40	Arlington St
	124	1388	Bridge St		6	30	Arlington St
	152	1380	Bridge St		7	57	Lafayette St
	153	1378	Bridge St		8	62	Arlington St
	154	1366	Bridge St		10	90	Arlington St
	156	1362	Bridge St		11-1	138	Arlington St
	157	1358	Bridge St		12	144	Arlington St
	159	1346	Bridge St		13	17	Arlington St
	179	482	Aiken Ave		14	21	Arlington St
					15	23	Arlington St

**TOWN OF DRACUT - ZONING BY LAWS**

52	16	25	Arlington St	76	69	Arlington St
	17	39	Arlington St	77	93	Arlington St
	18	49	Arlington St	78	109	Arlington St
	19	55	Arlington St	79	127	Arlington St
	20	15	Arlington Ave	80	131	Arlington St
	61-1C	120	Arlington St	81	143	Arlington St
	61-2C	130	Arlington St			

**Boundaries:** The boundaries of the DCNOD shall be as shown on the Town of Dracut Zoning Map on file in the office of the Town Clerk, and shall encompass those lots shown on the map designated as lying within the DCNOD district. These lots primarily front Arlington Street and Bridge Street.

**4. Relationship to Existing Zoning:** The underlying zoning shall not be modified, repealed, nor amended by this section. The property owners in the DCNOD shall possess all current zoning rights and be subject to the requirements applicable in the underlying zones. In the event that an owner desires to use his or her property for mixed-use development as defined herein, the rules and regulations of the DCNOD shall apply and by filing an application for development subject to such rules and regulations, the owner shall be deemed to accept and agree to them. Where the DCNOD provisions are silent on a zoning rule or regulation, the requirements of the underlying zoning shall apply (e.g. off-street parking and open space requirements). In addition, projects allowed under the underlying zoning are not eligible to apply under the DCNOD unless they meet all of the requirements of the DCNOD. To attain the goals of the DCNOD, collaborative development proposals involving more than one property owner are encouraged, where appropriate.

In such cases, a project master plan must be submitted to the Planning Board with the initial project application, detailing the specific elements of the proposed project, outlining the impacts of the overall project, and identifying the responsibilities of each property owner. The Project Master Plan should describe: the uses proposed, the layout and size of the project, potential impacts to the environment, access and transportation impacts, water and sewer needs, and economic impacts.

**TOWN OF DRACUT - ZONING BY LAWS**

**5. Use Regulations:** The following uses are allowed in the DCNOD subject to the requirements outlined in these DCNOD regulations, and provided that all necessary permits, orders, or approvals required by local, state, or federal law are also obtained:

**1. Residential Uses** (as a component of a mixed-use development):

- a. Multifamily
- b. Two-family
- c. Artist lofts/studio
- d. Assisted living facilities

**2. Government, Institutional and Public Service Uses:**

- a. Municipal
- b. Educational
- c. Religious
- d. Public or Private Utility Facilities
- e. Post Office
- f. Recreation

**3. Business Uses:**

- a. Retail store, not exceeding 5,000 s.f. of net floor area per individual establishment
- b. Professional offices, not exceeding 7,500 s.f. of net floor area per individual office establishment
- c. Financial services/bank
- d. Restaurant, fast food, general or limited service, not exceeding 4,000 s.f. of public seating area. The square footage requirement does not include a patio or outdoor seating area operated in connection with an indoor-service restaurant
- e. Hotel or Inn
- f. Bed and Breakfast
- g. Lodge or Club
- h. Personal Services
- i. General Services
- j. Artist or Craftsman Studio
- k. Lounge or Pub
- l. Amusement facility indoor
- m. Parking facility
- n. Day Care facility
- o. Performance theater
- p. Museum
- q. Art Gallery

**TOWN OF DRACUT - ZONING BY LAWS**

4. Mixed-use development as defined within this regulation.

6. **Prohibited Uses:** Any use not listed above is to be considered prohibited. Drive through services and windows are not allowed for any use in the DCNOD district.

7. **Dimensional Requirements:** Uses and structures within the DCNOD shall conform to the following requirements:

Minimum Lot Area:	22,000 square feet
Minimum Frontage:	75 feet
Minimum Front Yard Setback:	0 feet/10 feet*
Minimum Side Yard Setback:	0 feet
Minimum Side Yard Setback when abutting a residential district:	15 feet
Minimum Rear Setback:	15 feet
Maximum Building Height:	3 stories or 45 feet
Minimum land area per lot per dwelling unit:	10,000 square feet

\*On each lot, there shall be one side yard of at least 10 feet in width.

8. **Special Provisions:** The following special provisions apply to all development within the DCNOD:

- a. The minimum separation between two or more buildings on the same lot shall be 20 feet.
- b. The Planning Board may modify all dimensional requirements outlined in Section 7 above if, in its opinion, such modifications will result in improved design that is in keeping with Section 1 above.
- c. Frontage and Access - The Planning Board may, as part of the special permit, reduce lot frontage for a development that provides consolidated or shared access for two or more adjoining parcels, subject to a legally enforceable agreement or restriction in a form acceptable to the Planning Board and approved by Town Counsel.

**TOWN OF DRACUT - ZONING BY LAWS**

- d. Site success must be achieved in a fashion that is acceptable to a Planning Board and by means that does not unreasonably impact residential neighborhoods in that it properly mitigates noise, traffic, visual and environmental impacts attributable to the project.
- e. The Planning Board may allow greater square footage than listed in Section 5 above if, in its opinion, such modifications will result in improved design that is in keeping with Section 1 above.
- f. The Zoning Board of Appeals shall not grant a variance for any use not allowed under Section 5.

**9. Parking/Bicycle Requirements:** The parking requirement for any use in the DCNOD shall be the same as in the underlying zoning classification. The Planning Board may reduce the required number of parking spaces in the DCNOD based on the following considerations:

- a. The parking spaces for one use shall not be considered as providing the required spaces for another use.
- b. The availability of shared parking on another property within 300 feet. The Board may require a shared parking agreement to be submitted as part of the application for development.
- c. Uses within 20 feet of public transportation.

The layout, location and design of parking lots and spaces shall comply with the criteria set forth in the DCNOD Design Guidelines. Bicycle parking shall be provided for all new mixed-use development projects. This parking area shall be at least partially sheltered from the elements and shall provide at least three spaces for each business or office use. Bicycle parking areas may be shared as per item b above.

**10. Site Plan Special Permit:** All uses and structures in the DCNOD are subject to a Special Permit and Site Plan Special Permit from the Planning Board in accordance with Section 1.16.00 of the Zoning Bylaw. In addition to the requirements of these sections, all design criteria of the DCNOD shall apply as described in the *Dracut Neighborhood Center Design Guidelines*. The Planning Board shall be the Special Permit Granting Authority.

**11. Applicant Procedures:** The applicant for a Special Permit under this section shall submit appropriate materials in

**TOWN OF DRACUT - ZONING BY LAWS**

accordance with this Section of the Bylaw and with Section 1.16.00. Such materials include the following:

- A site plan and site Master Plan, as described in Item 4 above
- An analysis of the consequences of the proposed development at a level of detail appropriate to the scale of the development project. Such an analysis shall assess the impact to the natural environment (ground and surface water, stream flows, erosion, vegetation removal and wildlife); impact on public services, traffic, water supply and wastewater; visual impacts; noise and economic impacts.

**12. Decision Criteria:** A Special Permit under this Section shall be approved upon determination by the Planning Board that the requirements of Section 1.16.00 and this section have been met, and that the proposed plan is consistent with the stated purposes and guidelines set forth in this section.

-----

**AMENDMENTS - SECTION FOUR**

- (4.14.23 - amended - June 5, 2006 - Article 28
- (4.14.23 - amended - November 6, 1989 - Article 15
- (4.15 - added - November 4, 1991 - Article 8
- (4.15.5 - amended - October 2, 2000 - Article 13
- (4.16.00 - added - October 2, 2000 - Article 10
- (4.17.00 - added - November 4, 2013 - Article 9

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO THE ZONING MAP**

ARTICLE 3 Amendment voted June 6, 1988  
Changed from Residential R-3 to Business B-3

Beginning at the northwesterly corner of the premises at said Arlington Street and at land formerly of John Drew, and thence running easterly by said Arlington Street one hundred sixty-five (165) feet, more or less, to land which was conveyed by Roswell S. Fox to Hector J. Pilotte by deed dated May 14, 1920 and recorded with the Middlesex North Registry of Deeds Book 625, Page 26; thence running southerly by said Pilotte land two hundred forty-two (242) feet, more or less to a stone bound at land conveyed by said Fox to Charles P. Berube by deed dated May 14, 1920 and recorded with said Deeds Book 628, Page 435; thence running easterly to Arlington Avenue; thence turning in a southerly direction ten (10) feet, more or less, to a point on Arlington Avenue; thence turning and running westerly three hundred fourteen (314) feet more or less along the northerly lot line of 32 Arlington Avenue to a point; thence northerly by the wall and said Drew land two hundred forty-five (245) feet more or less to the point of beginning.

ARTICLE 4 Amendment voted June 6, 1988  
Changed from Residential R-3 to Business B-3

The land with the buildings thereon situated in said Dracut and described as follows: Beginning at a point at the southernmost corner of a lot at the intersection of Hampson Street and Parker Avenue. Thence running in a northeasterly direction 300 feet to a point; thence turning 90 degrees and running in a northwesterly direction 200 feet to a point; thence turning 90 degrees and running in a southwesterly direction 900 feet, more or less, to a point; thence turning and running in a southeasterly direction along the most southerly line of the lot designated as number 31 Old Meadow Road, 609 feet more or less to the point of beginning.

ARTICLE 5 Amendment voted June 6, 1988  
Changed from Residential R-3 to Business B-3

The land with the buildings thereon situated in the Town of Dracut described as follows: Beginning at a point at the northern most corner of a lot opposite Doyle Avenue, on the westerly

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

side of Lakeview Avenue now known as number 1300 Lakeview Avenue, thence turning and running along Lakeview Avenue in a southeasterly direction approximately five hundred sixty (560) feet more or less to a point at the intersection of said Lakeview Avenue and Parker Avenue; thence turning and running along said Parker Avenue in a southwesterly direction one hundred sixty-three and 73/100 (163.73) feet more or less to Beaver Brook; thence turning and running along Beaver Brook in a northwesterly direction one thousand three hundred forty-six and 94/100 (1,346.94) feet more or less to a point ending at the southeast corner of number 96 Goodhue Avenue property line; thence turning and running in a northwesterly direction along said property line one hundred forty (140) feet more or less to a point ending at the southerly line of house number 88 Goodhue Avenue; thence turning and running in a northeasterly direction by various courses being three hundred (300) feet, two hundred thirteen and 78/100 (213.78) feet, one hundred five and 77/100 (105.77) feet, one hundred eighty-two and 28/100 (182.28) feet, one hundred sixty-two and 68/100 (162.68) feet, fifty-five and 30/100 (55.30) feet, eighty-three and 86/100 (83.86) feet, forty-five and 64/100 (45.64) feet and one hundred (100) feet to the point of beginning on the westerly side of Lakeview Avenue.

ARTICLE 6 Amendment voted June 6, 1988  
Changed from Residential R-3 to Business B-3

The land and buildings thereon situated in said Dracut on the southwesterly side of Lakeview Avenue and southeasterly side of Otis Avenue, with the buildings thereon, now supposed to be numbered 1376 Lakeview Avenue, containing 96,411 square feet and being shown as Lots 8 to 18, both inclusive, on plan of land entitled "Goodhue Estate, Plan of Land in Dracut, Mass., belonging to William Haslam, Surveyed December 10, 1924, revised September, 1941, Brooks, Jordan and Graves, C.E., recorded with Middlesex North District Registry of Deeds, Book of Plans 71, Plan 16 and thus bounded and described: Beginning at the easterly corner thereof at the intersection of said Lakeview Avenue with a brook running southwesterly therefrom; thence running northwesterly by said Lakeview Avenue two hundred and 93/100 (200.93) feet to Lot 7 on said plan, thence at an angle of 90 degrees southwesterly by said Lot 7, one hundred (100) feet; thence at an angle of 90 degrees northwesterly by Lot 7 and 6 on said plan, one hundred

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

(100) feet to Otis Avenue, thence at an angle of 93 degrees 35 minutes southwesterly by said Otis Avenue, three hundred (300) feet to Lot F as shown on said plan; thence southeasterly by Lot F, two hundred forty-seven (247) feet to said brook; thence northeasterly up said brook, three hundred seventy-six (376) feet to said Lakeview Avenue at the point of beginning; said contents and any or all of said measurements more or less and however otherwise said premises may be measured, bounded or described.

ARTICLE 7 Amendment voted June 6, 1988  
Changed from Residential R-3 to Business B-3

Beginning at the most southeasterly corner of the premises on the westerly side of Lakeview Avenue and at land now of Pedneault; thence in a northerly direction along Lakeview Avenue a distance of three hundred (300) feet to Frederick Street; thence in a southwesterly direction at an angle of ninety (90) with said Lakeview Avenue a distance of one hundred and fifty (150) feet; thence in a southeasterly direction and parallel with Lakeview Avenue, a distance of about two hundred and sixty-five (265) feet, more or less to a fence and land now of Garland; thence in a southeasterly direction along said fence and by land of Garland about fifty-three (53) feet to an iron pipe and land of Pedneault; thence in a northeasterly direction by land of Pedneault one hundred and thirteen (113) feet to the point of beginning, comprising about 44,300 square feet of land more or less.

ARTICLE 11 Amended November 16, 1988  
Changed from B-1 Business to R-3 Residential

Any lands that may be bounded within an area and not currently zoned R-3 status described as follows:

Beginning at a point on Willard Street, 800 feet, more or less, southwesterly from the intersection of Arlington Street and Broadway Road. Thence turning and running in a northwesterly direction 400 feet, more or less, to a point; thence turning and running in a southwesterly direction 500 feet, more or less, to a point; thence turning and running in a northeasterly direction 700 feet along Willard Street to the point of beginning.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE 7 Amended November 16, 1988  
Changing from part I-1 and R-1 to I-1

PARCEL 1: A certain parcel of land and buildings situated thereon in that part of said Dracut called East Dracut, on the southeasterly side of the State Road leading from Lowell to Methuen, commonly called Broadway Street, and thus bounded and described: Beginning at the northwesterly corner of the premises at an iron pipe set in the ground at the northeasterly corner of land owned now or formerly by Grace Jones which point is approximately 640 feet northeasterly from an oak tree at land now or formerly of one Scziglewski; thence northeasterly by said road 320 feet, more or less, to another pipe set in the ground; thence southeasterly by other land of Cora G. Richardson, deceased, 1925 feet, more or less, to another pipe set in the ground at land now or formerly of one Whittier; thence southwesterly by the fence along said Whittier land, 206 feet, more or less, to another iron pipe set in the ground; thence northwesterly by land owned now or formerly by Grace Jones, 1,890 feet, more or less, to the point of beginning.

PARCEL 2: A certain parcel of land situated in that part of said Dracut called East Dracut, on the southeasterly side of the State Road leading from Lowell to Methuen, commonly called Broadway Street, and thus bounded and described: Beginning at the northwesterly corner of the premises at an iron pipe set in the ground at the northeasterly corner of other land of Cora Richardson, deceased, which point is approximately 960 feet northeasterly from an oak tree at land now or formerly of Scziglewski; thence northeasterly by said Road 320 feet, more or less, to another pipe set in the ground; thence southeasterly by land owned now or formerly by Gertrude R. Hight, 1,975 feet, more or less, to another iron pipe set in the ground at land now or formerly of one Whittier; thence southwesterly by the fence along said Whittier land 194 feet, more or less, to another pipe set in the ground; thence northwesterly by other land of said Cora Richardson, 1,925 feet, more or less, to the point of beginning.

PARCEL 3: A certain parcel of land, with the buildings thereon, situated in that part of said Dracut called East Dracut, on the southeasterly side of the State Road leading from Lowell to Methuen, and thus bounded and described: Beginning at the northwesterly corner of the premises at an iron pipe set in the

## TOWN OF DRACUT - ZONING BY LAWS

### CHANGES TO ZONING MAP

ground at the northeasterly corner of land now or formerly of Almon Richardson, which point is approximately 317 feet northeasterly from an oak tree at land of one Szciglewski, now or formerly; thence northeasterly by said Road, 317 more or less, to another iron pipe set in the ground; thence southeasterly by land now or formerly of Arthur Richardson, 1,890 feet more or less, to another iron pipe set in the ground at land now or formerly of one Whittier; thence southwesterly by the fence along said Whittier land 220 feet, more or less, to a corner; thence northwesterly by the fence by land now or formerly of one Long and land now or formerly of one Flynn, 763 feet, more or less, to a corner; thence southwesterly by the fence still by said Flynn land 200 feet, more or less, to another iron pipe set in the ground; thence northwesterly by land now or formerly of Mattie R. Jones, 1,175 feet, more or less, to the point of beginning.

PARCEL 4: The land situated in that part of Dracut called East Dracut in the County of Middlesex and the Commonwealth of Massachusetts on the southeasterly side of the State Road leading from Lowell to Methuen, and bounded and described as follows: Beginning at a point in the southeasterly line of said Road at land of the Grantees; thence running southeasterly by land of the Grantees 1,172 feet, more or less, to an iron pipe set in the ground at land now or formerly of one Flynn; thence running northwesterly by land now or formerly of Victor Buntel and Margaret Buntel 1,172 feet, more or less, to an iron pipe set in the ground on the southeasterly line of said Road; thence running northeasterly by said Road 17 feet to the point of beginning.

PARCEL 5: The land in Dracut with the buildings thereon, now supposed to be numbered 1187 Broadway, situated on the southeasterly side of said Broadway, variously known as Broadway Street, Broadway Road and the State Road leading from Lowell to Methuen, and bounded and described as follows: Beginning at the northwesterly corner of the granted premises at an iron pipe set in the ground at the northeasterly corner of land now or formerly of Cora G. Richardson, which point is 1,268 feet northeasterly from an oak tree at land now or formerly of one Szciglewski; thence running northeasterly by said road 317 feet, more or less, to another iron pipe set in the ground; thence southeasterly by land now or formerly of Elroy M. Richardson, 2,039 feet more or less, to an iron pipe set in the ground at land now or formerly of one Whittier; thence southwesterly by said Whittier land

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

184.30 feet, more or less, to another iron pipe set in the ground at the southeasterly corner of said land or formerly of Cora G. Richardson; thence northwesterly by said Cora G. Richardson land, 1,988.50 feet, more or less, to the point of beginning.

ARTICLE 12 Amended November 16, 1988  
Changed from R-3 to B-3

Then land in said Dracut, with the building thereon, situated on the southwesterly corner of Lakeview Avenue and Goodhue Avenue, bounded and described as follows: Beginning at the northeasterly corner of the premises at the intersection of said Avenues and running northwesterly by said Lakeview Avenue one hundred eighty-three (183) feet to land conveyed to New England Power Company by deed recorded in Middlesex North District Registry of Deeds, Book 1638, Page 480; thence southwesterly by said last named land one hundred two and 39/100 (102.39) feet to land now or formerly of Otis P. Coburn; thence at a right angle southeasterly by said last named land one hundred seventy-five and 82/100 (175.82) feet to said Goodhue Avenue; thence northeasterly by said Goodhue Avenue one hundred four and 17/100 (104.17) feet to the point of beginning. Containing 17,941 square feet to the point of beginning.

ARTICLE 5 Amended November 6, 1989  
Changed from R-1 to R-3

The land in Dracut, Middlesex County, Massachusetts, with the buildings thereon, situated on the northwesterly side of Mammoth Road and being shown as Lots 2 and 2-1 on a plan of land entitled, "Compiled Subdivision Plan of Land in Dracut, Mass. For Robert Murphy, Scale 1"= 40'; October, 1986, William G. Troy & Associates 12 Euclid Road, Tewksbury, Massachusetts", which plan is recorded with Middlesex North Registry of Deeds, Plan Book 157, Plan 100, and thus bounded:

SOUTHEASTERLY by said Mammoth Road, 225 feet;

SOUTHWESTERLY by land, now or formerly, of Grenier and land, now or formerly, of Fanning, as shown on said plan, 500 feet;

NORTHWESTERLY by land, now or formerly, of Gagnon, as

TOWN OF DRACUT - ZONING BY LAWS

CHANGES TO ZONING MAP

shown on said plan, 225 feet; and

NORTHEASTERLY by land, now or formerly, of Jason and land, now or formerly, of Kapoukakis and land, now or formerly, of Kapoukakis and land, now or formerly of Smigelski, as shown on said plan, 500 feet.

ARTICLE 2 Amended June 3, 1991  
Changed from B-4 to R-1

"Definitive Subdivision Plan of Land, 'Stonebridge', Dracut, Mass." dated July 8, 1988 and recorded at the North Middlesex Registry of Deeds in Plan Book 167, Plan 111, bounded and described as follows:

Beginning at point on the northerly boundary of Lot 21, said point being 180 feet, more or less, east of Stonebridge Drive; thence

Running in a easterly direction along a stone wall on the northerly boundary of Lot 21, a distance of 360 feet, more or less, to a drill hole in a stone wall:

Running in a southerly direction along a stone wall on the easterly boundary of Lots 21, 20, 19, 18 and 17 a distance of 1,132 feet, more or less, to the existing zoning boundary line; thence

Running in a northerly direction along the existing zoning boundary line a distance of 1,015 feet, more or less to the point of beginning.

ARTICLE 11 Amended November 2, 1992  
Changed from B-3 and R-3 to B-3

A certain parcel of land situated on the easterly side of Hildreth Street partially in the Town of Dracut and partially in the City of Lowell, the County of Middlesex in the Commonwealth of Massachusetts bounded and described as follows:

**TOWN OF DRACUT - ZONING BY LAWS**

CHANGES TO ZONING MAP

Beginning at the point in Dracut on the easterly sideline of Hildreth Street, being three hundred eighty feet more or less (380+) southerly of Pleasant Street and being the northwesterly corner of the parcel hereinafter described;  
thence

- N 68 58' 04" E a distance of three hundred sixty-one and sixty-six hundredths feet (361.66') by land now or formerly Dracut-Vickerry Realty to a point; thence
- S 23 23' 36" E a distance of one hundred sixty-four and three hundredth feet (164.03') by lands now or formerly Jean M., James K., and John L. Roth, Raymond J. and Yolanda M. Dame, and James M. Shanahan to a point; thence
- S 65 50' 20" W a distance of two hundred sixty-four and no hundredths feet (264.00') crossing into Lowell to a point; thence
- S 72 34' 28" W a distance of nineteen and Seventy-four hundredths feet (19.74') to a point; thence
- S 65 01' 00" W a distance of thirty-three and no hundredths (33.00') to a point; thence
- S 10 30' 34" E a distance of sixteen and seventy-nine hundredths feet (16.79') to a point; thence
- S 56 57' 28" W a distance of thirty-three and no hundredths feet (33.00') the previous five courses by land now or formerly Herve J. and Lucien H. Loisel, et ux to a point on the easterly sideline of Hildreth Street;
- N 25 47' 00" W a distance of two hundred three and forty hundredths feet (203.40') crossing into Dracut along the sideline of Hildreth Street to point of beginning.

which property is also known as Lot 52 on the Town of Dracut Tax Map 63.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

**ARTICLE 14 - November 8, 1993**

Changed from Industrial 1/Residential 1 to Residential 1

The land in Dracut, within said County of Middlesex, with the buildings thereon, situated on the southeasterly side of Broadway and on the northerly side of Wheeler Road, containing eight and 5/10 (8.5) acres, more or less, and shown on a plan entitled "Plan of Land in Dracut, Mass., surveyed for Mrs. Eva Smithson, August, 1938, A.L. Lyford, Engineer," to be recorded in the Registry of Deeds for the Northern District of said County of Middlesex and thus bounded and described: Beginning at the northerly corner of the premises at an iron pipe in the southeasterly line of said Broadway, at land now supposed to belong to Mary Therrien, formerly of Betsey G. Heald; thence southwesterly on said Broadway seven hundred seventy-two (772) feet to a private way connecting Broadway and said Wheeler Road; thence Southerly on said private way one hundred thirty-three (133) feet to said Wheeler Road, thence southeasterly and easterly on said Wheeler Road, on three courses, five hundred and twenty-one (521) feet to a stone bound at land of said Mary Therrien; thence northeasterly on said last named land five hundred sixty (560) feet to an iron pipe; thence northerly still on said last named land two hundred thirty and 89/100 (230.89) feet to a iron pipe; thence northwesterly still on last named land one hundred ninety-seven and 83/100 (197.83) feet to an iron pipe at the point of beginning, and be any or all of said measurements more or less.

The above described premises are conveyed subject to two (2) takings recorded in said Registry of Deeds at Book 409, Page 165, and at Book 599, Page 260.

**ARTICLE 11 Amended - November 13, 1995**

Changed from B3 (Business 3) to R3 (Residential 3)

A parcel of land with quitclaim covenants one lot of land in Dracut, Middlesex County, Massachusetts, shown as Lot 4 on a plan of land entitled "Plan of Land in Dracut, Middlesex County, Mass" dated September 13, 1991, by Village Engineering & Surveying, duly recorded with Middlesex North District Registry of Deeds, Plan Book 177, Plan 7, and bounded and described as follows:

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Lot 4:

Easterly, by Haverhill Street, One hundred and fifty (150.00) feet;

Northerly, by Lot 3 as shown on said plan, three hundred and six and 45/100 (306.45) feet;

Westerly, by land owned by Cross River Condominiums, Inc. one hundred and fifty and 02/100 (150.02) feet;

Southerly, by Lot 6 as shown on said plan, one hundred and twenty-five (125.00) feet; and by Lot 5 as shown on said plan, one hundred and eighty-one and 78/100 feet (181.78) feet;

Containing, according to one said plan, 45,881 square feet, more or less.

This being a portion of the same premises conveyed to grantor by deed of Richard Michael Asadoorian, dated April 29, 1992 and recorded with Middlesex North District Registry of Deeds in Book 5913, Page 331.

Subject to restrictions and easements of record, if any, insofar as now in force and applicable.

ARTICLE 29 - Amended - June 3, 1996

Changed from R1 (Residential 1 to B1 (Business 1)

A certain parcel of land located on the Westerly sideline of Broadway Road in the Town of Dracut, Middlesex County, Commonwealth of Massachusetts containing 1.890 acres, bounded and described as follows:

Beginning at a stone bound located on the Westerly sideline of Broadway Road, said stone bound being S26 18'47" W a distance of 74.20 feet more or less from a County Bound and also marking the Southeast corner of land now or formerly of Stanley and Michael Lachut, thence;

N76 26'42" W along land of said Lachut a distance of 280.19 feet more or less to a point, thence N78 39'55" W along the southerly line of Lot 1B a distance of 229.96 feet more or less

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

to a point located on the Easterly line of land now or formerly of the Town of Dracut, thence;

S26 44'00" W along said land of Town of Dracut a distance of 180.62 feet more or less to a point, thence;

S81 00'04" E continuing along said land of Town of Dracut of 498.24 feet more or less to a point, thence;

Northeasterly by a curve to the left having a radius of 30.00 feet, a length of 38.06 feet more or less to a point located on the westerly sideline of said Broadway Road, thence;

N26 18'47" E along said Broadway Road a distance of 125.00 feet more or less to the point of beginning.

Above description is further described as Lot 1A on Plan titled "Definitive Subdivision Plan, Lot 1", Broadway Dracut, Massachusetts, prepared for American Bank Design, Inc. dated April 15, 1996, scale: 1" = 40', prepared by Cuoco & Cormier Engineering Associates, Inc.

ARTICLE 30 - Amended - June 3, 1996  
Changed from R1 Residential to B1 Business

Beginning at a point on the westerly side of Mammoth Road which point is .97' north of a stone bound and approximately 500'+- south of Lakeview Avenue, thence running westerly along land of James Peasly and land of Mildreth Peasly by various courses 366.27', thence by land of O'Card Realty and by land of Albert Gagnon 262.44' to a point, thence turning and running southerly along Gagnon land 375.45 ft. to land of Wholly, thence turning and running easterly along Wholly land 495.72 ft. to land of Barrett, thence turning and running northerly along Barrett land 56.215 ft. to land of McNamara, thence turning and running westerly along McNamara land 50.74 ft. to a point, thence turning and running northerly along McNamara land 105.50 ft. to a drill hole in wall, thence turning and running along the wall and land of McNamara 165.15 ft. to Mammoth Road, thence turning and running northerly along Mammoth Road 250.738 ft. to point of beginning.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE 31 - Amended - June 3, 1996

Changed from B4 Business & R1 Residential to R1 Residential

Beginning at a stake in the stone wall on the southerly side of Marsh Hill Road and at the Northwesterly corner of the granted premises, said stake being distant Easterly from Bridge Street 827 feet; thence turning at an interior angle of 62 degrees 53' and running south 0 degrees 17' West by R. Pinard land, 294 feet to a drill hole in a stone wall at land now or formerly of Clarence Fox; thence turning at an interior angle of 89 degrees 1' and running South 88 degrees 44' West by said Fox land 100 feet following the wall to a drill hole in the wall; thence turning at an interior angle of 97 degrees 12' and running North 5 degrees 56 feet East by other land now or formerly of Edwin I. Johnson 229.5 feet to a drill hole in the wall on the Southerly side of Marsh Hill Road; thence turning at an interior angle of 110 degrees 54' and running North 63 degrees 10' West by the stone wall on the Southerly side of said road 140 feet to the stake at the point of beginning. Containing 31,410 square feet of land, more or less.

ARTICLE 11 - Amended - Nov. 18, 1996

Changed from B-4 and R-1 to all R-1 Residential

Beginning at the southwesterly corner of the premises herein conveyed at land formerly of Eliphalet Fox; thence running southeasterly along said Avenue, three hundred sixty and 5/10 feet, more or less, to a point; thence easterly along said Avenue, two hundred seventy-seven feet, more or less, to land of owner unknown; thence northerly, forty-two and 5/10 feet by land of said owner unknown to a point; thence easterly, twenty-five feet to land of owner unknown; thence northerly along said land, seven hundred seventy-one feet to a point; thence easterly, one hundred forty-one feet to the southwest corner of Lot 1 shown on plan recorded in Middlesex North District Registry of Deeds, Book of Plans 85, Plan 155B; thence, northerly along Lot 1 and 2 on said plan, four hundred feet, more or less; thence again northerly along Lot 3 on plan recorded in said Registry, Book of Plan 88, Plan 114B, two hundreds feet, more or less, to a passageway; thence easterly along said Lot 3, two hundred eighteen feet, more or less, to Old Marsh Hill Road; thence

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

again northerly along said Old Marsh Hill Road, forty and 5/100 feet to Lot 4 on said last named plan; thence westerly, two hundred eighteen feet, more or less, to a stake at the southwesterly corner of said Lot 4; thence northerly again, four hundred fifty-nine and 60/100 feet, more or less, to the northwest corner of land, now or formerly, of John Pietryka et ux; thence westerly along land formerly of Darius L. Fox, eight hundred three feet, more or less, to land formerly of said Eliphalet Fox; thence southerly along said land, one hundred nine and 5/10 feet, more or less; thence westerly along said land, fifteen feet; thence southerly along said land, seventeen hundred twenty-six and 4/100 feet, more or less, to the point of beginning.

Saving and excepting from the above described premises that parcel of land conveyed to the New England Power Company, dated May 1, 1964.

**ARTICLE 10 - Amended - November 18, 1997**  
**Changed from B4 Business Zone to R1 Residential Zone**

Beginning at a point on the northerly side of Marsh Hill Road which point is approximately 660 ft. east of Bridge Street and at land now or formerly of Garland thence running northerly along Garland land 186.19 ft. to a point thence turning and running westerly along Garland land 243.24 ft. to a point at land now or formerly of Welch, thence turning and running northerly by Welch and by land of Leriche 923.31 ft. to a point of land of Keating thence turning and running easterly by Keating land 250.31 ft. to a point thence turning and running northerly by Keating land 215 ft. to a point thence turning and running easterly by Keating land 65 ft. more or less to the current B4 business and R1 zone line thence turning and running northerly along the current B4 business and R1 zone line approximately 260 ft. thence turning and running westerly along Keating land approximately 160 ft. to a stone bound thence turning and running northerly by land of Keating 492 ft. to a stone bound thence turning and running easterly approximately 240 ft. to the current B4 and R1 zone line thence turning and running southerly along the B4 Business and R1

Residential zone line approximately 2210 ft. to the northerly line of Marsh Hill Road thence turning and running westerly along

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

the northerly line of Marsh Hill Road approximately 115 ft. to the point of beginning.

ARTICLE 11 - Amended - November 18, 1997  
Changed from split between B3 and R3, to all B3

**Lot 1A:**

A certain parcel of land shown as Lot 1A, Parker Ave., Dracut Middlesex County, Massachusetts on a plan entitled "Compiled Plan of Land in Dracut, Middlesex County, Massachusetts, belonging to Charles Neofotistos, et als, Scale: 1"=50', Nov. 15, 1985, which plan is recorded in the Middlesex North District Registry of Deeds, Plan Book 151, Plan 78, bounded as follows:

- Southeasterly by Parker Avenue on said plan, one hundred twenty-five (125) feet;
- Northeasterly by land n/f Bernard & Olene Tyler, two hundred twenty-three and 27/100 (223.27) feet;
- Northwesterly by Lot 2 on said plan, eighty-one and 72/100 (81.72) feet; and
- Southwesterly by Lot 1B on said plan, one hundred ninety-eight and 85/100(198.85) feet.

Containing 22,050 square feet of land, according to said plan

Parcel Two referred to as Lot 2 on said plan of land entitled "Compiled Plan of Land in Dracut, Middlesex County, Mass. belonging to Charles Neofotistos, et als, scale 1"=50', Nov 15, 1985 which plan is recorded in Middlesex North District Registry of Deeds, Plan Book 151, Page 78 bounded as follows:

- Southeasterly by Hampson Street and Phineas Street on said plan, two hundred nineteen and 71/100 (219.71) feet;
- Northwesterly by lot 3 on said plan, three hundred eight and 97/100 (308.97) feet;

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Northeasterly by land n/f Bernard & Olene Tyler, eighty-two and 26/100 (82.26) feet; and

Southeasterly by lots 1A and 1B on said plan, three hundred eighty-eight and 21/100 (388.21) feet.

containing 49,589 square feet according to said plan.

Being the same premises conveyed by Quitclaim Deed of Pelham Bank and Trust Company, dated June 17, 1994, to Norbert M Ferreira, which Deed is recorded in the Middlesex County North District Registry of Deeds, in Book 7199 at Page 198.

ARTICLE 27 - Amended - June 1, 1998  
Changed from B4 Business zone to B5 Business zone

Beginning at the intersection of the centerline of Bridge Street and the Dracut, Massachusetts and Pelham, New Hampshire Town/State line and proceeding southerly along the centerline line of Bridge Street 723 feet to a point, thence proceeding westerly 725 feet to a point, thence proceeding northerly 840 feet to a point on the Town/State line, thence continuing easterly along the Town/State line to a point of beginning, containing 10.37 acres more or less.

ARTICLE 28 - Amended - June 1, 1998  
Section 2.12.50, Table of Standard Dimensional Requirements; specifically B-5 Minimum Lot Frontage (lin. feet), changed from fifteen (15), to one hundred fifty (150).

ARTICLE 30 - Amended - June 1, 1998

Section 2.11.30, Table of Permitted Uses. Specifically the section covering Public or Private Utility Facilities, and amend the areas of permitted uses from the present uses to Only Permitted in the Industrial I-1 and I-2 zones with the designation of SS-R.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE 19 - Amended - November 9, 1998

Changed from R3 to B3 in its entirety as described as parcel 78 on the Dracut Board of Assessor's Map 52, and described as follows:

The land in said Dracut, Middlesex County, Massachusetts, with the buildings thereon situated on the southerly side of Arlington Street and bounded and described as follows:

Beginning at the northeasterly corner thereof at said street and at land now or formerly of Henry Bardzik and Wanda Bardzik; thence southerly two hundred nine 61/100 feet (209.61); thence easterly one hundred sixty one feet (161); thence southerly two hundred seventy feet (270) to road leading from Lowell by Dracut Town Farm to East Dracut, and being a continuation of Willard Street four hundred and sixty-five (465) feet to land formerly of Dracut Town Farm; thence N 18 1/4 degrees West by said Town Farm land four hundred and fifty-eight (458) feet to land formerly of one Flynn; thence at an angle of 84 degrees 45' northeasterly by wall and said Flynn land one hundred sixty-four and 55/100 (164.55) feet to a corner wall; thence northwesterly by wall to said Flynn land four hundred sixty eight feet 31/100 (468.31) feet to said street; thence easterly by said Street about three hundred and eleven 02/100 feet (311.02) feet, to the point of beginning.

Said premises are included on a plan entitled "Plan of Land in Dracut, Ma., prepared for Henry Bardzik, dated December, 1994, 1"=40', prepared by Leo White, RLS" said plan being recorded with

Middlesex North District Registry of Deeds at Plan Book 190, Plan 143 being the property shown as #109 on said plan.

Containing 5.33 Acres +/- according to said plan.

Being a portion of the same premises conveyed to Heather M. McCartney and M. Shirley Peterson, by deed of Mark S. McCartney and Heather M. McCartney, dated May 26, 1994, recorded with Middlesex North District Registry of Deeds at book 7103, page 95.

ARTICLE 20 - Amended - November 9, 1998

Two parcels of land changed from I-1 and R-1, to I-1

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

**Parcel #1**

A certain parcel of land located in Dracut, County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

beginning at a point on the northerly side of Broadway Road (a.k.a. Route 113), said point along Broadway Road at a corner of Lot 13;

thence running S46 53'24"W 58.31 feet;

thence running along a stone wall N22 59'52"W 222.75 feet, by land now or formerly owned by Lefebvre, to an "X" mark in said stone wall;

thence running S65 54'50"W 249.62 feet;

thence running S87 22'56"W 393.97 feet;

thence running S02 43'35"E 475.00 feet;

thence running S23 34'41"E 125.00 feet to a stone bound;

thence S23 37'41"E 595.17 feet to the northerly side of said Broadway Road;

thence running along the north side of Broadway Road N46 54'00"E 283.45 feet to an angle point along Broadway Road;

thence N51 43'50"E 231.00 feet to point of beginning.

Containing 11.3 acres, more or less, as shown on Plan of Land for Toupin Brothers, Eastern Installations Co., Inc. by Steven J.

Patrick, Licensed Land Surveyor, Lowell, MA, dated February 19, 1998, recorded in Middlesex County Registry of Deeds, Book 2710, Page 57.

**ARTICLE 11 - amended - November 15, 1999**

Changed from B-3 Business and I-1 Industrial Zone, to B-3 Business Zone in its entirety, a parcel of land described as follows:

**Assessors Map 51 Parcel 72**

Beginning at a point on the northerly sideline of Loon Hill Road being the southeast corner of parcel 72 on Assessor's Map 51 and running southwesterly along Loon Hill Road 337 feet more or less to a point;

Thence northwesterly 413 feet more or less to a point;

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Thence northwesterly 213 feet more or less to a point;  
Thence southeasterly 426 feet more or less to the point of beginning.

ARTICLE #12 - amended - November 15, 1999

Changed from B-3 Business and I-1 Industrial Zone, to B-3 Business Zone in its entirety, a parcel of land described as follows:

**Assessors Map 51 Parcel 73**

Beginning at a point on the northerly sideline of Loon Hill Road being the southeast corner of parcel 73 on Assessor's Map 51 and running southwestwardly along Loon Hill Road 73 feet more or less to a point;

Thence northwesterly 426 feet more or less to a point;  
Thence southwestwardly 61 feet more or less to a point;  
Thence northwesterly 309 feet more or less to a point;  
Thence northeasterly 19 feet more or less to a point;  
Thence southeasterly 420 feet more or less to a point;  
Thence southeasterly 31 feet more or less to a point;  
Thence southeasterly 317 feet more or less to the point of beginning.

ARTICLE 13 - Amended - November 15, 1999

Changed from B3 Business and R1 Residential to B3 Business Zone in its entirety, a parcel of land described as follows:

**Assessors Map 36 Parcel 46  
1651 Bridge Street**

Beginning at a stone wall at land of Harry M. Fox, now or formerly, thence running easterly by a stone wall, 410.25 feet to Belcher St., thence running northerly on said Belcher St. 178.3 feet to land now or formerly of Garland; thence westerly by said Garland land 300 feet, more or less, to land now or formerly of Rocheleau; thence westerly by said Rocheleau land, 124.6 feet to Bridge St., in a southerly direction, 120 feet to the point of beginning.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE 22 - amended - June 12, 2000

Changed from B-3 Business and R-3 Residential, to B-3 Business Zone in its entirety, a parcel of land described as follows:

Assessors Map 32 Parcel 101  
1890 Lakeview Avenue

Beginning at a stone bound on the Westerly side of said Lakeview Avenue at land now or formerly of the American Woolen Co., and at the most northerly corner of the granted premises; thence southeasterly along the westerly side of said Lakeview Avenue, one hundred sixty-seven (167) feet to a stone bound; thence southwesterly three hundred ninety (390) feet, more or less, to a stone bound at land now or formerly of said American Wollen Company; thence northeasterly still along said last named land, three hundred ninety (390) feet to the point of beginning. Being said contents and any or all of said measurements, more or less, and however the same may be described.

ARTICLE 8 - Amended - October 2, 2000

Changed from R1 Residential to B1 Business described as follows:

2205 Lakeview Avenue  
Assessors Map 31 Lot 28

The land in Dracut situated on the northwesterly side of Lakeview Avenue and thus bounded and described:

Southeasterly by said Lakeview Avenue, 357.45 feet;  
Northeasterly by land formerly of one Mills, 154.25; and  
Northwesterly by land, now or formerly, of Robert Mills, 337.85 feet.

Containing 29,895 square feet, being said contents and any or all of said measurements more or less and however otherwise said premises may be measured, bounded or described, and being Lots 1, 2 and 3 on a plan of land entitled "Sec. 1 Plan of Land in Dracut, surveyed for Grace E. Canney, surveyed May 1892 by O.F. Osgood, Civil Engineer, which plan is recorded with the Middlesex North District Registry of Deeds, Plan Book 7, Plan 33.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE 25 - Amended - June 4, 2001

Changed from B3 Business and R3 and R1 Residential Zones to all R1, described herein as follows:

Assessors Map 68, Lot 42

The land, with buildings thereon, in Dracut, Middlesex County, Massachusetts being shown as Lots 62 and 63 on a plan of land in Dracut, Mass., called "Intervale" recorded with Middlesex North District Registry of Deeds, Book of Plans 15, Plan 16: to which plan reference may be made for a more particular description.

Containing 11,000 square feet of land, more or less, according to said plan. Being the same premises conveyed to Mark J. Little and Maria E. Little by Quitclaim Deed of Draco Homes, Inc. dated March 29, 1999, recorded in Middlesex County north District Registry of Deeds in Book 10039, at Page 064.

ARTICLE 7 - Amended - November 5, 2001

Changed from B3 Business to R3 Residential described as follows:

Assessors Map 49 Lot 37  
15 Goodhue Avenue

The land in Dracut, Middlesex County, Massachusetts, situated on the westerly side of Goodhue Avenue and being shown as lot 2 on a plan of land entitled Proposed Subdivision plan of land in Dracut, MA. Prepared for Gerard and Lorraine Cassista, December 2000, which plan is to be recorded herewith and being bounded and described as follows:

Easterly, by theWesterly line of Goodhue Avenue, Ninety-three feet and 93/100 (93.93) feet;  
Northerly, in three courses by lot 1 as shown on said plan, fifty-four and 89/100 (54.89) feet; forty-one and 55/100(41.55) feet; one hundred forty-two and 99/100(142.99) feet.

Westerly, by land, now or formerly of New England Power Company, Two Hundred Five and 45/100(205.45) feet;

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Southerly, by land, now or formerly of Dunn, one hundred Twenty and 00/100 (120.00) feet;

Easterly by land, now or formerly of Bourgeois, ninety-eight and 00/100 (98.00) feet;

Southerly, by land of Bourgeois, one hundred four and 12/100 (104.12) feet.

Said Lot contains 30,995 square feet, according to said plan

Part of Lot 2- Undeveloped Street- Westerly side of Goodhue Avenue

Easterly, by the westerly line of Goodhue Avenue, Forty-one and 65/100 (41.65) feet;

Northerly, through Lot 2 on said plan, One Hundred Four and 12/100 (104.12) feet;

**ARTICLE 7 - Amended - November 5, 2001 (Cont'd)**

Westerly, through Lot 2 on said plan, Forty-one and 65/100 (41.65) feet;

Southerly, by land, now or formerly of Bourgeois, One Hundred Four and 12/100 (104.12) feet; or act in any other way relative thereto.

**ARTICLE 8 - Amended - November 5, 2001**

Changed from B3 and I1 to all R1 described as follows:

The Zoning on the North side of Loon Hill Rd., commencing at 54 Loon Hill Rd. and continuing to the end of Loon Hill Rd. The depth of zoning will follow the bounds of property on Loon Hill Rd. approximately 800 ft.

**ARTICLE 9 - Amended - November 5, 2001**

Changed from R1 Residential to B3 Business, described as follows:

TOWN OF DRACUT - ZONING BY LAWS

CHANGES TO ZONING MAP

Assessors Map 25 Lot 164  
(a portion of this lot as described)

Beginning at the southeasterly corner of the granted premises on Catherine Street, 150.24' from the intersection of Lakeview Avenue and Catherine Street; thence north 75 degrees 27 feet 30 inches west 158.40'; thence north 03 degrees 21 feet 22 inches east 257.26' thence south 72 degrees 12 feet 04 inches east 197.37 feet; thence south 17 degrees 47 feet 56 inches west 143.29 feet to the point of beginning or however else the same may be bound and described: containing 26, 359 square feet according to the plan referred to below.

Shown as Lot 1 on a plan entitled, "Proposed Rezoning in Dracut, MA; Scale 1'=40'; August 6, 2001; Robert M. Gill and Associates, Inc., Civil Engineers & Land Surveyors, 418 Bridge Street, Lowell, MA 01850," which plan is to be recorded in Middlesex North District Registry of Deeds.

ARTICLE 10 - Amended - November 5, 2001

Changed from B3 Business to B1 Business described as follows:

Assessors Map 32 Lot  
2130 Lakeview Avenue

Being the land in Dracut, with building thereon, situated on the Southerly side of Lakeview Avenue, bounded and described as follows:

NORTHERLY by said Lakeview Avenue, three hundred eighty (380) feet:

WESTERLY three hundred ninety-five (395) feet:

SOUTHERLY thirty-seven (37) feet, said last two courses by land of one Canney; and

SOUTHEASTERLY by land formerly of John Shanks, five hundred twenty-eight (528) feet.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Containing one and one-half (1 1/2 half) acres. Being said contents and any and all of said measurements more or less, or however otherwise said premises may be bounded, measured or described.

ARTICLE 24 - Amended - June 2, 2003

Changed from I1 Industrial and B3 Business to R1 Residential described as follows:

The land with the buildings thereon, more particularly described as follows:

**1400 BROADWAY RD**

Beginning at a point on Broadway Road, in said Dracut, said point being the southeast corner of the demised premises and continuing N55-18-10 W, a distance of 175 feet to a point;

Thence N06-00-00 E, a distance of 162.00 feet to a point;  
Thence N81-00-00 E, a distance of 80.00 feet to a point;  
Thence N 12-00-00 W, a distance of 24.66 feet to a point;  
Thence N74-14-12 E, along a stone wall a distance of 17.46 feet to a drill hole;  
Thence N49-02-25 E, a distance of 64.56 feet to a point;  
Thence S 55-18-10 E, a distance of 40.50 feet to a point;  
Thence Southeasterly, as shown on said plan, a distance of 323.77 feet to the point of the beginning.

Said parcel containing 40,011 square feet of land, more or less, according to said plan.

Said parcel being further described as Lot 20 and 23 on a Plan of Land entitled "Subdivision Plan of Land in Dracut and Methuen, Mass; compiled by Ross Engineering Company; dated April 10, 1987, Scale 1" = 100'; and recorded with Middlesex North District Registry of Deeds in Plan Book 159, Plan 86.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Also a certain parcel of land beginning at a point on Broadway Road, in said Dracut, said point being the southwest corner of the demised premises and continuing along a curve a distance of 107.63 feet on a radius of 327.13 to a point being the southwest corner of the demised premises:

Thence N 34-07-51 E, a distance of 45.63 feet to a drill hole;  
Thence N34-07-51 E, a distance of 261.61 feet to a point;  
Thence S 55-18-10 E, a distance of 116.01 feet to a point;  
Thence in a southwesterly direction, along Lot 23 on said plan, a distance of 64.56 feet to drill hole;  
Thence in a southwesterly direction, along a stone wall, a distance of 17.46 feet to a point;  
Thence in a southeasterly direction a distance of 24.60 feet to a point;  
Thence in a southwesterly direction a distance of 80.00 feet to a point;  
Thence in a southwesterly direction, according to said plan, a distance of 162.00 feet to the point of beginning.

Said parcel containing 26,469 square feet of land, more or less.

Said parcel being further described as Lot 22 and Lot 21 on a plan of Land entitled, "Subdivision Plan of Land in Dracut and Methuen, Mass., compiled by Ross Engineering Company, dated April

10, 1987; Scale 1'=100; and recorded with Middlesex North District Registry of Deeds in Plan Book 159, Plan 86.

ARTICLE 12 - Amended - November 3, 2003

Changed from R2 Residential to R1 Residential, described as follows:

The land located on the westerly side of East Richardson Road being more particularly shown as lots Y-3, Y-4, and Y-5 on a plan entitled "PLAN OF LAND EAST RICHARDSON ROAD (PART OF MEADOWCREEK) PREPARED FOR TOWN OF DRACUT BOARD OF SELECTMEN, DRACUT, MA 01826 FEBRUARY 28, 2003". Prepared by Meisner Brem Corporation recorded at the Middlesex North Registry of Deeds in Book of

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Plans 211 Page 75 to which reference is made for a more particular description. For the Town of Dracut's title see Deed recorded at Middlesex North Registry of Deeds Book 14654, Page 125.

ARTICLE #14 - Amended - November 3, 2003

Changed from B3 Business and R1 Residential Zone, to all R3, described as follows:

ASSESSORS MAP 31 LOT 43 & 43-1  
2166 LAKEVIEW AVE.

The land with the buildings thereon in Dracut, Middlesex County, Massachusetts, situated on the southeasterly side of Lakeview Avenue and the northeasterly side of Nashua Road being more particularly shown and described as Parcel B on Plan entitled "Plan of Land in Dracut, Mass owned by Mae W. Canney, July 17, 1979, William G. Troy & Associates" which Plan is recorded with the Middlesex North District Registry of Deeds in Book of Plans 130, Plan 101 to which reference is made for a more particular description.

Subject to a 20' Sewer Easement to the Town of Dracut as shown on said Plan.

For my title see Estate of Mae W. Canney, Middlesex Probate Court Docket 87P2389 and deed at 1822, Page 479, and Deed at Book 2286, Page 201.

ARTICLE #25 - Amended - June 6, 2005

2.11.44 Business Uses - Definitions.

Body Art: shall mean the practice of physical body adornment, alteration, or modification by means including, but not limited to, piercing, tattooing, branding, braiding, beading, or implantation.

TOWN OF DRACUT - ZONING BY LAWS

CHANGES TO ZONING MAP

Body Art Establishment: shall mean any facility that has been inspected and approved by the Board of Health for use in conducting Body Art activities.

2.11.30 Table of Permitted Uses.

A Body Art Establishment shall be permitted in, B-3, B-4, B-5, zones upon the issuance of a Special Permit by the Board of Selectmen.

Conditions: No Body Art Establishment shall be within:

3. Five Hundred (500) feet of the following zoning districts:  
R-1, R-2, R-3; or
4. Five Hundred feet of a public or private school.

ARTICLE #27 - Amended - June 6, 2005

87 BELAIR AVE

Changed from B3 (business) to R3 (residential) shown as lot 44 on Assessors Map 45 and described as follows:

The land in said Dracut consisting of a certain parcel of land with the building thereon, situated on the Southerly side of Belair Avenue, being lots 93, 94, 95 as shown on plan of land entitled "Walbrook," surveyed May 1899, and recorded with said Registry in Book 14, Plan 47 and bounded and described as follows:

NORTHWESTERLY by Lot 92 on said Plan, 100 feet;  
NORTHEASTERLY by Belair Avenue on said plan, 73 feet;  
EASTERLY by land now or formerly of Patric O'Brien, on said Plan, 104.5 feet  
SOUTHWESTERLY by lots 7,6,5,4,3, on said plan, 102.8 ft. containing 9,780 square feet more or less.

Being the same premises granted to Peter J. Screpetis and recorded with Middlesex North Registry of Deeds at Book 6429, Page 010, or act in any way relative thereto.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE #31 - Amended - June 6, 2005

Changed from B3 Business and R1 Residential to B3 Business Zone in its entirety, a parcel of land described as follows:

Assessors Map 36 Lot 92.3  
1595 Bridge Street  
Dracut, MA 01826

FIRST PARCEL: The land in said Dracut on the easterly side of Bridge Street, bounded and described as follows: Beginning at the Southwesterly corner of the premises at a corner in a stone-wall at said Bridge Street and land of Eva S. and Albert S. Perley, thence easterly along said stonewall and said Perley land and land of Albert N. Fox two hundred thirty-one (231) feet, more or less, to another corner in a stonewall, thence northerly along other land on mine two hundred sixteen (216) feet, more or less, to a cement post in the ground, thence westerly along other land of mine two hundred thirty-one (231) feet, more or less, to a cement post in the ground at a stone wall at said Bridge Street, thence southerly along said street two hundred sixteen (216) feet, more or less, to the point of beginning; containing forty nine thousand eight hundred ninety-six (49,896) Square feet, more or less; and being the same premises conveyed to me by deed of Harry M. Fox, dated July 31, 1951, and recorded in Middlesex North Registry of Deeds, Book 1174, Page 333.

SECOND PARCEL: The land in said Dracut on the easterly side of Bridge Street, being Lot 3B as shown on a plan of land entitled, "Plan of land in Dracut, Mass., Surveyed for Elizabeth H. Fox and Edward J. Champagne, May 1977, by Stowers Associates, Inc." recorded with Middlesex North Registry of Deeds, Book 124, Plan 56, and bounded according to said plan:

NORTHERLY by Lot 3A, 381.62 feet  
EASTERLY by land of Harnden, 212.31 feet;  
EASTERLY by land of unknown owner, 34.45 feet;  
SOUTHERLY by land of Pochlopek, 135.10 feet  
WESTERLY by other land grantee, 215.56 feet;  
SOUTHERLY by other land of grantee, 232.63;  
WESTERLY by Bridge Street, 30.00 feet.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Containing 0.96 acres, more or less; being the same premises conveyed by deed of Edward J. Champagne, et ux, dated May 12, 1977, and recorded in Middlesex North District Registry of Deeds, Book 2243, Page 452, or act in any way relative thereto.

ARTICLE #13 - Amended - November 7, 2005

Changed from B3 Business, R3 Residential, and R1 Residential to B3 Business Zone in its entirety, a parcel of land described as follows:

1905 Lakeview Avenue  
Tax Map 25, Parcel 222

The land in said Dracut with the buildings, if any, thereon, situated on the northeasterly side of Lakeview Avenue in Dracut, in said county of Middlesex and that part thereof called Collinsville and thus bounded and described:

Beginning at the southerly corner of the premises at the westerly corner of land conveyed by Michael Collins to Jerimiah Mahoney by deed dated May 5, 1892 and recorded in Middlesex North District Registry of Deeds, Book 237, Page 219; thence Northwesterly by the northeasterly line of said Lakeview Avenue two hundred seventy-seven (277) feet to a stone bound; thence Northwesterly still by the northwesterly line of said Avenue two hundred ten and 31/100 (210.31) feet more or less to land of John P. Nolan; thence Northeasterly sixty-two and 20/100 (62.20) feet by said Nolan land; thence Northeasterly at an interior angle of 171 33' still by land of said Nolan land one hundred forty-five and 18/100 feet (145.18) to other land of said Nolan, thence Southeasterly at an interior angle of 100 15' still by land of said Nolan five hundred sixty-two and 8/10 (562.8) feet; thence Southwesterly at an interior angle of 69 30' by land conveyed by Michael Collins to Jerimiah J. Sullivan by deed dated November 6, 1901, and recorded in said Registry, Book 337, Page 34 and by said Mahoney land three hundred forty-six and 75/100 (346.75) feet to the point of beginning.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Containing three and 4/100 (3.04) acres, and being all the same premises shown on a plan entitled "Plan of Land in Collinsville, Dracut, Massachusetts" surveyed for Athanasios Curtis July 24, 1913, Smith and Brooks, Civil Engineer and recorded in said Registry, Book of Plans 32, Plan 71 and being the same premises conveyed to Ernestine Guenette by Alberto Smithson by deed dated November 1, 1916 recorded in said Registry in Book 564, Page 269.

For Title Referenced see Deed recorded with Middlesex North District Registry of Deeds at Book 15260, page 269.

ARTICLE #14 - Amended - November 7, 2005

Changed from R3 Residential to B3 Business Zone in its entirety, a parcel of land described as follows:

87 Belair Avenue  
Lot 44 on Assessors Map 45

The land in said Dracut consisting of a certain parcel of land with the buildings thereon, situated on the Southerly side of Belair Avenue, being Lots 93, 94, 95 as shown on plan of land entitled "Walbrook", surveyed May 1899, and recorded with said Registry in Book 14, Plan 47 and bounded and described as follows:

Northwesterly, by Lot 92 on said Plan, 100 feet;  
Northeasterly, by Belair Avenue on said Plan, 73 feet;  
Easterly, by land now or formerly of Patric O'Brien, on said plan, 104.5 feet;  
Southwesterly, by Lots 7, 6, 5, 4, 3, on said Plan, 102.8 ft. containing 9,780 square feet more or less.

And a deed restriction be placed " that no access or egress to or from the subject property be allowed from Belair Ave".

Being a portion of the premises conveyed from Freida Screpetis and Peter J. Screpetis to Keith Gorman and Bryan Gorman, which deed is recorded with Middlesex North Registry of Deeds at Book 17400, Page 28.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE #27 - Amended - June 6, 2006

Changed from R2 Business Zone to R3 Residential Zone described as follows:

920 Methuen Street  
Lot 10 on Assessors Map 67

A certain lot of land, with the buildings thereon, situated in Dracut, Middlesex County, Massachusetts, situated on the north side of River Road (so called), now known as Methuen Street, leading from Lowell to Lawrence and bounded as follows: Beginning at the southeast corner of said lot, in said road near the house of David Sherburne and by land of said Sherburne, thence N' 10 30' W, ninety and one half (90 1/2) feet by said Sherburne land to a bend in the wall; thence N' 45 W, eighty-six (86) feet by said Sherburne's land to a stake and stone, thence N' 86 15' E, one hundred seventy eight (178) feet by said Richardson's land to a stake and stone, thence S' 13 15' E, one hundred sixty-five (165) feet to a stake and stones at said road, thence West by said road, one hundred thirty-two (132) feet to the point of beginning. Including but not limited to any right, title and interest of Grantor in and to adjacent street, alleys or rights of way. Being the same premises conveyed to Frank J. Gorman, Harry L. Gorman and Francis J. Trouville d/b/a United Development Company by deed of Inhabitants of the Town of Dracut dated June 28, 1987 and recorded with said Registry at Book 4096, Page 127 and by Confirmatory Deed dated August 11, 1987 recorded with said Registry at Book 4202, Page 250.

ARTICLE #12 - Amended - November 6, 2006

17 & 21 Arlington Street  
Map 52, Parcel 13 & Map 52, Parcel 14

Changed from B3 Business Zone and R3 Residential Zone to a B3 Business Zone (Parcel 1), and R3 Residential Zone to B3 Business Zone (Parcel 2), described as follows:

Two (2) contiguous parcels of real estate, one having a post office address of 17 Arlington Street, being shown on Tax Map 52, parcel 13 from a B-3 Business Zone and R-3 Residential Zone to a

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

B-3 Business Zone (Parcel 1), the second parcel having a post office address of 21 Arlington Street, being shown on Tax Map 52, Parcel 14 from a R-3 Residential Zone to a B-3 Business Zone (Parcel 2), said real estate being further described:

**PARCEL 1:** The land with the building thereon, situated in Dracut, County of Middlesex, Massachusetts, and bounded and described as follows:

- NORTHERLY            by Arlington Street, 116.8 feet;
- EASTERLY            by land on one Bartlett, about 433.48 feet;
- SOUTHERLY           by land now or formerly of one McCoy and land of the Heirs of one Emerson, 206.05 feet;
- WESTERLY            by land now or formerly of one Coburn, 218.50 feet; and
- WESTERLY            again, by land now or formerly of one Morris, 176.85 feet

Containing one and one-half acres, and being all the same premises conveyed to Edward T. Ayotte and Doris A. Ayotte, Trustees of Fabric Realty Trust by deed dated March 19, 1990 and recorded with Middlesex North District Registry of Deeds in Book 5183, Page 250. Dracut Assessors Tax Reference: Tax Map 52, Parcel 13.

**PARCEL 2:** The land in said Dracut, with the buildings thereon, situated on the southerly side of Arlington Street, and bounded and described as follows:

- NORTHERLY           by Arlington Street, sixty-three and 80/100 (63.80) feet;
- EASTERLY            by land now or once of one Buckminster, four hundred seventeen and 40/100 (417.40) feet;
- SOUTHERLY           by land of one McCoy, sixty-two and 65/100 (62.65) feet; and

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

WESTERLY            by land of one Peabody now or formerly, four hundred thirty-three and 48/100 (433.48) feet.

**CHANGES TO ZONING MAP**

Being all the same premises conveyed to Edward T. Ayotte and Doris A. Ayotte, Trustees of Neighboring Realty Trust by deed dated October 30, 1998 and recorded with Middlesex North District Registry of Deeds in Book 9665, Page 134. Dracut Assessors Tax Reference: Tax Map 52, Parcel 14.

ARTICLE #8        -        Amended        -        November 5, 2007

                  23 & 25 Arlington Street  
                  Map 52, Parcel 15 & May 52, Parcel 16

Changed from R-3 Residential to B-3 Business Zone as follows:

**PARCEL 1:**

The land with the buildings thereon, situate in Dracut, County of Middlesex, Massachusetts, and bounded and described as follows:

Beginning at the northwesterly corner of the premises at a stake and stones at Arlington Street at land now or formerly of one Chandler, now or formerly, about 25 rods and 7 feet to a stake and stones by a wall; thence running easterly on the center of the wall about 7 rods and 1 foot to a corner of the wall at land, now or formerly, of the widow of Simon C. Craig; thence northerly on the center of a division wall about 19 rods and 11 feet to a point of 100 feet distant from said Arlington Street; thence westerly by a line parallel with said Arlington Street and 100 feet distant therefrom by the remaining portion of the premises described in a deed to Marguerite E. Hamer, dated October 12, 1928 and recorded in Middlesex North District Deeds, Book 796, Page 37, 40 feet; thence northerly by a line parallel with said division wall and 40 feet therefrom by the remaining portion of the premises described in said deed, 100 feet to a point on said Arlington Street, 40 feet distant westerly from the northeasterly corner of the premises described

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

in said deed; thence westerly by said Arlington Street about 36 feet to the point of beginning.

Being the same premises conveyed to Edward T. Ayotte and Doris A. Ayotte, Trustees of Kids Realty Trust, by deed dated August 31, 2007 and recorded with Middlesex North Registry of Deeds in Book 21585, Page 271.

Dracut Assessors Tax Reference: Tax Map 52 Parcel 15

**PARCEL 2:**

The land with the buildings thereon, situate in Dracut, County of Middlesex, Massachusetts, and bounded and described as follows:

Situated on the southerly side of Arlington Street formerly called Pleasant Street and also formerly known as the Town Road leading from G. and S. T. Chandler's to Gustavas Kimball's bounded and described as follows:

NORTHERLY by said Arlington Street, forty (40) feet;

EASTERLY by land now or formerly of James Harris, one hundred (100) feet;

SOUTHERLY by land supposed of one Hamer nor or formerly, forty (40) feet;

WESTERLY by still another land supposed now or formerly of said Hamer, one hundred (100) feet;

Being the same premises conveyed to Edward T. Ayotte and Doris A. Ayotte, Trustees of Grand Realty Trust, by deed dated June 25, 2007 and recorded with Middlesex North Registry of Deeds in Book 21356, Page 112.

Dracut Assessors Tax Reference: Tax Map 52, Parcel 16

**TOWN OF DRACUT - ZONING BY LAWS**

CHANGES TO ZONING MAP

ARTICLE #2-2 - Amended - June 2, 2008

1480 Methuen Street & 1300 Methuen Street  
Map 39, Parcel 2 & Map 55, Parcel 6

Changed from R-1 Residential to I-1 Industrial Zone as follows:

Two (2) contiguous parcels of real estate, one having a post office address of 1471 Methuen Street located at 1480 Methuen St. and being a portion of the parcel shown on Tax Map 39, Parcel 2 from an R-1 Residential Zone to an I-1 Industrial Zone (Parcel 1), the second parcel having a post office address of 1304 Methuen Street, located at 1300 Methuen St. and being a portion of the parcel shown on Tax Map 55, Parcel 6 from an R-1 Residential Zone to an I-1 Industrial Zone (Parcel 2), per Article #9 of the November 5, 2007 Town Meeting; said real estate being further described as follows:

**PARCEL 1:**

BEGINNING AT REBAR, said point being the southwest corner Map 39 Lot 2, and 1028 feet more or less north of Methuen Street, thence;

N 24 degrees 21'11" W a distance of 142.00 feet more or less to a stone bound, thence;

N 59 degrees 25'05" W a distance of 424.58 feet more or less to a stone bound, thence;

S 62 degrees 09'34" W a distance of 191.50 feet more or less more to a stone bound, thence;

N 59 degrees 34'00" W a distance of 406.5 feet more or less more to a stone bound, thence;

N 65 degrees 28'22" E a distance of 419.23 feet more or less more to a point, thence;

N 63 degrees 32'06" E a distance of 663.48 feet more or less more to a point on a stonewall, thence;

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

S 33 degrees 38'16" E along said stone wall a distance 214.16 feet more or less more to a drill hole at the end of said stonewall, thence;

S 32 degrees 36'48" W a distance of 535.02 feet more or less more to a point, thence;

S 42 degrees 43'25" W a distance of 40.67 feet more or less more to a point, thence;

S 34 degrees 03'25" W a distance of 46.53 feet more or less more to a drill hole at the end of said stonewall, thence;

S 41 degrees 36'40" W along said stone wall a distance of 87.42 feet more or less more to a point, thence;

S 45 degrees 34'40" W along said stone wall a distance of 87.65 feet more or less more to a point, thence;

S 50 degrees 47'40" W along said stone wall a distance of 66.09 feet more or less more to a drill hole, thence;

S 54 degrees 53'55" W along said stone wall a distance of 92.29 feet more or less more to a drill hole, thence;

S 62 degrees 43'55" W along said stone wall a distance of 62.38 feet more or less more to a drill hole, thence;

S 75 degrees 21'25" W along said stonewall a distance of 19.43 feet more or less more to a drill whole, thence;

N 87 degrees 57'35" W along said stonewall a distance of 39.38 feet more or less more to a drill hole at the end of said stonewall, thence;

N 50 degrees 44'50" W a distance of 30.76 feet more or less more to the rebar and the POINT OF BEGINNING.

Meaning and intending to describe a portion of the Map 39 Lot 2, containing 618,941 S.F. (14.2 AC) more or less;

**TOWN OF DRACUT - ZONING BY LAWS**

CHANGES TO ZONING MAP

**PARCEL 2:**

BEGINNING AT STONE BOUND, at the corner of a stonewall, said point being 342 feet more or less north of Methuen Street, thence;

S 05 degrees 29'44" E a distance of 46.74 feet more or less to a point on the easterly sideline of a New England Power Co. right of way, thence;

N 34 degrees 54'31" W a distance of 1666.05 feet more or less to a point at land owned by Brox Industries, thence;

N 65 degrees 28'22" E a distance of 415.05 feet more or less more to a stone bound, thence;

S 59 degrees 34'00" E a distance of 406.50 feet more or less more to a stone bound, thence;

N 62 degrees 09'34" E a distance of 191.50 feet more or less more to a stone bound, thence;

S 59 degrees 25'05" E a distance of 424.58 feet more or less more to a stone bound, thence;

S 24 degrees 21'11" E a distance of 142.00 feet more or less more to a rebar, thence;

S 29 degrees 02'40" W a distance of 55.95 feet more or less more to a point, thence;

S 35 degrees 33'00 W a distance of 84.91 feet more or less more to a point, thence;

S 48 degrees 49'50" W a distance of 65.04 feet more or less more to a point, thence;

S 40 degrees 49'20" W a distance of 46.86 feet more or less more to a point, thence;

S 26 degrees 31'40" W a distance of 15.90 feet more or less more to a point, thence;

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

S 37 degrees 09'40" W a distance of 158.80 feet more or less more to a point, thence;

S 20 degrees 57'25" W a distance of 22.07 feet more or less more to a point, thence;

S 03 degrees 17'25" W a distance of 110.14 feet more or less more to a point, thence;

S 10 degrees 23'10" W a distance of 106.04 feet more or less more to a drill hole at the end of a stonewall, thence;

S 26 degrees 36'25" W along said stonewall a distance of 39.42 feet more or less more to a point, thence;

S 21 degrees 42'40" W along said stonewall a distance of 56.92 feet more or less more to a point, thence;

S 05 degrees 47'40" W along said stonewall a distance of 364.03 feet more or less more to the stone bound at the POINT OF BEGINNING.

Meaning and intending to describe that portion of the Map 55 Lot 6 which lies east of the New England Power company right of way, containing 897,343 S.F. (20.6 AC) more or less.

ARTICLE #21 - Amended - June 2, 2008

2205 Lakeview Avenue  
Map 31, Lot 28

Changed from B-1 Business Zone to B-3 Business Zone as follows:

The land in said Dracut with the buildings thereon, situated on the northwesterly side of Lakeview Avenue and thus bounded and described:

Southwesterly by said Lakeview Avenue, 357.45 feet;  
Northeasterly by land formerly of one Mills, 154.25 feet; and  
Northwesterly by land, now or formerly, of Robert Mills, 347.95 feet.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

Containing 29,895 square feet, be said contents and any or all of said measurements more or less and however otherwise said premises may be measured bounded or described, being Lots 1,2,3 and 4 on a plan of land entitled " Sec. I Plan of Land in Dracut, Surveyed to Grace E. Canney" surveyed May 1892 by O.F. Osgood, Civil Engr., which plan is recorded with Middlesex North District Registry of Deeds, Plan Book 7, Plan 33.

ARTICLE #7 - Amended - November 1, 2010

823 Broadway Rd  
Map 21-0-29

Changed from I1 to R1, described as follows:

823 Broadway Road of Dracut, Massachusetts, in said County of Middlesex. The land in said Dracut, MA situated on the easterly side of Broadway Road and bounded and described as follows:  
Northwesterly by said Broadway Rd. 466.4 feet;  
Northeasterly by land of A. Ogonowski 671.15 feet more or less;  
Southeasterly by land of Maille 238 feet, more of less;  
Southwesterly by land of Haight 230.9 feet;  
Southwesterly again by land of said Haight 197.8 feet to the point of beginning.

Containing 3.68 acres, more or less and being shown on a plan of land entitled "Plan of Land in Dracut, Ma, and belonging to Rose Maille, April 18, 1952", recorded simultaneously with this deed. Being a part of the premises conveyed to Rose Maille by deed of Mary Therrien, dated September 22, 1934 and recorded in Middlesex North District Registry of Deeds, Book 851, Page 528.

TOWN OF DRACUT - ZONING BY LAWS

CHANGES TO ZONING MAP

ARTICLE #22 - Amended - June 6, 2011

50 Pleasant St

Extended existing B-3 Zone, described as follows:

Extending the existing B-3 Zone located on the front portion of the premises located at 50 Pleasant Street to include the rear portion of the premises as described herein:

A certain parcel of land located westerly of Pleasant Street and being the rear portion of the premises located at 50 Pleasant Street and being shown as Lot Area to be Rezoned and area in Street to be Rezoned on a plan of land entitled "Plot Plan for Zoning Change" dated March 6, 2011 by Aho Surveying, a copy of which is attached hereto as Exhibit "A", and bounded as follows: Northeasterly by land n/f of Tucard LLC, one hundred ninety-three and 90/100 (193.90) feet;

Southeasterly by School Street and the front portion of premises located at 50 Pleasant Street, by two (2) courses, thirty-three and 70/100 (33.70) feet and four hundred thirty-nine and 00/100 (439.00) feet;

Southerly by land n/f of Jai Ma, LLC, sixty-nine and 04/100 (69.04) feet;

Southwesterly by land n/f of Jai Ma, LLC, two hundred forty-two and 39/100 (242.39) feet;

Northerly by a paper street shown on said plan, forty-two and 39/100 (42.39) feet; and

Northwesterly by land n/f of Christo Tournas and School Street, by two (2) courses, three hundred twenty-seven and 51/100 (327.51) feet and thirty-three and 70/100 (33.70) feet to the point of beginning.

Lot area to be rezoned contains 2.12 acres according to said plan.

Area in Street to be rezoned contains 6,580 square feet.

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

ARTICLE #12 - Amended - November 7, 2011

1400 Broadway Rd

Changed from R1 Residential to B3 Business, described as follows:  
Beginning at a point on Broadway Road, in said Dracut, said point being the southeast corner of the demised premises and continuing N 55-18-10 W, a distance of 175 feet to a point;  
Thence N 06-00-00 E, a distance of 162.00 feet to a point;  
Thence N 81-00-00 E, a distance of 80.00 feet to a point;  
Thence N 12-00-00 W, a distance of 24.66 feet to a point;  
Thence N 74-14-12 E, along a stone wall a distance of 17.46 feet to a drill hole;  
Thence N 49-02-25 E, a distance of 64.56 feet to a point;  
Thence S 55-18-10 E, a distance of 40.50 feet to a point;  
Thence southeasterly, as shown on said plan, a distance of 323.77 feet to the point of beginning.

Said parcel containing 40,022 square feet of land, more or less, according to said plan.

Said parcel being further described as Lots 20 and 23 on a Plan of Land entitled "Subdivision Plan of Land in Dracut and Methuen, Mass."; compiled by Ross Engineering Company; dated April 10, 1987, Scale: 1" = 100'; and recorded with Middlesex North District Registry of Deeds in Plan Book 159, Plan 86.

Also a certain parcel of land beginning at a point on Broadway Road, in said Dracut, said point being the southwest corner of the demised premises and continuing along a curve a distance of 107.63 feet on a radius of 327.13 to a point being the southeast corner of the demised premises:

Thence N 34-07-51 E, a distance of 45.63 feet to a drill hole;  
Thence N 34-07-51 E, a distance of 261.61 feet to a point;  
Thence S 55-18-10 E, a distance of 116.01 feet to a point;  
Thence in a southwesterly direction, along Lot 23 on said plan, a distance of 64.56 feet to a drill hole;  
Thence in a southwesterly direction, along a stone wall, a distance of 17.46 feet to a point;  
Thence in a southeasterly direction a distance of 24.60 feet to a point;

**TOWN OF DRACUT - ZONING BY LAWS**

CHANGES TO ZONING MAP

Thence in a southwesterly direction a distance of 80.00 feet to a point;

Thence in a southwesterly direction, according to said plan, a distance of 162.00 feet to the point of beginning.

Said parcel containing 25,469 square feet of land, more or less.

Said parcel being further described as Lot 22 and Lot 21 on a Plan of land entitled "Subdivision of Plan of Land in Dracut and Methuen, Mass.", compiled by Ross Engineering Company, dated April 10, 1987, Scale 1" = 100'; and recorded with Middlesex North District Registry of Deeds in Plan Book 159, Plan 86.

ARTICLE #11 - Amended - November 4, 2013

450 Nashua Rd & 1-3 Canney Ln

Changed from R1 Residential to B3 Business, described as follows:

Amend and extend the B-3 Business Zoning District across Nashua Road from the parcel being known as Assessor's Map 31, Lot 98 , having a Post Office address\_of 450 Nashua Rd & 1-3 Canney Lane, Dracut, Massachusetts, being shown on Assessor's Map 31, Lots 126, 126-2, 126-3 & 126-4 from a R1 Residential Zone to a B3 Business Zone, said Real Estate being further described as follows in Quitclaim Deed Book 25925, Page 172 recorded on April 24<sup>th</sup>, 2012 in the Middlesex North Registry of Deeds Office:

The land in Dracut, located on the southeasterly side of Lakeview Avenue and on the southwesterly side of Nashua Road, with the buildings thereon, being Lot No. 7 on a plan entitled, "Sec 2, Plan of land in Dracut surveyed for Grace E Canney May 1892, O.F. Osgood, C.E", which plan is recorded in Middlesex North District Registry of Deeds, Book of Plans 7, Plan 32, and bounded as follows:

NORTHWESTERLY: by said Lakeview Avenue, One Hundred Fifty (150) feet;

NORTHEASTERLY: by said Nashua Road, fifty (50) feet;

SOUTHEASTERLY: by Lot No.8 on said plan, One hundred fifty (150) feet; and

**TOWN OF DRACUT - ZONING BY LAWS**

**CHANGES TO ZONING MAP**

SOUTHWESTERLY: by land formerly of one Canney, fifty (50) feet. Containing according to said plan, Seven Thousand, Five Hundred (7500) square feet.

Being the same premises granted to Dorothy M Hoare by deed dated November 13, 1967 and recorded with the Middlesex South District Registry of Deeds at Book 1822, Page 483.

For Grantor's Title, see Estate of Dorothy M. Hoare, Middlesex Probate Court Docket No. 11P2939EA. The address for this property is 450 Nashua Road, Dracut, Massachusetts.

ZBL Updated through November 4, 2013 Annual Town Meeting