

**ANNUAL TOWN MEETING WARRANT  
TOWN OF DRACUT  
NOVEMBER 2023**

**ARTICLE #8  
SECTION 4 INTENSITY OF USE REQUIREMENTS**

***Summary:***

***This section of the Zoning Bylaw includes a formula to compare lot area and lot perimeter; intended to prevent oddly shaped complex lots. The current formula is complicated and overly restrictive.***

***Additionally, the current language regarding side and rear yards is unclear for non-rectangular lots and lots at roadway intersections.***

***What will a "YES" vote mean?***

***A "YES" vote will simplify the formula comparing lot area and perimeter. It will also explain how non-rectangular lots will be handled and will clarify that corner lots have two front yards and two side yards.***

***What will a "NO" vote mean?***

***A "NO" vote will leave the language as it is currently, excluding development of many lots and leaving confusion in place for non-rectangular and corner lots.***

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To see if the Town will Vote to Amend Section 4. Intensity of Use (Dimensional) Requirements as follows:

1. Amend **Section 4.2 Lot Perimeter** by deleting it in its entirety and insert a new Section 4.2 to read as follows:

**"4.2 Lot Shape**

In all districts any lot created after the effective date of this amendment to the Zoning Bylaw shall have a lot shape factor **equal to or greater than .40** using the following formula (with measurements in feet/square feet):

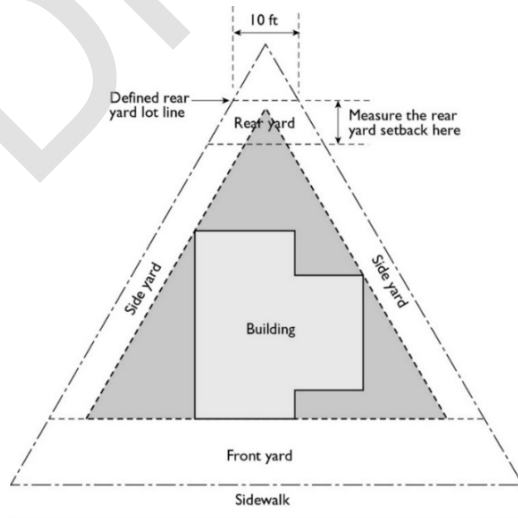
$$\text{Lot Shape Factor} = (\text{Lot Area} \times 16) \div (\text{Lot Perimeter} \times \text{Lot Perimeter})$$

2. Amend **Section 4.3.6 Side and Rear Yards** by inserting the following after **Figure 5**:

"Corner lots are considered to have two front yard setbacks and two side yard setbacks.

Where no lot line is within forty-five degrees of being parallel to the front lot line, a line ten feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard setback. See Figure 6.

Figure 6. Lot Lines



or take any action relative thereto.

Submitted by: Alison Manugian, Community Development Director  
Recommendations: Approval Recommended (Planning Board)