

ARTICLE 2

To see of the Town will vote to amend the Zoning by-Laws of the Town of Sharon, Massachusetts as follows:

2312. Permitted Community Service Uses:

- a. Religious or educational purposes on land owned or leased by a public body, religious sect or denomination, or non-profit educational corporation.
- b. Municipal building, and/or park, water tower, water tank, water pump station or reservoir, or any combination of the foregoing.

2423. Coverage Limits.

Maximum lot coverage: fifteen percent (15%).

Maximum area of impervious materials including structures: fifteen percent (15%).

Minimum natural vegetation area: fifty percent (50%).

The foregoing notwithstanding, for any lot located adjacent to the Senior Living Overlay District and that provides permitted community service use or uses, the following coverage limits shall be required:

Maximum lot coverage: thirty (30%) percent.

Maximum area of impervious materials including structures: fifty (50%) percent.

Minimum natural vegetation area: twenty (20%) percent.

2434. Building Location.

Minimum Street Setbacks:

From streets with State or County layout: sixty feet (60') to street sideline, or if more restrictive, eighty feet (80') to the street centerline.

From other streets: fifty feet (50') to street sideline, or if more restrictive, seventy feet (70') to the street centerline.

Not applicable to construction set back as far as or farther than an existing principal building on the lot.

Minimum Setback from Side or Rear Lot lines:

Principal Buildings: thirty feet (30').

Accessory Buildings: ten feet (10').

Minimum separation between buildings on the same lot: ten feet (10').

The foregoing notwithstanding, there shall be no minimum separation between buildings and/or structures on the same lot for any lot located adjacent to the Senior Living Overlay District that provides a permitted community service use or uses.