

Article 20: Amend Zoning Bylaw Section 4.3 and Section 8.5

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Sponsored by: Planning Board

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To see if the Town will vote to amend Section 4.3.2 Size Limits in Business District A, Section 4.3.3 Use of Front Setback in BA District, Section 8.5.1 BA District, Section 8.5.2 BA District Requirements, Section 8.5.3 BA District Landscaping, and Table 2: Table of Dimensional Regulations in the Zoning By-laws of the Town of Sharon, so that it reads as follows; or take any action relative thereto (**Italicized and underlined** denotes new language for insertion; bracketed, strikethrough and italicized denotes deleted language):

#### 4.3 SPECIAL DISTRICT REQUIREMENTS.

##### 4.3.2 Size Limits in Business Districts.

1. ~~(In the BA District, the total of all buildings on a lot shall not exceed 5,000 square feet of gross floor area.)~~ For the purposes of this Section, all contiguous separate lots or buildings in Business District A, if under single ownership, shall be considered as one lot or building.

**4.3.3 Use of Front Setback in BA District.** In the Business District A, any required front setback may only be used for landscaping, public seating, circulation, signage and drives, consistent with the Post Office Square Design Guidelines. The Planning Board, during site plan review, **and**/or the Zoning Board of Appeals, during special permit review, may increase the front yard setback if this is necessary to provide public area for pedestrian circulation and seating. ~~(and to ensure that criteria for site design as identified in the Design Guidelines for the Town Center Business District are achieved).~~

#### 8.5 MULTIFAMILY/MIXED USE REGULATIONS IN THE BA, BB, AND BC DISTRICTS.

**8.5.1 BA District.** Site plan approval shall be required pursuant to Section 10.6. The Planning Board shall be the authority for site plan review and the Zoning Board of Appeals shall be the special permit granting authority for all developments in BA District, unless otherwise noted in this Bylaw. In addition to the reviews provided in said sections, the Planning Board and Zoning Board of Appeals shall also consider suitability and safety of ways for residents to their apartments, parking areas and usable open space; and the compatibility of the proposed nonresidential uses with residential uses with respect to safety from fire or other hazards and to protection from noise, litter or other nuisance. **In order to facilitate a smooth review process for the applicant, the Zoning Board and Planning Board shall hold at least one joint meeting. Additional joint meetings may be held upon agreement by the two boards.**

**8.5.2 BA District Requirements.** Multiple-residence buildings containing three or more dwelling units, and mixed-use buildings with or without residential uses, which require a special ~~(permit)~~ **permit** in the

Table of Use Regulations, including services related thereto, shall be designed in accordance with the following:

1. There shall be no (~~a~~) minimum lot area, ***lot width and frontage*** requirement. (~~of 2,200 square feet per dwelling unit.~~)

**8.5.3 BA District; Landscaping.** On a lot, (~~which is used for residence as well as business uses,~~) the landscaping requirements of Section 6.1.10 shall apply to side and rear lot lines, except where driveways or parking areas are shared with an adjoining lot. A strip of lawn or natural vegetation at least 20 feet wide may be substituted in place of the screening otherwise required.

TABLE 2: TABLE OF DIMENSIONAL REGULATIONS

ZONE	LOT AREA (Sq. Ft.)	LOT WIDTH	FRONTAGE	FRONT SET-BACK (from sideline)	REAR/SIDE SET-BACK	MAXIMUM HEIGHT	MAXIMUM STORIES	PERCENT OF LOT COVERAGE	PERCENT OF NATURAL COVERAGE
Rural District 1	60,000	175'	116'8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Rural District 2	80,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Suburban District 1	40,000	125'	82'-6"	30'	20' residential 10' all other	35'	-	25%	no requirement
Suburban District 2	60,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Single Residence District A	40,000	150'	100'	30'	15' residential 10' all other	35'	-	25%	no requirement
Single Residence District B	20,000	100'	66'-8"	30'	15' residential 10' all other	35'	-	25%	no requirement
General Residence	8,000 10,000 for single or two family, <u>no min for all other uses</u>	70' 80' two family 80' one family and two family, <u>no min for all other uses</u>	46'-8" single fam. 53'-4" two family 70', <u>no min for all other uses</u>	30'	15' residential 10' all other	35'	-	40%	no requirement
Business District A	8,000 10,000 for single or two family, <u>no min for all other uses</u>	80' two family (4) 80' two family (4)	70'	10'	20' residential 10' all other	60' commercial 40' residential	4 commercial 3 residential	25% residential 20% all other	n/a
Business District B	8,000 10,000 for single or two family, <u>no min for all other uses</u>	80' two family (4)	70'	20' max 1&2 family 10' max all other	20' residential 10' all other	45' commercial 40' residential	3	25% 1 and 2 family 60% all other	20%
Business District C	8,000 10,000 for single or two family, <u>no min for all other uses</u>	80' two family (4)	70'	20' max 1&2 family 10' max all other	20' residential 10' all other	45' commercial 40' residential	3	25% 1 and 2 family 35% multi family 50% all other	30%
Business District D									
Business District D Development	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.4	See Section 4.3.8.4	See Section 4.3.8.1	See Section 4.3.8.1
Lot Within Business District D but Not Within a Business District D Development	53 acres	1,000'	1,000'	10' from I-95, 50' from Old Post Rd., 100' from all other streets	100' (6)	See Section 4.3.8.4	See Section 4.3.8.4	55%	33%
Lot Within a Business District D Development	60,000	25'	25'	10' from I-95, 50' from Old Post Rd., 100' from all other streets	No requirements from lots within Business District D 100' from lots outside Business District D (6)	See Section 4.3.8.4	See Section 4.3.8.4	No Requirements	No Requirements

Lot Not Within a Business District D Development	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.4	See Section 4.3.8.4	See Section 4.3.8.1	See Section 4.3.8.1
Professional District A	20,000	80' two family (4) 150' all other	100'	n/a'	20' residential 10' all other	40'	3	n/a	n/a	n/a
Professional District B	60,000	80' two family (4) 150' all other	100'	40'	20' residential 10' all other	40'	3	20%	30%	
Light Industrial District	40,000	150'	100'	75'	100' residential 30' all other	100'	5	60% including 75% including parking structures	20% (landscaped or open space)	
Housing Authority District	40,000 [ 5,000 ](1)	no requirement	no requirement	30' and 50'	20' residential 10' all other	35'	-	25%	no requirement	
<b>NOTES:</b>										
(1) Per dwelling unit (4 persons in a group arrangement = dwelling unit)										
(2) Includes paving and walks										
(3) Excluding parking decks										
(4) All other uses, see Section 4.1.3 of Zoning By-Laws										
(5) See §4.3.8 Business District D Dimensional Requirements										
(6) Setbacks from Route 1-95 are considered as front setbacks as set forth above) and N/A from lots within Business District D.										
Note: Lots located within Groundwater Protection District have a minimum lot size of 60,000 sf.										
Note: Lots located within Surface Water Protection District have a minimum lot size of 80,000 sf.										
Note: Lot Width is measured as set forth in Section 4.1.3.										
Note: See Section 4.1.3 for Shape Factor When Calculating Lot Area.										