

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

**ARTICLE #18
ZONING BY-LAW
SECTION 3. USE REGULATIONS**

Summary:

The current Zoning Bylaw describes three Residential Zones, five Business Zones and two Industrial Zones, each with their own allowable uses. There are three properties in Dracut that are within B-2 zones. The general intent of the B-5 zone is to allow for Adult Use avoiding claims that such is prohibited, which could be construed as a violation of free speech.

Within the Table of Use Regulations, there are listings that the Attorney General recommends changing, listings that are obsolete and listings that are duplicative of other definitions.

What will a "YES" vote mean?

A "YES" vote will remove the B2 zone, changing the three B2 properties to be part of adjacent B1 zones.

It will update the B5 zone to mirror the B4 zone in every way excepting that the B5 zone will continue allow adult entertainment (as it currently does).

The handful of obsolete, duplicative and problematic uses will be updated or removed.

What will a "NO" vote mean?

A "NO" vote will leave the zoning bylaw as it is currently.

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1. Amend **Section 3.1 Establishment of Districts** by deleting the words “**Business 2 (B-2)**” so it reads as follows:

Residential	Residential 1	(R-1)
	Residential 2	(R-2)
	Residential 3	(R-3)
Business and Commercial	Business 1	(B-1)
	Business 3	(B-3)
	Business 4	(B-4)
	Business 5	(B-5)
Industrial	Industrial 1	(I-1)
	Industrial 2	(I-2)
Special Overlay Districts	Flood Plain Overlay District	(FPOD)
	Wellhead Protection District	(WPD)
	Mill Conversion Overlay District	(MCOD)
	Dracut Center Neighborhood Overlay District	(DCNOD)

and update the Zoning Map by changing the zoning designation of all properties in the B-2 District to the B-1 District

2. To amend the **Zoning Bylaw Section 3.3 Table of Use Regulations**:
- A. Removing the Educational Principal Use and inserting instead two new Principal Uses ‘Non Profit Educational’ and ‘For-Profit Educational’.
 - B. By eliminating both of the current Redemption Center Principal Uses.
 - C. By eliminating the ‘Registered Marijuana Dispensary (RMD)’ Principal Use.
 - D. By eliminating the Principal Uses of ‘Heavy Vehicle Sales’ and ‘Heavy Vehicle Repair’ which duplicate the ‘Heavy Vehicle Sales or Repair Garage’ use which shall remain.

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- E. Amend the Permissions for Solid Waste Disposal to allow such with Special Permit from the Planning Board in the Industrial Zones as required by the Attorney General.
- F. By eliminating the B-2 Zoning District and making properties formerly in said district part of the B-1 Zoning District.
- G. By amending the B-5 column to duplicate the B-4 column with the exception of allowing Adult Entertainment Establishments by Special Permit from the Board of Selectmen.

or take any action relative thereto.

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