

**ANNUAL TOWN MEETING WARRANT
TOWN OF DRACUT
NOVEMBER 13, 2023**

**ARTICLE #11
ZONING BY-LAW
SECTION 4 INTENSITY OF USE REQUIREMENTS**

Summary:

The current Zoning Bylaw has two sections which speak to having multiple structures on a single lot – one speaks to requirements in non-residential zones and one speaks to requirements in B-4 Zoning Districts. The two sections conflict and are confusing. As an example one allows multiple structures on lots of 20,000sf or more the other on lots of 60,000sf or more.

What will a “YES” vote mean?

A “YES” vote will eliminate the requirements that apply to only the B-4 Zoning District, standardizing the requirements throughout all non-residential districts. Multiple structures will require use of public water and sewer.

What will a “NO” vote mean?

A “NO” vote will leave the language as it is currently, with differing rules for multiple principal structures in B-4 vs other zones and allowing such development with private well and/or septic systems.

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1. **Delete Sections 4.4.1 Additional Development of Structures (Dedicated for Business Use) and Section 4.4.2 Multiple Principal Structures** in their entirety and insert a new Section 4.4.1 to read as follows:

“4.4.1 Multiple Principal Structures

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

- A. Lot area to be 60,000 square feet or more.
- B. All principal buildings on the lot shall be served by access ways suitable for fire, police, and emergency vehicles.
- C. Site Plan Review as per Section 8.1.1 for any principal building having 10,000 square feet gross floor area.
- D. All principal buildings on the same lot shall be accessible via pedestrian walkways connected to the required parking for the principal building.
- E. The particular use or activity to be conducted on the lot shall be subject to the provisions of Section 3.3.
- F. The parking for the structure shall be provided pursuant to Section 6.1.
- G. There shall be public water and sewer available for the lot.
- H. Any lot which adjoins a Residential Zoning district or adjacent residential use shall comply with Section 4.5.

or take any action relative thereto.

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