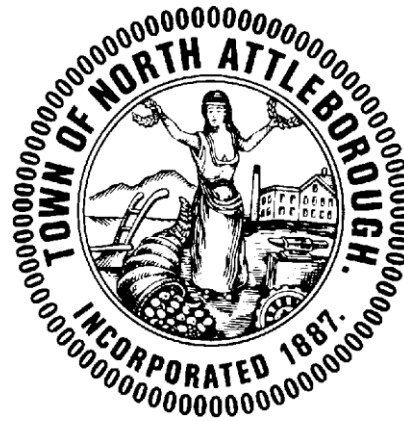


Z O N I N G
B Y - L A W S
I N E F F E C T
A S O F J U L Y , 1 9 7 4
(As Amended)



Town of
NORTH ATTLEBOROUGH, MASS.

August 1974

Amended - June 16, 1975, May 8, 1978, May 14, 1979, May 5, 1980, April 26, 1982, April 28, 1982, October 18, 1982, October 17, 1983, October 15, 1984, October 24, 1984, December 5, 1984, October 27, 1986, April 29, 1987, August 19, 1987, April 25, 1988, April 27, 1988, May 2, 1988, June 13, 1988, April 24, 1989, October 16, 1989, May 7, 1990, June 4, 1990, October 15, 1990 and October 17, 1990, June 10, 1991, October 21, 1991, October 28, 1991, November 2, 1992, February 22, 1993, and October 25, 1993, April 25, 1994, May 3, 1995, October 25, 1995, October 30, 1996, and May 7, 1997, November 3, 1997, May 4, 1998, October 21, 1998, January 12, 2000, April 23, 2001, June 4, 2001, January 7, 2002, October 21, 2002, February 24, 2003, May 19, 2004, June 14, 2004, October 18, 2004, May 16, 2005, October 17, 2005, October 15, 2007, May 19, 2008, October 20, 2008, June 1, 2009, June 7, 2010, October 17, 2011, January 9, 2012, June 4, 2012, January 7, 2013, March 25, 2013, June 3, 2013, October 21, 2013, June 2, 2014 and October 20, 2014, June 1, 2015, January 11, 2016, October 17, 2016, January 22, 2018, October 15, 2018, March 18, 2019

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SCHEDULE B

Office and Business

PRINCIPAL USE		R-10	R-10S	Residential District			Business District			Park District	Industrial District	
				R-15	R-20	R-40	C-7.5	C-30	C-60	OP-60	IC-30	I-60
RESIDENTIAL												
1	Single family dwelling.....	P	P	P	P	P	---	---	---	---	---	---
2	Two family dwelling.....	P	P	---	---	---	---	---	---	---	---	---
**3	Multi-family dwelling											
	a. Three dwelling units.....	S	P	---	---	---	---	---	---	---	S	---
	b. More than three dwelling units (to a maximum of six dwelling units per building).....	---	P	---	---	---	---	---	---	---	S	---
	c. More than three dwelling units in separate buildings (to a maximum of six dwelling units per building).....	---	S	---	---	---	---	---	---	---	S	---
	d. Rehabilitation of existing structures to multi-family dwellings.....	---	---	---	---	---	---	---	---	---	S	---
**4	Town Houses.....	---	---	---	---	---	---	---	---	---	---	---
**5	Mobile Homes (see Section VI D).....	---	---	---	---	---	---	---	---	---	---	---
5	a. Mobile Home and Trailer Sales & Service..	---	---	---	---	---	---	P	P	---	S	---
**6	Mobile Home Parks (see Section VI E).....	---	---	---	---	---	---	---	S	---	---	---
**7	Boarding House	S	S	---	---	---	S	---	---	---	---	---
**8	Conversion of existing dwelling structure to two or multifamily dwelling.....	S	P	---	---	---	---	---	---	---	---	---
**9	Cluster residential development (see Section VI I).....	---	---	S-pb	S-pb	S-pb	---	---	---	---	---	---
**11	Mixed residential/business uses where all dwelling units are above first floor level.											
	a. In existing structures.....	S	S	---	---	---	S	---	---	---	S	---
	b. In new development.....	---	---	---	---	---	S	---	---	---	S	---
**12	Adult Retirement Community	S-pb	S-pb	S-pb	S-pb	---	---	---	---	---	---	---
**13	Assisted Living Facility.....	P	P	S	S	S	P	---	---	---	---	---

SCHEDULE B

PRINCIPAL USE	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60
RETAIL AND SERVICE											
1 Retail establishments selling principally convenient goods including but not limited to food, drugs, and proprietary stores.....	---	---	---	---	---	P	P	P	---	S	---
2 Retail establishments selling general merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings and equipment, small wares and hardware.....	---	---	---	---	---	P	P	P	---	S	---
3 Eating and drinking places where consumption is intended to be within the building.....	---	---	---	---	---	P	P	P	S	S	S
4 Drive-thru establishments.....	---	---	---	---	---	---	P	S	---	---	---
5 Establishments selling motor vehicles and/or motor vehicle accessories and boats	---	---	---	---	---	---	P	S	---	S	---
5a Establishments selling, maintenance and/or storage of boats, farm equipment or heavy equipment and accessories.....	---	---	---	---	---	---	---	---	---	---	P
5b Establishments selling used motor vehicles requiring a Class II License issued by the Board of Selectmen	---	---	---	---	---	---	S	S	---	S	---
****6 Other retail establishments.....	---	---	---	---	---	P	S	P	---	---	---
7 Automotive repair and automobile service station (see Section VI C).....	---	---	---	---	---	---	S	S	---	S	S
8 Hotels and motels.....	---	---	---	---	---	S	P	P	S	S	S
9 Funeral establishment.....	S	S	---	---	---	S	S	---	---	S	---
****10 Other personal services.....	---	---	---	---	---	S	S	S	---	S	S
11 Medical center including accessory medical research and associated facilities..	---	---	---	---	---	P	P	P	---	P	P

SCHEDULE B

PRINCIPAL USE	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60
RETAIL & SERVICE (CONT'D)											
12 Banks and financial institutions.....	---	---	---	---	---	P	P	P	S	S	S
****13 Miscellaneous professional and business offices and services including but not limited to medical, legal, insurance, real estate offices and other professional services	---	---	---	---	---	S	P	P	---	P	P
****14 Miscellaneous business and repair service	---	---	---	---	---	P	P	P	---	P	P
15 Motion picture establishment outdoor.....	---	---	---	---	---	---	S	S	---	S	---
****16 Other amusement and recreation service, outdoor.....	---	---	---	---	---	---	S	S	---	S	---
17 Motion picture establishment indoor	---	---	---	---	---	P	S	P	---	---	---
18 Amusement and recreation service, indoor	---	---	---	---	---	S	P	P	---	P	S
19 Communications and television tower including wireless communications facility.....	---	---	S	S	S	---	S	S	S	S	S
20 Commercial parking lots or structure.....	S	S	---	---	---	P	P	P	P	P	P
21 Planned Business Development.....	---	---	---	---	---	S-pb	S-pb	S-pb	S-pb	S-pb	S-pb
22 Commercial Guest House.....	S	S	---	---	---	S	---	---	---	---	---
23 Office park.....	---	---	---	---	---	---	---	---	P	---	---
24 Conference facilities, including guest accommodations.....	---	---	---	---	---	P	P	P	---	P	P
25 Adult Bookstore (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
26 Adult Cabaret (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
27 Adult Motion Picture Theatre (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---

SCHEDULE B

PRINCIPAL USE	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60
RETAIL & SERVICE (CONT'D)											
28 Adult Paraphernalia Store (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
29 Adult Video Store (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
30 Marijuana Cultivator	---	---	---	---	---	---	S-pb	P	S-pb	S-pb	S-pb
31 Marijuana Research Facility	---	---	---	---	---	P	P	P	P	P	P
32 Marijuna Product Manufacturer	---	---	---	---	---	---	S-pb	P	S-pb	S-pb	S-pb
33 Marijuana Testing Facility	---	---	---	---	---	P	P	P	P	P	P
34 Marijuana Retailer	---	---	---	---	---	---	S-pb	S-pb	S-pb	S-pb	S-pb
35 Marijuana Transportation or Distribution Facility	---	---	---	---	---	---	S-pb	P	S-pb	S-pb	S-pb
36 Medical Marijuana Treatment Center - Retail	---	---	---	---	---	S-pb	S-pb	S-pb	S-pb	S-pb	S-pb
37 Medical Marijuana Treatment Center - Cultivation and Processing Only	---	---	---	---	---	---	S-pb	P	S-pb	S-pb	S-pb
WHOLESALE TRANSPORTATION AND INDUSTRIAL											
1 Wholesale trade and distribution.....	---	---	---	---	---	---	S	S	---	P	P
2 Motor freight terminal and servicing areas..	---	---	---	---	---	---	S	S	---	P	P
3 Bus passenger terminal.....	---	---	---	---	---	P	P	P	---	P	P
4 Airport.....	---	---	---	---	---	---	---	---	---	---	---
5 Heliport.....	---	---	---	---	---	---	---	S	S	---	S
6 Other transportation services	---	---	---	---	---	S	S	S	---	S	S
7 Printing or publishing.....	---	---	---	---	---	S	S	S	S	P	P
8 Construction industry including suppliers of goods and services thereto.	---	---	---	---	---	S	S	S	S	P	P

	medical or dental practitioner in an existing dwellin	S	S	---	---	---	S	S	S	---	---	---
--	--	---	---	-----	-----	-----	---	---	---	-----	-----	-----

SCHEDULE B

PRINCIPAL USE	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60

ACCESSORY USES (CONT'D)

primarily for occupants or users thereof within a hotel, office or industrial building...	---	---	---	---	---	---	---	---	P	---	---
21 Accessory storage within a structure use for principal purpose provided that the area devoted to storage does not exceed thirty (30) percent of the total first floor gross floor area, and further provided that the storage is on the first floor only.....	---	---	---	---	---	---	---	---	P	---	---
22 Wireless communications facility:											
a. for a new structure.....	---	---	---	---	---	---	S	S	S	S	S
Wireless communications facility (cont'd)											
b. For an existing structure, provided that the height of the facility does not exceed the height of the existing structure at the time of the special permit application by greater than 10 feet.....	---	---	S	S	S	---	S	S	S	S	S
23 Accessory sale of motor vehicles, including trucks and emergency vehicles, by the manufacturer and/or fabricator thereof.....	---	---	---	---	---	---	---	---	---	---	P

* Mixed uses shall allow only the following business uses; retail establishments selling convenience goods such as food, drugs, and proprietary goods; general merchandise such as dry goods, apparel and accessories, hardware, home furnishings and similar items; personal and consumer service establishments, medical, other professional and business offices including financial insurance, and real estate offices.

** Must be connected to municipal water and sewer.

*** All applications for special permits or for stable permits shall have prior written approval of the Board of Health.

**** Uses that are classified as "other" or "miscellaneous" are at the discretion of the Zoning Enforcement Agent.

~~D. Mobilehome~~

~~A mobilehome must be located in an approved Mobilehome Park and on a lot so as to comply with the minimum lot size and setbacks as set forth in Section E. below on mobilehome parks.~~

~~E. Mobilehome Parks~~

~~For the construction, enlargement or alteration of a mobilehome park in the C-60 districts, the regulations set forth below shall be met in addition to all others as may be set by the Board of Appeals in granting the special exception.~~

~~1. Permits and Licenses~~

~~a. It shall be unlawful for any person to construct, enlarge, or alter any mobilehome park, whether charges are levied or not, who does not apply for and receive a special permit from the Board of Appeals as set forth in Section VIII of this Bylaw. Such permit shall be in addition to all other permits and licenses required by state law.~~

~~b. Application for such permit shall be made in writing to the Board of Appeals, shall be in duplicate and signed by the owner, and shall contain the following:~~

~~(1) Name and address of applicant; and name and address of responsible party if other than applicant.~~

~~(2) A site plan made showing present sites and proposed additional sites, park, roads, size, shape, and identification number of the mobilehome lots, and location of sanitary provisions, shall be filed with and approved by the Planning Board.~~

~~(3) Certification of approval of the Health Board and the State Board of Health as to compliance with sanitary requirements set forth in Paragraph 4.~~

~~(4) Proof of ownership, option or valid lease.~~

~~(5) Evidence that all other bylaws and regulations of the town are met.~~

~~(6) Such further information as may be required by the Board to enable them to determine whether the plans and specifications conform to these regulations.~~

~~2. Issuance of Permit~~

~~a. Upon approval of an application by the Board of Appeals, the Building Inspector shall, on payment of the required fee and upon approval by the local Board of Health, as required by state law, issue a permit to execute the approved plans and specifications.~~

~~b. The fee for said permit shall be a minimum of \$40 plus \$3 for each space in excess of 10.~~

~~3. General Requirements for Operation of Mobilehome Park.~~

~~Each Mobilehome Park shall conform to the following requirements:~~

~~a. The park shall be located on a site graded to ensure drainage of surface and sub-surface water, and sewage and freedom from stagnant pools.~~

~~b. A minimum of 6,000 square feet shall be provided for each mobilehome lot with a minimum frontage of fifty (50) feet. The boundaries of each lot shall be designated by permanent markers such as stone monuments or iron pipes placed in the ground at each corner, and shall be shown on the plans. Each lot shall contain parking space for one automobile. Each lot shall be kept free from dense growth of brush or weeds. As used in this section, the term "mobilehome lot" or "lot" shall mean the defined area intended for occupancy by a single mobilehome.~~

~~c. There shall be a minimum of fifteen (15) feet of clearance between each mobilehome and the lot boundary. In establishing this clearance awnings, vestibules, or other attached building components, accessory buildings, and patios shall be considered an integral part of a mobilehome.~~

~~d. All mobilehome lots shall abut on a roadway of not less than 40 feet right-of way width and 24 feet pavement width.~~

~~e. All roads within the park shall be well drained, provided with hard surfaces, be maintained in good condition, and shall conform to accepted practices of good design as set forth in the Subdivision Regulations of the Town of North Attleborough.~~

~~f. No mobilehome shall be located closer than 30 feet from the traveled portion of any way.~~

~~g. No more than one mobilehome shall be located on a mobilehome lot. No mobilehome shall be situated closer to any property line than would otherwise be allowed by following the side and rear yard requirements appropriate to the zoning district in which the mobilehome park is located.~~

~~h. In no case shall the gross density of a mobilehome park exceed the gross density allowed in the district for other residential uses.~~

~~i. Every mobilehome park shall be provided with adequate street lighting facilities, and shall be kept lighted in accordance with the timetable for the lighting and extinguishing of public street lights.~~

4. ~~Sanitary Requirement for Operation of Mobilehome Parks.~~

Each mobilehome park shall conform to the following requirements:

a. ~~— A supply of 300 gallons of potable water per mobilehome lot per day shall be provided from a source approved by the Health Board.~~

b. ~~— The water supply system shall be connected by pipes to all buildings and all mobilehome spaces. All water piping shall be designed, constructed and maintained in accordance with state and local law and sound engineering practices. The water piping system shall not be cross-connected with non-potable or questionable water supplies, nor be subject to the hazards of back flow or back-siphonage.~~

c. ~~— Individual water service connections which are provided for direct use by mobilehomes shall be so constructed that they will not be damaged by the parking of mobilehomes.~~

d. ~~— Every mobilehome park shall provide a proper and acceptable sewer and sewage disposal system either by connection to the town sewer system when available or to a septic tank or other means of treatment and disposal approved by the Board of Health. All fixtures of any kind discharging water or other liquids shall be properly trapped and connected with the sewage disposal system in such a manner as to comply fully with all regulations of the Board of Health and the State Board of Health.~~

e. ~~— Each mobilehome lot shall be provided with an approved electrical connection.~~

f. ~~— Licensees shall furnish at least one refuse can with tight-fitting cover for each occupied mobilehome lot or use any approved collection method in accordance with the State Health Sanitation Laws. Refuse shall be collected and removed regularly and in such manner that no nuisance shall be maintained. It shall be the responsibility of each licensee to maintain proper sanitary conditions with respect to waste and refuse disposal.~~

5. ~~Registration of Mobilehomes.~~ Each licensee shall keep a register in which the following shall be recorded forthwith upon the renting of each mobilehome lot:

a. ~~— Full name of mobilehome owner, lot number and location.~~

b. ~~— Make, model, size, serial number, year of mobilehome and automobiles.~~

c. ~~— State in which registered and registration number, if any.~~

d. ~~— Date of arrival and departure of each mobilehome.~~

e. ~~— The parks shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties may necessitate acquisition of the information contained in the register.~~

6. ~~Fire Protection~~

a. ~~The mobilehome park shall be subject to the rules and regulations of the Town of North Attleborough Fire Protection Authority. Mobilehome park areas shall be kept free of all litter, rubbish, and other flammable materials.~~

7. **Supervision.** ~~A responsible attendant or caretaker shall be in charge at all times to keep the park, its facilities, and equipment in a clean, orderly, and sanitary condition and shall be answerable with the licensee for any violation of these regulations.~~

