

Zoning Amendments for 2010 Annual Town Meeting

To see if the Town will vote to amend the following sections of the Northborough Town Zoning Bylaw, Chapter 7 by adding the words as shown in brackets and underlined [_] and deleting the words as shown in brackets[]:

7-02-040 Definitions. [FLOOR AREA RATIO (FAR): The ratio of gross floor area in square feet to the total area of the lot in square feet (See also, GROSS FLOOR AREA)]

7-03-010 Building Permit. [(E) Construction equipment may be operated by a paid contractor between the hours of 7:00am and 7:00pm daily, except Sunday and legal holidays. Operation of construction equipment by a paid contractor outside the hours specified above may be allowed by written permission from the Building Inspector.]

[7-03-020 Certificate of zoning compliance. (A) Except as provided below, no land shall be occupied or used, or changed to a different use, and no building or structure hereinafter erected or altered shall be occupied or used, or changed to a different use, unless a certificate of zoning compliance has been issued by the Building Inspector. Such certificate shall state that the structure and use of structure and land comply in every respect with the provisions of this bylaw in effect at the time of issuance, or with the written decision of the permit granting authority or special permit granting authority, as applicable. (B) A certificate of zoning compliance shall be conditional on the maintenance of full compliance with the provisions of this bylaw in effect at the time of issuance, or with the written decision of the permit granting authority or special permit granting authority, as applicable, and shall become void if such compliance fails. (C) A certificate of zoning compliance shall not be required for a use listed as an exempt use in chapter 7-05 of this bylaw.]

[7-03-020 Certificates of occupancy (A) No land shall be occupied or used, and no building or structure hereinafter erected or structurally altered shall be occupied or used unless a certificate of occupancy has been issued by the Building Inspector. Such certificate shall state that the structure and use of structure and land comply in every respect with the provisions of this chapter in effect at the time of issuance or with a decision of the Board of Appeals or other permit granting authority. (B) A certificate of occupancy shall be conditional on the maintenance of full compliance with the provisions of this chapter in effect at the time of issuance or with restrictions imposed in a decision of the Board of Appeals or other permit granting authority and shall become void if such compliance fails.]

7-03-040 Special permit (B) Public Hearing: Delete [from] and add [following].

7-03-050 Site plans (C) Site plan approval; Planning Board (2) Decision criteria. Replace [10] with [(c)].

7-05-020 Clarification of uses (C) Residential uses; accessory (4) A dwelling unit subordinate in size and accessory to a detached single-family dwelling, which may be located within or attached to an owner-occupied single-family dwelling [such as in an attached or detached garage or barn] [or detached existing structure, such as a garage or barn].

7-05-020 Classification of uses (C) Residential uses; accessory (6) Home Occupation (a)[1] Home professional office: Office for the practice of a profession [involving a high degree of training in the humanities, science or arts], such as medicine, dentistry, law, architecture, engineering or fine arts.

7-06-030 Supplemental regulations (C) Yard requirements (3) In residential districts [(f) Porches or steps, provided such are not enclosed, may be as near as 20 feet to front line of the street]

7-08-040 Nonconforming single-family and two-family structures (A)(1), (3), (4): Delete the words [building height].

7-08-040 Nonconforming single-family and two-family residential structures (A) (6) The gross floor area of the proposed reconstruction, extension or alteration does not exceed [fifty (50)] [eighty (80)] percent of the existing gross floor area.

7-08-040 Nonconforming single-family and two-family structures (A) [(7) Alteration to a structure which is located in an area on the lot that does not comply with minimum lot width and any alterations thereto comply with all current setbacks and building coverage.]

7-10-020 Common Driveways (A)(1) For a common driveways serving [up to] two (2) lots.

7-10-030 Industrial/office campus development (B) Applicability. An IOCD shall be allowed only upon issuance of an IOCD master plan special permit in accordance with the provisions of this section, 7-[02][03]-040 and 7-[02][03]-050.

Or take any action relative thereto.