

## Article 10

To see if the Town will vote to amend the Zoning Bylaw by making certain changes to Appendix A thereof, the Table of Use Regulations, that are intended solely to correct errors inadvertently introduced by the recodification of the said bylaw in 2017, such changes being shown in a draft on file with the Town Clerk, in which all deletions are reflected by ~~striketroughs~~ and all additions are reflected by *underlining and italicizing*, or to take any other action in connection therewith.



**APPENDIX A**

**Table of Use Regulations**

<u>Principal Uses</u>	<u>Residential</u>					<u>Business</u>				<u>Industrial</u>	<u>Municipal</u>
	<u>RA</u>	<u>RB</u>	<u>RC</u>	<u>RD</u>	<u>EH</u>	<u>LB</u>	<u>GB</u>	<u>C</u>	<u>OP</u>	<u>LI</u>	<u>M</u>
<b>A. RESIDENTIAL</b>											
1. One-family detached house, with not more than one such house located on any lot provided that no such property shall be leased or rented for a period of thirty (30) days or less unless specifically authorized by the Board of Appeals	Y	Y	Y	Y	Y	Y	N	N	N	N	N
2. Alteration of a single family dwelling to accommodate two families if located on a lot having an area not less than twice that required for the erection of a single family dwelling in the same district, provided that no exterior change is made which alters the single family character of the dwelling	BA	BA	BA	BA	N	BA	BA	N	N	N	N
3. Long Term Care Facility	N	N	N	N	N	N	Y	Y	N	N	N
4. Assisted Living Residence	BA	BA	BA	BA	N	BA	BA	BA	N	N	N
5. Housing for the Elderly	N	N	N	N	PB	N	N	N	N	N	N
6. Green Belt Residential Development	BA	BA	BA	BA	N	NBA	N	N	N	N	N

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<b>B. COMMUNITY AND EXEMPT FACILITIES</b>											
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
2. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
3. Public or non-profit library, museum, art gallery or civic center	Y	Y	Y	Y	BA	Y	Y	Y	Y	Y	Y
4. Municipal recreation or public water supply use	Y	Y	Y	Y	BA	Y	Y	Y	Y	Y	Y
5. Commercial golf course but not including a golf driving range or miniature golf course * Municipally owned or operated only	BA	BA	BA	BA	N	BA	BA	N	N	N	Y*
6. Governmental (federal, state or municipal) administration building, fire or police station	Y	Y	Y	Y	BA	Y	Y	Y	Y	Y	Y
7. Cemetery, hospital, sanatorium, philanthropic or charitable institution (but not including a correctional institution)	BA	BA	BA	BA	N	BA	BA	N	N	N	N
8. Child care center or school aged child care program	Y	Y	Y	Y	BA	Y	Y	Y	Y	Y	Y
9. Essential Services * Nonmunicipal services - BA	BA	BA	BA	BA	N	BA	BA	BA	BA	BA	Y*
Siting of Radio Telecommunications Facilities	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA

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<b>C. AGRICULTURAL</b>											
1. Orchard, truck garden, nursery or similar open use of the land for the raising of agricultural or horticultural crops, but not including livestock, swine, or fur bearing animals	Y	Y	Y	Y	BA	Y	Y	Y	N	Y	N
2. Salesroom or stand for the display and sale of agricultural or horticultural products the major portion of which are grown on the premises, provided that any display, whether open or enclosed, is not less than fifty (50) feet from side and rear lot lines and not nearer the exterior line of any public or private way than the front yard depth required for a building in the district in which said salesroom or stand is located; except that temporary portable stands, not exceeding four feet in area may be placed nearer the exterior line of any public or private way than the required front yard depth required in said district, but in no case less than five feet from the exterior line of said way	BA	BA	BA	BA	N	BA	BA	N	N	N	N
3. Kennel, stable, or greenhouse, animal or veterinary hospital, or riding academy	N	N	N	N	N	N	N	Y	N	N	N

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<b>D. RETAIL, TRADE, AND RESTAURANT</b>											
1. General retail	N	N	N	N	N	Y	Y	Y	N	N	N
2. Showroom for building supplies, including plumbing, heating and ventilating equipment, with storage limited to floor samples only	N	N	N	N	N	N	Y	Y	N	N	N
3. Wholesale office or showroom, with storage limited to floor samples only	N	N	N	N	N	N	Y	Y	N	N	N
4. Planned shopping center	N	N	N	N	N	N	N	N	N	BA	N
5. Restaurant or other place for the serving of food or beverages only to persons seated at tables or counters, provided that no dancing and no mechanical or live entertainment is furnished except for private gatherings	N	N	N	N	N	Y	Y	Y	Y*	N	N
<i>*Not to be housed in separate building, and to be less than 10% of the gross floor area of any office building</i>											
6. Drive-in retail establishment serving food or beverages or dispensing merchandise from inside a building to persons standing outside or seated in their automobiles	N	N	N	N	N	N	Y	Y	N	BA/N	N
7. Salesroom for boats, trailers, trucks, farm implements, or machinery, with no repair services	N	N	N	N	N	N	Y	Y	N	N	N
8. Salesroom for motor vehicles; motor vehicle repair garage	N	N	N	N	N	N	Y	Y	N	N	N
9. Motor vehicle service station	N	N	N	N	N	BA	Y	Y	N	N	N
10. Personal service establishment	N	N	N	N	N	BA	Y	Y	N	N	N

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11. Neighborhood retail or service establishment	N	N	N	N	N	<del>Y</del> BA	Y	Y	N	N	N
12. Miscellaneous retail or service establishment	N	N	N	N	N	BA	BA	BA	N	N	N
13. Repair shop	N	N	N	N	N	N	<del>N</del> Y	Y	N	N	N
14. Trade shop	N	N	N	N	N	N	Y	Y	N	N	N
15. For profit schools	N	N	N	N	N	N	<del>N</del> Y	Y	<del>Y</del> N	N	Y
16. Funeral establishment	N	N	N	N	N	N	Y	Y	N	N	N
17. Country club, lodge building, or other non-profit social, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business)	BA	BA	BA	BA	N	BA	BA	N	N	N	N
18. Business or professional office or bank, provided that not more than five (5) persons are regularly employed therein * Special permit from BA for 6 or more employees	N	N	N	N	N	Y*	Y	Y	Y	<del>N</del> Y	N
19. Business or professional offices, bank or financial institution building or buildings (excluding retail, wholesale and manufacturing use)	N	N	N	N	N	N	Y	Y	Y	Y	N
20. Private commercial golf course (but not including a golf driving range or miniature golf course)	BA	BA	BA	BA	N	BA	BA	N	N	N	N

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21. Bowling alley with not more than twenty thousand (20,000) square feet of floor area per establishment, dance hall with not more than five thousand (5,000) square feet of floor area per establishment, indoor theater, billiard parlor, or pool hall	N	N	N	N	N	N	<b>BAY</b>	<b>BAY</b>	N	N	N
22. Place of amusement or assembly if conducted within a completely enclosed building; and the following open air amusements: golf driving range, miniature golf course, pony ring, or ice skating rink	N	N	N	N	N	N	N	Y	N	N	N
23. Printing or publishing establishment * < 5,000 sq ft floor area	N	N	N	N	N	N	Y*	Y	N	Y	N
24. Adult Entertainment Establishments (see Special Regulation Section)	N	N	N	N	N	N	N	BA	N	N	N
25. Tattoo Parlors	N	N	N	N	N	N	N	N	N	N	N
26. Marijuana, Medical (see Special Regulation Section)	N	N	N	N	N	N	N	PB	N	N	N
27. Marijuana Establishment (non-medical)	N	N	N	N	N	N	N	N	N	N	N



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<b>E. WHOLESALE, TRANSPORTATION AND INDUSTRIAL</b>											
1. Light manufacturing	N	N	N	N	N	N	N	<b>BAY</b>	N	Y	N
2. Bottling plant for beverages	N	N	N	N	N	N	N	Y	N	Y	N
3. Power laundry, dry cleaning or dyeing works, carpet or rug cleaning plant	N	N	N	N	N	N	N	Y	N	Y	N
4. Storage, if conducted within a completely enclosed building, or warehouse for, lumber and other building supplies, contractors' equipment, cotton or wool, livestock feed, fertilizer, food, furniture, hardware, metal, paint, and paint supplies, pipe, rubber, shop supplies, tobacco, tools, wood, or any products of manufacturing activities hereinafter listed	N	N	N	N	N	N	N	Y	N	BA	N
5. Storage warehouse for: lumber and other building supplies, contractor's equipment, cotton or wool, furniture, hardware, metal, pipe, shop supplies, tobacco, tools, wood, or any products of manufacturing activities specifically listed herein before in this District	N	N	N	N	N	N	N	N	N	Y	N
6. Laboratory engaged in research, experimental or testing activities, but not to exceed Level 1 as categorized by the National Institutes for Health	N	N	N	N	N	N	N	Y	N	Y	N

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<b>F. ACCESSORY USES</b>											
1. Home occupation (See Section 3.2.1)	Y	Y	Y	Y	BA	Y	Y	Y	N	Y	N
2. Family day care home, small	BA	Y	Y	Y	Y	N	N	N	N	N	N
3. Family day care home, large	BA	BA	BA	BA	N	BA	BA	N	N	N	N
4. Private garage space for not more than four (4) automobiles one of which may be a commercial vehicle if not exceeding two and one-half (2½) tons in gross weight	Y	Y	Y	Y	BA	<b>BAY</b>	<b>BAY</b>	Y	N	Y	N
5. Private greenhouse, stable, tool shed, playhouse, family swimming pool, tennis court, basketball court, or other similar building or structure for domestic storage or use	Y	Y	Y	Y	BA	Y	Y	Y	N	Y	N
6. The regular renting of rooms or the furnishing of table board in a dwelling by prearrangement to not more than five (5) persons, provided that no such renting shall be for a period of thirty (30) days or less.	BA	BA	BA	BA	N	BA	N	N	N	N	N
7. Accessory apartments in Residence Districts	BA	BA	BA	BA	N	BA	N	N	N	N	N
8. The keeping of animals, livestock or poultry principally for personal enjoyment or household use	Y	Y	Y	Y	BA	Y	Y	Y	N	Y	N

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<b>F. ACCESSORY USES</b>											
9. Removal of sod, loam, sand, gravel or other earth products in connection with the construction of a building to be erected on the premises for which a permit has been issued, provided that the amount of such material removed does not exceed the amount contained, before construction, in the particular space to be occupied by the foundation of said building	Y	Y	Y	Y	BA	Y	Y	Y	N	Y	N
10. Such industry or light manufacturing as is usual in connection with a permitted principal use, provided that it does not occupy an area exceeding 50% of the total floor area occupied by the principal use and not more than 5 employees	N	N	N	N	N	NY	Y	Y	N	NY	N
11. Accessory uses customary to housing for the elderly	N	N	N	N	Y	N	N	N	N	N	N
12. Uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, provided that the Board of Appeals makes specific findings that the proposed accessory use does not derogate from the public good	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N



## Article 11

To see if the Town will vote to amend the Zoning Bylaw by making certain changes that are intended solely to correct errors inadvertently introduced by the recodification of the said bylaw in 2017, as follows:

1. In § 2.2, deleting “Wireless Communications District WC”.
2. In § 3.2.2, replacing the words “Section A” with “Section F”.
3. In the Table of Dimensional and Density Regulations in § 4.1.2, inserting “3 acres” in the “Lot Area Required” column and “300 ft.<sup>4</sup>” in the “Lot Frontage Required” column in the “Limited Industrial” row, and adding the following footnote at the bottom of the table:

“4. In a Limited Industrial District, where the way is shown as an industrial service street on a definitive subdivision plan duly approved by the Lynnfield Planning Board, the frontage need not exceed fifty (50) feet.”
4. In § 4.4, striking the words “GREENBELT AND SPECIAL DISTRICTS” and replacing it with the following:

“EXCLUSION OF WETLANDS AND FLOOD PLAIN”
5. Striking § 4.6, entitled “LOT WIDTH EXCEPTION,” and replacing it with the following:

“4.6 LOT WIDTH. In all districts, except as herein provided, no dwelling shall be constructed on a lot having a width at any point between the frontage way and that part of the dwelling nearest thereto of less than eighty (80) percent of the frontage distance required for the district in which said lot is located. The required lot width shall be measured parallel to the line along which the required frontage is to be measured, as hereinbefore specified.”
6. Adding as § 4.10 the following:

“4.10 LOT AREA AND FRONTAGE. In all Single Residence Districts, except as herein provided, no dwelling shall be constructed on a lot having less area than the ‘Lot Area Required,’ or having less frontage on a public or private way to which said lot has actual physical and legal access, than the ‘Lot Frontage Required’ specified in the Table in § 4.1.2.”

7. Adding as § 4.11 the following:

“4.11 LOT COVERAGE. In all districts, no building shall be constructed to cover, together with all other buildings on the lot, a larger portion of the lot area than the ‘Permitted Lot Coverage’ specified in the Table of Dimensional and Density Regulations in § 4.1.2.”

8. In § 11.5, adding the following:

“Planned Shopping Center: Buildings designed as an architectural unit, that only contain such uses as are specifically allowed in the General Business District, provided that at least fifty (50) percent of the total floor area is devoted to retail store use (in contradistinction to use as a consumer service establishment, restaurant, office, or amusement).”

or to take any other action in connection therewith.

## Article 12

To see if the Town will vote to amend the Zoning Bylaw by deleting §§ 2.3, 2.3.1 and 2.3.2 thereof, entitled "Location of Districts," "GW District," and "PV District," and replacing them with the following:

**2.3 Location of Districts.** Said districts referred to are located and bounded as shown on a map entitled, "Zoning District Map Town of Lynnfield" and dated September 18, 2019, and filed in the office of the Town Clerk, which map, together with all explanatory matter thereon, is hereby incorporated in and made a part of the bylaw. With respect to the location and bounds of the Flood Plain District, see § 9.1.2 of the bylaw. With respect to the location and bounds of the Wetland Buffer Zone District, see § 9.2.2 of the bylaw.

and to adopt the map entitled, "Zoning District Map Town of Lynnfield" and dated September 18, 2019, and filed in the office of the Town Clerk, as the zoning map of the Town of Lynnfield, or to take any other action in connection therewith.

