

ZONING BY-LAWS



Town of
WAREHAM

Massachusetts

Revised June 12, 2021

Town of **WAREHAM**

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ZONING OR PROTECTIVE BY-LAWS
TOWN OF
WAREHAM
MASSACHUSETTS

ARTICLE 1:
General Provisions

110 TITLE

This By-Law shall be known and may be cited as the "Zoning By-Law of the Town of Wareham, Massachusetts": hereinafter referred to as the "By-Law".

120 AUTHORITY

This By-Law is adopted pursuant to Authority granted by Chapter 40A of the General Laws of the Commonwealth of Massachusetts (MGL) and amendments thereto, herein called the "Zoning Act."

130 PURPOSE

This By-Law is enacted for the following purposes:

1. To lessen congestion in the streets; to conserve health;
2. To secure safety from fire, flood, panic and other dangers;
3. To provide adequate light and air;
4. To prevent overcrowding of land;
5. To avoid undue concentration of population;
6. To encourage housing for persons of all income levels;
7. To facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space and other public requirements;
8. To conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment;
9. To encourage the most appropriate use of land throughout the Town, including consideration of the recommendations of the comprehensive plans of the Planning Board and the Regional Planning Agency; and,
10. To preserve and increase amenities by the promulgation of regulations to fulfill said objectives.

140 APPLICABILITY

141 OTHER LAWS

This By-Law shall not interfere with or annul any By-Laws, rules or regulations, or permit, except that, where this By-Law imposes a greater restriction upon the use of buildings, structures, or premises than is imposed by existing provisions of law or by-Laws, this By-Law shall control.

142 CONFORMANCE

Construction or operations under a building permit or Special Permit shall conform to any subsequent amendment of this By-Law unless the use or construction is commenced within a period of six (6) months after the issuance of the permit, and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

150 SERVERABILITY

The invalidity of any section or provision of this By-Law shall not invalidate any other section or provision thereof.

ARTICLE 2: Zoning Districts

210 CLASSIFICATION OF DISTRICTS

211 USE DISTRICTS

The Town of Wareham is divided into zoning districts, as specified hereinafter.

211.1 Residential Districts

The Residential districts permit residential uses at densities that are appropriate based on environmental considerations, availability of public infrastructure, and accessibility.

1. Residence 130 (R-130): The R-130 district is intended to preserve and protect groundwater and surface water resources and to promote agricultural uses. Residential development is permitted with standards and densities that are consistent with these objectives.
2. Residence 60 (R-60): The R-60 district is intended to permit residential development at low densities in areas not served by public water or sewer systems.
3. Residence 43 (R-43): The R-43 district is intended to promote residential development at moderate densities in areas served by public water and sewer.
4. Residence 30 (R-30): The R-30 district is intended to promote residential development at moderate densities in areas served by public water and sewer.
5. Multiple Residence 30 (MR-30): The MR-30 district is intended to promote residential development at moderate to high densities.

211.2 Village Districts

The Village Districts are intended to promote compact, mixed-use development that preserves Wareham's historic character and promotes small-scale business uses.

1. Wareham Village 1 (WV1): The WV1 district is intended to promote business and residential development in Wareham Village that provides a stable economic base, protects the Village's historic buildings, fosters re-use of existing buildings, and promotes visual connections to the waterfront.
2. Wareham Village 2 (WV2): The WV2 district is intended to promote moderate density residential development and compatible business uses outside the center of Wareham Village
3. Onset Village 1 (OV1): The OV1 district is intended to promote business development in the center of Onset Village that maintains a pedestrian scale, strengthens the distinctiveness of the village, and promotes visual connections to the waterfront
4. Onset Village 2 (OV2): OV2 district is intended to promote moderate density residential development and compatible business uses outside the center of Onset Village.

211.3 Commercial Districts

The Commercial Districts are intended to provide for retail, service, and office uses at a larger scale than is appropriate for village centers. Development in Commercial Districts is served primarily by vehicular access.

1. Strip Commercial (CS): The CS district is intended to promote large-scale retail and service development in defined areas along Cranberry Highway.
2. General Commercial (CG): The CG district is intended to provide for moderate-scale retail, service, office and related commercial uses.
3. Neighborhood Commercial (CN): The CN district is intended to promote small-scale, low-intensity neighborhood commercial uses, which serve and are in proximity to residential neighborhoods.
4. Planned Commercial (CP): The Planned Commercial District is intended to provide for large-scale retail/commercial development on large sites along major public roadways, which are also adjacent to or near to major highway intersections and served primarily by vehicular access. Such retail is meant to serve regional or sub-regional populations. Multi-family housing and apartments in mixed-use buildings may also be allowed. This district is to be master planned and comprised of lots of large depth and

dimension, retail development within such district should encourage a pedestrian environment and include internal and streets with sidewalks, street trees and landscaped parking lots.

211.4 Industrial Districts

Industrial (IND): The IND district is intended to promote industrial and office uses and to permit compatible commercial uses.

211.5 Special Use Districts

- 1 Conference Recreational (CR): The CR district is intended to promote conference and recreational facility uses that will contribute to the town's economic development and preservation of open space.
2. Marine (MAR): The Marine district is intended to promote appropriate water-dependent and water-related uses in designated waterfront locations.
3. Institutional (INS): The (INS) district is intended to promote hospital uses, related health services (including offices of health practitioners), government offices and facilities, and educational uses.

212 OVERLAY DISTRICTS

The following overlay districts are also hereby created, the boundaries of which are set in the relevant sections of the By-Law:

212.1 Flood Plain Overlay District

The purpose of this district is to protect persons and property against hazards of flooding in special flood hazard areas, to maintain the flood storage capacity and flow pattern of the flood plain in the special flood hazard areas and to provide long-term control over the extent of the land subject to inundation by flooding in the special flood hazard areas.

212.2 Buttermilk Bay Overlay District

The intent of this district is to preserve Buttermilk Bay as a significant economic, environmental, and recreational source and to protect Buttermilk Bay by limiting the amount of nitrogen entering groundwater and surface waters within the Buttermilk Bay drainage basin.

212.3 Groundwater Protection Overlay District

The purpose of this district is to protect the public health from the contamination of existing and potential public and private groundwater resources for present and future use.

212.4 Business Development Overlay District (BDOD)

The Business Development Overlay District is intended to create office/R&D development opportunities in a campus-like environment using the existing agricultural uses and natural landscapes as amenities for the businesses located in the office parks.

220 ZONING MAP

The zoning maps described below are part of this By-Law and are on file with the Town Clerk. The location and boundaries of the zoning districts are shown on the zoning maps, which may be amended and are collectively referred to as "The Zoning Map."

221 ZONING DISTRICT MAP OF THE TOWN OF WAREHAM

The Zoning District Map is based on the Zoning Map prepared by Southeastern Regional Planning and Economic Development District (SPREDD) and dated May 14, 2007.

222 FLOOD PLAIN OVERLAY DISTRICT

The Floodplain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas within Wareham on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 6, 2021 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report

dated July 6, 2021. The effective FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Commissioner, and Conservation Commission.

223 **GROUNDWATER PROTECTION OVERLAY DISTRICT**

The Groundwater Protection Overlay District includes all areas within the delineated Massachusetts Department of Environmental Protection (DEP) Zone II Wellhead Protection Area.

224 **BUTTERMILK BAY OVERLAY DISTRICT**

The Buttermilk Bay Overlay District includes all areas so designated by vote of Town Meeting.

225 **BUSINESS DEVELOPMENT OVERLAY DISTRICT**

The Business Development Overlay District includes all areas so designated by vote of Town Meeting.

230 LOTS IN TWO DISTRICTS

Where a district boundary line divides a lot in a single or joint ownership at the time such line is adopted, the regulations for the less restricted portion of such a lot shall extend not more than thirty (30) feet into the more restricted portion, provided the lot has frontage on the street in the less restricted district; otherwise, there shall be no extension.

ARTICLE 3: Use Regulations

310 USE REGULATIONS

311 PERMITTED USES

A use listed as an allowed use in Section 320 may be permitted by right in the district for which it is specified, subject to such requirements as may be set forth in said Section and other Sections of these By-Laws.

312 SPECIAL PERMIT USES

A use listed as a Special Permit use in Section 320 may be permitted if the Special Permit Granting Authority designated herein so determines and issues a Special Permit therefore. Said permit shall be subject to such standards and conditions as may be specified in Section 320, and such further restrictions as said Special Permit Granting Authority may establish.

313 PROHIBITED USES

A use listed as prohibited in Section 320 shall not be permitted in the district for which it is so specified. In addition, a use which is not specifically authorized in a district and which is inconsistent with the intent of that district shall be prohibited.

314 APPLICABILITY OF OTHER REGULATIONS

In addition to use regulations, uses permitted by right or by Special Permit shall be subject to such supplemental regulations as are set forth in Article 5, to such density and dimensional regulations applicable to the district within which the use is proposed as set forth in Article 6 or elsewhere, and to such other provisions as are specified in other sections of this By-Law, in the Massachusetts General Laws, or in other governmental laws, codes and regulations.

320 TABLE OF PRINCIPAL USE REGULATIONS

321 PROVISIONS FOR TABLES OF USES AND USE DEFINITIONS

No land, structure or building shall be used except for the purposes permitted in the district as set forth in this Section unless otherwise permitted in this By-Law. The words used to describe each principal and accessory use contained in Section 350 are intended to be definitions of such uses.

In the following table, the use regulations for each use and district are designated by the following abbreviations:

Y	The use is allowed by right in the district.
SPP	The use is allowed by Special Permit from the Planning Board.
SPZ	The use is allowed by Special Permit from the Board of Appeals.
SPR	This use is allowed by Site Plan Review from the Permit Granting Authority.
N	The use is prohibited in the district.
*	The use is subject to special conditions in certain districts, see Section 390.
‡	Residential subdivisions on 30 acres or greater are subject to Site Plan Review – Special Permit (Article 15)

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CR	MAR	INS	IND
Agricultural and Rural Uses																
Agricultural uses upon tracts less than 5 acres	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N	N
Agricultural uses upon tracts of 5 acres or more		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cider mill, ice house, temporary sawmill less 5 acres	N	N	N	SPZ	SPZ	N	N	N	N	Y	N	N	N	N	N	N
Cider mill, ice house, temporary sawmill more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Horticulture on less than 5 acres	N	SPZ	N	SPZ	SPZ	N	N	N	N	N	Y	SPZ	SPZ	N	N	N
Animal – Related Uses																
Animal kennels less than 5 acres	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	SPZ	SPZ	SPZ
Animal kennels more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Riding stable less than 5 acres	SPZ	SPZ	N	SPZ	N	N	N	N	N	Y	N	N	SPZ	N	N	N
Riding stables more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Piggeries, fur farms less than 5 acres	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Piggeries, fur farms more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Veterinary hospital less than 5 acres	N	N	N	SPZ	SPZ	N	N	N	N	Y	SPZ	SPZ	N	N	SPZ	N
Veterinary hospital more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Uses																
Campgrounds	N	SPZ	N	N	N	SPZ	N	N	N	Y	N	N	N	N	N	N
Golf course or golf club	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	Y	N	N	Y	N	N	N
Non-profit recreation	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Health or athletic facility	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y
Tennis Club	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	N	N	Y	Y	Y	Y	N	N	Y
Youth camp	SPZ	N	N	SPZ	N	SPZ	SPZ	N	N	Y	N	N	N	N	N	N
Residential uses																
1- family detached dwelling	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	N	N	N	Y ‡	Y ‡	N
2- family dwelling	N	N	N	Y* ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	SPZ	N	N	N	Y ‡	Y ‡	N
3 to 4 family dwelling in existing structure	N	N	N	Y* ‡	SPP	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	Y ‡	N
3 to 4 family dwelling in new structure	N	N	N	Y* ‡	SPP	SPZ	N	N	N	SPZ	N	N	N	Y	Y ‡	N
5 + family dwelling in existing structures	N	N	N	Y* ‡	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	Y ‡	N
5 + family dwelling in new structure	N	N	N	Y* ‡	SPP	SPZ	N	N	N	SPZ	N	SPZ	N	N	Y ‡	N
Apartments in mixed use building	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Cluster Development	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	SPP	N
Seasonal conversion	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	SPZ	N	N

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
Educational and Institutional Uses																
Municipal use	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Hospital, medical related facility	N	N	N	SPZ	Y	N	N	N	N	Y	Y	N	N	N	Y	N
Nursing home, intermediate care center	SPZ	SPZ	SPZ	SPZ	N	Y	SPZ	N	Y	Y	SPZ	SPZ	N	N	Y	SPZ
Day care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Educational use, non-exempt	SPZ	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Educational use, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Oceanographic and engineering research	N	N	N	N	N	Y	N	N	N	N	Y	Y	N	Y	N	SPZ
Membership club					N					N	N	N				N
Religious use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other places of assembly	N	N	N	N	N	SPZ	N	SPZ	N	Y	SPZ	SPZ	N	N	N	N
Cemetery	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPZ	N	N	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Marijuana Establishments	N	N	N	N	N	N	N	N	N	SPZ*	N	N	N	N	SPZ	SPZ
Commercial Uses																
Banks	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	N	N	N	Y
Offices	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y
Laboratory / research office											Y	Y				
Retail businesses	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N	N	N
Service establishments not involving manufacture on premise	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	Y
Motor vehicle service	N	N	N	N	N	Y	N	Y	N	SPZ	SPZ	N	N	N	N	Y
Motor vehicle sales	N	N	N	N	N	Y	N	Y	N	SPZ	SPZ	SPZ	N	N	N	N
Filing stations for gasoline, diesel fuel, liquid propane	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dry cleaning, drop off / pick up only	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	N
Laundromat	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	N
Conference Center		N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N
Motel, hotel	N	N	N	N	N	N	N	Y	Y	Y	SPZ	Y	Y	N	N	N
Bed & Breakfast	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N
Guest house	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N
Neighborhood convenience store	SPZ	SPZ	N	SPZ	SPZ	Y	SPZ	Y	N	Y	Y	Y	N	N	N	N
Wholesale business	N	N	N	N	N	Y	N	Y		Y	SPZ	SPZ	N	N	N	Y
Restaurant	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N	N	N
Restaurant Drive through	N	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N
Non-food Drive in/ Drive through establishment	N	N	N	N	N	N	N	N	N	N	SPZ	SPZ	N	N	N	N
Commercial recreational facilities	N	N	N	N	N	N	N	N	N	Y	N	SPZ	N	N	N	N
Other places of amusement	N	N	N	N	N	SPZ	N	SPZ	N	Y	N	N	N	N	N	N

*East of Glen Charlie Road, Depot Street, and Great Neck Road, and otherwise not allowed

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
Adult use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SPZ
Marine Uses																
Marinas	N	N	N	N	N	Y	N	Y	N	N	N	N	N	Y	N	Y
Retail sale of marine equipment and supplies (not including fish products or food)	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	N	Y
Utility																
Public utility	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	N	Y	Y	N	N	N	Y
Public utility structures for public utility use not including repair stations or outside storage of supplies	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	Y	Y	Y	SPZ	SPZ	SPZ	Y
Wireless communication facility, not exceeding 40 feet in height	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wireless communication facility, exceeding 40 feet in height	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ
Large ground-mounted solar energy	SPR	SPR	N	N	N	N	N	N	N	N	SPZ	SPZ	N	N	N	N
Industrial Uses																
Manufacturing of products produced on premises the major portion of which are sold on premises from producer to consumer	N	N	N	N	N	N	N	N	N	SPZ	SPZ	SPZ	N	N	N	Y
Light manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Manufacturing of marine vessels	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N	Y
Industrial (except earth removal)	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N	SPZ
Gravel, loam, sand, stone, or earth removal	N*	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPZ	N	N	N	N	N	SPZ
Fish processing plants	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N	N
Storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Junkyards and salvage yards	N	N	N	N	SPZ	N	N	N	N	SPZ	N	N	N	N	N	N
Hazardous waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Transportation Uses																
Aviation field	N	SPZ	N	SPZ	N	N	N	N	N	N	N	N	N	N	N	N
Public service or other passenger station	N	N	N	SPZ	N	N	N	N	N	Y	SPZ	SPZ	N	N	N	Y
Trucking and transportation terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SPZ

330 TABLE OF ACCESSORY USE REGULATIONS:

ACCESSORY USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND
Agricultural and Rural Uses																
Farm stand or Roadside Stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Uses																
Food and Beverage services and accessory uses related to permitted recreational activities	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	Y
Food and Beverage services and accessory uses related to permitted motels, hotels, and Conference centers	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	Y
Residential Uses																
Accessory apartment	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Home occupation	SPZ	Y*	N	Y	Y*	Y	Y	Y	Y*	N	SPZ	SPZ	N	N	Y	N
Home Office of profession or trade conducted by a resident of the premise	SPZ*	Y*	Y	Y*	Y*	Y	Y	Y	Y*	N	Y	Y	N	N	N	N
Taking of boarders or lodgers	SPZ	Y	N	Y	Y	Y	Y	Y	Y*	N	N	N	N	N	N	N
Storage Container for construction	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Storage Container, Accessory	SPZ	SPZ	N	N	N	N	N	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ
Educational and Institutional Uses																
Accessory uses for scientific research, Scientific development, or related production activities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	Y	Y	SPZ	SPZ	SPZ	SPZ
Commercial Uses																
Outdoor advertising	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Marine Uses																
Filling Stations for marine vessels	N	N	N	N	N	Y	N	N	N	N	N	N	N	SPZ	N	N
Marine connected use	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	Y
Utilities																
Direct antenna 5 feet or more in diameter	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ
Direct broadcast antenna under 5 feet in diameter	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y
Wireless communications facility enclosed	N	N	N	N	N	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y
Wireless communications facility attached to existing structure not exceeding 40 feet in height	N	N	N	N	N	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y
On-site Solar Energy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

340 USE DEFINITIONS

340.1 AGRICULTURAL AND RURAL USES

Agricultural uses

Includes the use of land for agriculture, horticulture, floriculture, or viticulture; and, the use, expansion, or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture, floriculture, or viticulture.

Horticulture

Includes greenhouses and the growing and keeping of nursery stock and the sale thereof.

Farm stand or roadside stand

Structure erected and used exclusively for the display or sale of products the majority of which are raised on the farms or produced in the homes of the Town. The structure may be located within the minimum required front yard, but at least twelve (12) feet from the nearest street line, if built of wood and other readily movable materials, without a foundation, integral heating, or permanent utility connections, and not over three hundred fifty (350) square feet gross floor area.

340.2 ANIMAL RELATED USES

Animal Kennels

Harboring and/or care of more than three dogs for three or more months per year.

Piggeries

Includes the use of land for keeping or raising of pigs and all facilities and structures associated with such use.

Fur Farms

The keeping or raising of fur bearing animals for commercial purposes.

Veterinary hospital

A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.

Riding stable

Any structure and/or land used for a stable where horses, ponies, mules, or donkeys are maintained or kept for hire. This shall include the renting of horses, ponies, mules, or donkeys for rides, drives, or trail rides including their use as part of camp or ranch activities, and the use of these animals for hay rides or pony rides.

340.3 RECREATIONAL USES

Campground

Any place of camp character as the term is commonly understood, used wholly or in part for recreational camping or group activity purposes or for accommodations for overnight or longer periods and which accommodated for profit or under philanthropic or charitable auspices three or more families or camping grounds. The family type camp ground may accommodate tents, mobile camping units, expandable trailer camping units, and such other devices as may be developed and marketed for the camping trade. The campground may be so arranged that individual plots or sites properly allocated, designated and furnished, are available for such groups for their convenience during their temporary occupation. The plots or sites may or may not be equipped with auxiliary tents, tent platforms, tables and fireplaces. The campground may contain temporary or permanent buildings for common usages and may be operated as an overnight camp, a resident camp, or a

picnic area. The term family type campground does not include a children's day camp, recreational camp for children, or a Mobile Home Park.

Golf course

An area or tract of land used for the practice and enjoyment of golf, and associated buildings and structures.

Golf Club

A membership club for the practice and enjoyment of golf, which is used exclusively by members and their guests and is not conducted as a gainful business.

Non-profit recreation

Any non-profit establishment whose main purpose is to provide the general public with access to indoor or outdoor recreation.

Health or Athletic Facility

An indoor or outdoor facility including game courts, exercise equipment, locker rooms, swimming pool(s) used primarily for athletic practice or competition, fitness classes or lessons, or related activities. Membership club is used exclusively by members and their guests and is not conducted as a gainful business.

Tennis club

Indoor and outdoor facilities used for tennis practice, competition, and lessons including locker rooms and pro shop. Membership club is used exclusively by members and their guests and is not conducted as a gainful business.

Youth camp

The use of a site for provision of indoor or outdoor activities for groups of young people such as YMCA camps, Boy and Girl Scout camps or similar organizations.

340.4 RESIDENTIAL USES

1-family dwelling

A detached dwelling intended and designed to be occupied by a single family.

2-family dwelling

A building containing two dwelling units, sharing a common demising wall, floor or ceiling, constructed on a single lot. Also known as a duplex.

3 to 4 family dwelling

A dwelling containing at least three but no more than four separate dwelling units, each unit sharing a common demising wall, floor or ceiling, with its neighbors.

5 or more family dwelling

A dwelling containing five or more separate family dwelling units, each unit containing a minimum of 650 square feet of livable floor space, exclusive of closets and bathrooms, each unit sharing a common demising wall, floor or ceiling, with its neighbors.

Apartment in mixed-use building

A dwelling unit located on the upper floors of a building of which the ground floors are devoted to nonresidential uses.

Manufactured Home Park

A parcel of land under one ownership that has been planned and improved for the placement of two or more manufactured homes for rental purposes or non-transient uses.

Residential Cluster Development

A residential development meeting the use requirements outlined in Article 8, Section 810.

Seasonal Conversion

A structural alteration designed or intended to extend the length of the occupancy of a seasonally occupied dwelling or guest unit, including, but not limited to, winterization, installation of a kitchen, or installation of a heating system. A dwelling or guest unit shall be considered to be seasonal if it is occupied for 180 days or less in any 12-month period.

Accessory Apartment

An accessory apartment is a second dwelling unit located within or attached to a structure originally designed, constructed and occupied as a detached single-family dwelling unit in a manner that maintains the appearance of the structure as a detached single-family home.

Home Occupation

A home occupation is a commercial activity, which customarily is carried on entirely within a dwelling unit, and is incidental and subordinate to the use of the dwelling as a residence. Such use shall meet the use requirements outlined in Article 5, Section 510.

Storage Container for Construction

Temporary storage of materials for construction, related to an open building permit at the property in containers of no more than 40 feet long, for no more than 6 months.

Storage Container, Accessory

Moveable, metal storage container of no more than 20 feet in length and screened from neighborhood and public view.

340.5 EDUCATIONAL AND INSTITUTIONAL USES

Hospital

A facility where the sick or injured are given medical and surgical care.

Nursing Home

A facility maintained for the purpose of providing skilled long-term nursing care and medical supervision at a lower level than a hospital.

Intermediate Care Center

A facility providing accommodations and needed medical care and supervision at a lower level than a nursing home. Intermediate Care Home shall have the same meaning as Convalescent Home.

Day Care Center

A childcare arrangement that provides day care on a regular basis for more than four hours per day for more than five children of preschool age.

Educational Uses, Exempt

Land or structures used 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; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

Religious Uses

Uses of buildings, structures, and land for religious purposes where what is religious requires a system of belief, concerning more than the earthly and temporal, to which the adherent is faithful.

Place of Assembly

A structure for groups of people to gather for an event or regularly scheduled program. Places of assembly include, but are not limited to, arenas, religious institutions, lecture halls, banquet facilities, and similar facilities.

Cemetery

Land used for the burial of the dead, and dedicated for cemetery purposes.

Accessory Uses to Scientific Research, Development, or Related Production Activities

Those uses that are necessary in connection with scientific research, scientific development, or related production activities as permitted as a matter of right.

340.6 COMMERCIAL USES

Banks

A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

Office

A room or group of rooms used for conducting the affairs of a business or profession such as law firm, medical services, financial, real estate, etc., not to be confused with Service Establishments and/or Service-Related Shopping.

Retail Business

A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

Service Establishments and/or Service-Related Shopping

Those shops that primarily sell services on site, like hairdressing, manicure/pedicure services, dog grooming, etc.

Motor Vehicle Service

Establishments engaged in providing structural or mechanical motor vehicle (including automobile or boat) repair, washing, or towing for service, or service.

Motor Vehicle Sales

Establishments engaged in sale of motor vehicles.

Filling Stations

Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles.

Dry Cleaning Establishments or Laundromats

An establishment or business maintained for cleaning articles of any sort by immersion and agitation in volatile solvents, and the processes incidental thereto.

Conference Center

A facility used for service organizations, business, and professional conferences and seminars with or without accommodations.

Motel or Hotel

A building or complex of buildings or suites of room with sleeping and sanitary facilities but no kitchen facilities; and which may have kitchen facilities only in connection with a common dining room and related function rooms. Rooms may have either a common or individual entrance. Included in this definition are inn, motel, hotel, motor inn, and tourist court. Excluded from this definition are apartment house, boarding house, lodging house or rooming house.

Bed & Breakfast

A small, owner-operated business with 1 to 10 guest rooms where the owner or manager lives on the premises. Breakfast is the only meal served to overnight guests. Parking for each room should be provided on-site or in close proximity to the establishment.

Guesthouse

A group of detached buildings containing individual sleeping units designed or used temporarily by tourists or transients on a seasonal basis.

Neighborhood Grocery Store

Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.

Wholesale Business

An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Restaurant

A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building.

Drive-in/Drive-through Establishment

A business establishment wherein patrons are usually served while seated in parked vehicles in the same lot. The term "drive-in", includes drive-in eating establishments where the food is purchased from a building on the lot but is consumed in the vehicles; drive-in service stations, gasoline stations, or the like. Drive-in movies are excluded from this definition.

Commercial Recreation Facilities

Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where fees are collected for the activity. Includes, but not limited to, go-carts, bowling alleys, waterslide, mini-golf, batting cages, or sports complexes.

Adult Use

An adult store, adult motion picture theater, adult cabaret or similar establishment.

Outdoor advertising

A fixed or portable appliance, structure, or surface, including the supporting structure made necessary thereby, erected upon the ground, on the wall of a building, or above the roof of a building, and used and erected for the public display of pictorial or reading matter for commercial advertisement of a business, professional trade, or home occupation located on the lot or in the building where such appliance, structure or surface is erected.

340.7 MARINE USES

Marinas

Premises used for wharves, docking, boat liveries, boat yards, yacht clubs, sale of boats and other marine equipment but not including the processing or sale of fish. Indoor marina facilities shall include restaurants, social clubs, and other membership organizations, whether including or not including the serving of alcoholic beverages.

Marine Connected Uses

Premises used for activities connected to marinas, including marine railways.

340.8 UTILITY

Public Utility

Any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations to the public, electricity, gas, steam, communication, telegraph, transportation or water.

Wireless Communications Facility

A facility for the provision of wireless communications services, including antennas and enclosing structures, but not including direct broadcast antennas.

Direct Broadcast Antenna

A dish or other antenna for receiving multi-channel multi-point distribution services or direct broadcast satellite services.

Wireless Communications Facility, Enclosed

A wireless communications facility located entirely within an existing structure which conforms to the dimensional regulations of the applicable zoning district, and whose principal use is allowed by right or by Special Permit in the zoning district. This term does not apply to any wireless communications facility that is the sole or principal use of the structure within which it is located.

340.9 INDUSTRIAL USES

Manufacturing

The mechanical or chemical transformation of materials or substances into new products, including assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins or liquors.

Light Manufacturing

The manufacturing, predominantly from previously prepared materials, of finished products or parts including processing, assembling, treatment, packaging, incidental storage, and distribution of such products; provided that all operations shall be such as to confine disturbing smoke, fumes, dust and noise to the premises so as not to create a nuisance or hazard. Also includes printing, publishing, research & development.

Industrial

Activity including resource extraction, manufacturing, warehousing, storage, distribution, shipping, and other related uses.

Gravel, Loam, Sand, Stone, or Earth Removal

An open land area where sand, loam, and rock fragments are mined or excavated. The earth removal industry is regulated separately by Section 7 of Article I of Division IV of the Town By-Laws.

Fish Processing Plants

A building of commercial fish packing, processing, canning or freezing of fin fish and shellfish.

Storage Facilities

Any structure that is used for storage of inanimate objects or organic objects. Storage containers used for temporary construction activities shall be limited to 40 foot long containers and for a period up to 6 months, and must be associated with an open building permit at this property.

Junkyards

A building, structure, or parcel of land used for collecting, storage, or sale of junk.

Salvage Yards

A facility or area for storing, keeping, selling, dismantling, or salvaging scrap metal or discarded material or equipment.

Hazardous Waste Facility

Defined in MGL c21 d, s2. These facilities are granted a partial exemption from local zoning laws for any Industrial Zone for facilities that have received a site assignment pursuant to the statute.

Solid Waste Facility

Sanitary landfills, refuse transfer stations, refuse incinerators, refuse composting plants, resource recovery plants, and dumping grounds for refuse. These facilities are granted a partial exemption from local zoning laws for any industrial zone for facilities that have received a site assignment pursuant to the statute.

340.10 TRANSPORTATION USES**Aviation Field**

An area of land designed and set aside for the landing and take-off of aircraft.

Public Service or Other Passenger Stations

A building, structure, or area designed and used for the boarding or discharging of passengers for bus, rail or ferry and related ticketing sales and offices.

Trucking Terminals

A building or area in which freight brought by truck is assembled and /or stored for routing or reshipment or in which semi-trailers, including tractor and/or trailer units and other trucks, are parked and stored.

Transportation Terminal

A facility for the transfer, pick-up, or discharge of people or goods by truck, bus, train or ferry without long-term storage of such items.

350 MULTIPLE PRINCIPAL USES AND STRUCTURES**351 MULTIPLE PRINCIPAL USES**

Except in the R-130, more than one principal use may be established on a lot, pursuant to a Special Permit issued by the Board of Appeals. More than one principal use and/or structure may be established in nonresidential districts.

360 CONDITIONS APPLICABLE TO SPECIAL PERMIT USES**361 JUNK YARDS**

Such use shall be set back a minimum of 500 feet from any lot line or any public or private way.

362 ANIMAL KENNELS

Permits for such use shall be issued for a minimum of one year, and may be renewed without public hearing by the Zoning Board of Appeals.

363 SEASONAL CONVERSIONS

Special permits for such conversion from seasonal to year-round use shall be granted only upon the Board of Health's recommendation that on-site sewage disposal facilities are deemed to be adequate.

370 USES PROHIBITED IN ALL DISTRICTS

No use shall be permitted which would be offensive because of injurious or obnoxious noise, vibration, smoke, gas, fumes, odors, dust or other objectionable features or be hazardous to the community on account of fire or explosion or any other cause. No building permit shall be granted for any use which would prove injurious to the safety or welfare of the neighborhood into which it proposes to go, and destructive of property values, because of any excessive nuisance qualities.

371 OPEN LOT STORAGE OF JUNK

Open lot storage of junk shall be prohibited in all districts.

380 SPECIAL CONDITIONS APPLICABLE TO USES IN CERTAIN DISTRICTS

381 RESIDENCE - 130 (R-130) DISTRICT

1. Gravel, loam, sand, stone or earth removal
These activities are prohibited except as incidental to a permitted use.
2. Home office of profession or trade conducted by a resident of the premises.
This activity may be permitted by Special Permit provided there is no external evidence of any business other than permitted by signs and for uses incidental thereto.

382 RESIDENCE- 60 (R - 60) DISTRICT

1. Home office of profession or trade conducted by a resident of the premises.
This activity shall be permitted by right provided there is no external evidence of any business other than permitted signs.

383 RESIDENCE 30 (R - 30) DISTRICT

1. Two or More Unit Family Dwellings.
Multiple family residential uses are permitted only as provided in Section 810 Residential Cluster Development
2. Home office of profession or trade conducted by a resident of the premises.
This activity shall be permitted by right provided there is no external evidence of any business other than permitted signs.

384 MULTIPLE RESIDENCE 30 (MR - 30) DISTRICT

1. Home occupation.
In multiple family dwellings, this activity shall be prohibited.
2. Home office of profession or trade conducted by a resident of the premises.
In single family dwellings, this activity shall be permitted by right provided there is no external evidence of any business other than permitted signs.
In multiple family dwellings, this activity shall be prohibited.

385 ONSET VILLAGE 2 (OV - 2) DISTRICT

1. Office or Bank.
This use shall be permitted by right, provided the lot area is 5 times the total floor area of the building
2. Home-based businesses.
This use shall be permitted by right provided not more than four persons not also resident in the premises are employed; there is not retailing of goods not produced on the premises; there is no outside use, display, or storage of equipment or materials visible from any abutting premises or public way; and, there is no parking for more than two vehicles within a required front yard.

386 **DRIVE-THROUGH RESTAURANT**

A Drive-through Restaurant shall only be permitted in the General Commercial district by Special Permit issued after the following conditions are met:

1. Internal site circulation is found to be safe for cars and pedestrians, with well-defined lanes and minimal crossing of lanes.
2. Site access provides enough space for vehicles to enter and queue and for vehicles exiting to pause and queue for exit.
3. Trash receptacles are available for disposal from a vehicle.
4. There is no direct entrance or egress onto or from a State highway, arterial or collector road.

390 MARIJUANA FACILITIES

391. Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary, as defined, and to the extent that such facilities are permitted under state laws and regulations, shall be allowed in the Institutional (INS) zoning district.
392. Other Marijuana Establishments, to the extent that such facilities are permitted under state laws and regulations, shall be allowed by Special Permit in the Strip Commercial (CS) district east of Glen Charlie Road, Depot Street, and Great Neck Road, Institutional (INS) and Industrial (IND) zoning districts.
 1. An exception shall be made for an existing laboratory adding independent marijuana product testing to its services. This use may be authorized by Special Permit in the district in which it is located.
393. The number of Marijuana Retailers shall be limited to a total of three [3] separate establishments within the town of Wareham.
 1. The number of Marijuana Delivery Establishments shall be limited to a total of three (3) separate establishments within the town of Wareham.
394. A minimum separation of 1,500 feet is required between Marijuana Retailers, but not including Marijuana Treatment Centers.
395. All Marijuana Establishments shall be in conformance with State regulations and licensing requirements for such establishments regarding buffers, access, and security.
 1. As allowed by 935 CMR 500.110. 3 Buffer Zone, there shall be a zero-foot setback from a public or private school, where the proposed marijuana establishment is an independent marijuana testing laboratory.
396. All Marijuana Establishments shall be in conformance with the dimensional, intensity and setback requirements of the underlying zoning.
397. Signage for all Marijuana Establishments shall be in conformance with State regulations and licensing requirements for such establishments, and in conformance with Wareham Zoning By-Laws Article 11: Signs.
398. Use variances are not allowed for any Marijuana Establishment or Medical Marijuana Treatment Center.
399. Because State program development for cannabis businesses is on-going and State regulations have not been finalized, a one-year moratorium on issuance of any permits for Social Consumption marijuana establishments shall be in force from the date of Town Meeting vote.

ARTICLE 4:

Overlay Districts

410 OVERLAY DISTRICTS GENERALLY

410.1 APPLICATION AND PURPOSES

Overlay districts are established in this By-Law to deal with special situations or accomplish specific goals that cannot be easily or efficiently addressed through the use of the underlying use districts. Overlay districts are superimposed over one or more established zoning districts, and a lot may be included in more than one overlay district. Overlay districts may (a) impose supplemental regulations on uses in the underlying districts, (b) permit uses otherwise disallowed in the underlying districts, or (c) implement incentives to encourage desired land uses or site design.

410.2 RELATIONSHIP TO OTHER DISTRICTS

1. Overlay district regulations supplement the zoning regulations of the underlying zoning district. An overlay district is an additional zoning requirement that does not change the underlying zoning.
2. When overlay district standards conflict with applicable standards of the underlying zoning district or with other regulations of this By-Law, the regulations of the overlay district always govern. When no special overlay district standards are specified, the base district standards and all other applicable regulations of this By-Law will govern.
3. When more than one overlay district applies to a particular site, the regulations of all such overlay districts shall apply, and in case of a conflict the more restrictive regulations shall govern.

420 FLOODPLAIN OVERLAY DISTRICT

420.1 Purposes

The purposes of the Floodplain Overlay District are to:

1. Ensure public safety through reducing the threats to life and personal injury
2. Eliminate new hazards to emergency response officials
3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
5. Reduce costs associated with the response and cleanup of flooding conditions
6. Reduce damage to public and private property resulting from flooding waters

420.2 FEMA FIRM and FIS

The Floodplain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas within Wareham on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 6, 2021 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 6, 2021. The effective FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Commissioner, and Conservation Commission.

420.3 Abrogation and Greater Restriction

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any other less restrictive, and possibly conflicting local bylaws or codes.

420.4 Disclaimer of Liability

The degree of flood protection required by this bylaw is considered reasonable but does not imply total protection from flood damage and harm.

420.5. Severability

If any section, provision or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the bylaw shall remain effective.

420.6. Floodplain Administrator

The Town of Wareham designates the Building Commissioner as the official Floodplain Administrator for the Town.

420.7. New Technical Data

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s).

Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

420.8. Variances to State Building Code Floodplain Standards

The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to any variance of floodplain regulations granted, and will maintain this record in the community's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that:

1. the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and
2. such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

420.9. Variances to Wareham Zoning Bylaws

A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if:

1. Good and sufficient cause and exceptional non-financial hardship exist;
2. The variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
3. The variance is the minimum action necessary to afford relief.

After grant of a variance under this bylaw, the Town shall issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for each \$100 of insurance coverage, and,
2. Such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the Floodplain Overlay District.

420.10. Permit Required for Development in the Floodplain Overlay District

The Town of Wareham requires a permit for all proposed construction or other development in the Floodplain Overlay District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other alteration that might increase flooding or adversely impact flood risks to other properties.

420.11. Other Permits

The proponent must acquire all necessary of local, state and federal permits that may be necessary in order to carry out the proposed development in the Floodplain Overlay District, and must submit a completed checklist demonstrating that all necessary permits have been acquired.

420.12. Subdivisions and Development

All subdivisions and development proposals in the Floodplain Overlay District shall be reviewed to assure that:

1. Such proposals minimize flood damage.
2. Utilities and facilities are located and constructed to minimize flood damage.
3. Adequate drainage is provided.

420.13. Base Flood Elevation for Projects

When proposing subdivisions or other development in the Floodplain Overlay District, which is greater than 50 lots or 5 acres (whichever is less), the proponent must provide the Base Flood Elevations for each developable parcel shown on the submitted plans.

420.14. Unnumbered A Zones

In A Zones, in the absence of FEMA Base Flood Elevations data, the Building Department will obtain, review and utilize base flood elevation data available from a Federal, State, or other source as the basis for requiring new construction, substantial improvements, or other development, to elevate residential and nonresidential structures to or above base flood level.

420.15. Floodway Encroachment

In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

420.16. Watercourse Alterations or Relocations

In a riverine area, the Building Commissioner shall notify the following of any alteration or relocation of a watercourse:

1. Adjacent Communities, especially upstream and downstream

2. NFIP State Coordinator at:

Massachusetts Department of Conservation and Recreation
251 Causeway Street, 8th floor
Boston, MA 02114

3. NFIP Program Specialist at:

Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

420.17. Building in the V and AO Zones

No development or redevelopment shall be permitted within the V-Zone or AO-Zone or their equivalent, unless the development is reconstruction of a damaged structure, or it is demonstrated that potential development will not increase the base elevation of the flood waters by more than one foot.

420.18. AO and AH Zones Drainage Requirements

Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures, to guide floodwaters around and away from proposed structures.

420.19. Recreational Vehicles

In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be:

1. Elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements, or,
2. Be on the site for less than 180 consecutive days, or,
3. Be properly licensed and highway ready.

420.20. Local Enforcement

The Floodplain Overlay District is established as an overlay to all other districts.

The Floodplain Overlay District bylaw is part of a federal requirement for communities that choose to participate in the National Flood Insurance Program. However, the State already administers regulations that address many floodplain management requirements. It is important that variances granted to this bylaw do not erroneously allow variances to State requirements.

All development in the Floodplain Overlay District, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with the following codes:

1. 780 CMR- Massachusetts Statewide Building Code
2. 310 CMR- Department of Environmental Protection Regulations

430 BUTTERMILK BAY OVERLAY DISTRICT

431 PERMITTED USES

Any use permitted in the underlying zoning district.

432 SPECIAL PERMITS

Prior to the granting of Special Permits and Variances by the Board of Appeals, applicants shall demonstrate that there will be no adverse nitrogen impacts to Buttermilk Bay. To substantiate a claim of no adverse nitrogen impacts, the Board of Appeals may conduct a technical review by a consultant of its choice at the applicant's expense.

440 GROUNDWATER PROTECTION OVERLAY DISTRICT

441 GENERAL

The Groundwater Protection District is established as an overlay district whose boundaries are superimposed on all districts established by this By-Law and whose regulations are in addition to any other regulations established by this By-Law. The regulations in this By-Law are not intended to supersede or limit the protections contained in state or federal groundwater protection programs, but to supplement protections contained in other statutes and regulations.

442 PERMITTED USES

Within the district the following uses are allowed.

- 442.1 Any use permitted in the underlying district in which the land is situated, subject to the same use and development regulations as may otherwise apply thereto, whether by right or Special Permit, provided:
1. All development, including structural and non-structural activities, are in compliance with this Section 440 and do not require a Special Permit under this Section; and
 2. The maximum lot coverage of the total ground area by all structures, paved areas, and other impervious surfaces does not exceed 15 percent or 2,500 square feet, whichever is greater; and
 3. The use is not listed as prohibited in Section 444.
- 442.2 Normal operation and maintenance of existing water bodies and dams, splashboards, and other water control, supply and conservation devices.
- 442.3 Any agricultural use, except piggeries or fur farms, including farming, gardening, nurseries, conservation, forestry, harvesting, and grazing uses, provided that fertilizers, herbicides, pesticides, manure, and other teachable materials are not stored outdoors.

443 SPECIAL PERMIT USES

The following uses may be permitted by a Special Permit from the Board of Appeals, consistent with Board of Health regulations, and provided they are not injurious, noxious or offensive, and subject to appropriate conditions where such are deemed necessary to protect the neighborhood and the Town:

- 443.1 Any use permitted under Section 442.1, which exceeds the maximum lot coverage permitted under Section 442.1, provided that the lot coverage does not exceed the maximum permitted in the underlying district; and provided that mitigation for excess runoff is provided.
- 443.2 The application of pesticides for uses which are non-domestic and non-agricultural, provided that all necessary precautions shall be taken to prevent hazardous concentrations of pesticides in the water and on the land within the District as a result of such applications, such precautions to include, but not be limited to, erosion control techniques, the control of runoff water (or the use of pesticides having low solubility in water), the prevention of volatilization and redistribution of pesticides and the lateral displacement (i.e. wind drift) of pesticides;
- 443.3 The application of fertilizers for uses which are non-domestic and non-agricultural provided that such application shall be made in such a manner as to minimize adverse impacts on surface and groundwater due to nutrient transport and deposition of sedimentation.

444 PROHIBITED USES

Within the District the following uses are presumed to be detrimental to groundwater and surface water and are prohibited.

- 444.1 Facilities that generate, treat, store or dispose of hazardous waste that are subject to Chapter 21 c of the General Laws and 310 of the Code of Massachusetts Regulations (CMR) 30.0, except for the following:
1. very small quantity generators as defined by 310 CMR 30.00;
 2. household hazardous waste collection centers or events operated pursuant to 310 CMR 30.390;
 3. waste oil retention facilities required by General Laws, Chapter 21, Section 52A; and
 4. treatment works approved by the Massachusetts Department of Environmental Protection designed in accordance with 314 CMR 5.00 for the treatment of contaminated ground or surface waters.
- 444.2 Disposal of solid wastes other than brush or stumps.
- 444.3 Disposal of leachable wastes including sludge and septage, except for subsurface waste disposal from residential units.
- 444.4 Storage of sludge or seepage
- 444.5 Storage of liquid hazardous materials, as defined in Chapter 21E of the General Laws, unless such storage is either in a free standing container within a building or in a free standing container above ground level with protection adequate to contain a spill the size of the container's total storage capacity.
- 444.6 Storage of liquid petroleum products of any kind, except those incidental to:
1. Normal household use and outdoor maintenance or the heating of a structure;
 2. Waste oil retention facilities required by Chapter 21, Section 52A of the General Laws;
 3. Emergency generators required by statute, rule or regulation, or;
 4. Treatment works approved by the Department designed in accordance with 314 CMR 5.00 for the treatment of contaminated ground or surface waters, provided that such storage is either in a free standing container with a building or in a free standing container above ground level with protection adequate to contain a spill the size of the container's total storage capacity.
- 444.7 Open storage of road salt or other de-icing chemicals;
- 444.8 Disposal of snow which contains de-icing chemicals;
- 444.9 Industrial uses which discharge processed wastewater on site;
- 444.10 Outdoor storage of fertilizers, soil conditioners, herbicides, and pesticides, and outdoor uncovered storage of manure;
- 444.11 Dry cleaning establishments and laundromats;
- 444.12 Boat and motor vehicle service, washing, and repair establishments that are not connected to municipal sewer;
- 444.13 Junk and salvage yards:
- 444.14 Mining of land except as incidental to a permitted use;
- 444.15 On-site disposal of wastewater exceeding the performance standards as may be adopted by the Board of Health or other Town ordinance, regulation or By-Law;
- 444.16 Wastewater treatment facilities except for replacement, repair or systems treating contaminated ground or surface water;

444.17 Earth removal activities within 4 feet of historic high groundwater tables;

444.18 Landfills and open dumps;

444.19 Individual sewerage disposal systems that are designed in accordance with 310 CMR 15.00 to receive more than 110 gallons of sewage per quarter acre under one ownership per day, or 440 gallons of sewage on any one ownership per day, whichever is greater, except the replacement or repair of an existing system that will not result in an increase in design capacity above the original design.

445 FINDINGS FOR GRANTING OF SPECIAL PERMITS

In addition to the findings for granting of Special Permits generally, the Special Permit Granting Authority shall make the following findings prior to granting a Special Permit in the Groundwater Protection Overlay District.

445.1 Proposed use is in harmony with the purpose and intent of this zoning By-Law and will promote the purposes of the Groundwater Protection Overlay District.

445.2 Proposed use is appropriate to the natural topographies, soils, and other characteristics of the site to be developed.

445.3 Proposed use will not during construction or thereafter, have an adverse environmental impact on the aquifer or recharge area.

445.4 Proposed use will not adversely affect an existing or potential public or private water supply.

446 PROCEDURES FOR SPECIAL PERMITS

In addition to the provisions required for Special Permits generally, any application in the Groundwater Protection Overlay District shall be reviewed and acted upon in accordance with the following procedures:

446.1 Each application for a Special Permit shall be filed in writing with the Board of Appeals and shall contain a complete description of the proposed use together with any supporting information and plans which the Board of Appeals may require to assess the impact of the proposed use on public and private groundwater supplies;

446.2 The Board of Appeals shall refer copies of the application to the Fire Department, Board of Health, Planning Board, Conservation Commission, and the Department of Public Works, which shall review, either jointly or separately, the application and shall submit their recommendations to the Board of Appeals. Failure to make contact within thirty-five days of the referral of the application shall be deemed lack of opposition;

446.3 The Board of Appeals shall hold a public hearing on the application, in conformity with the provisions of Massachusetts General Laws, Chapter 40A, within sixty-five days after the filing of the application with the Board of Appeals.

450 BUSINESS DEVELOPMENT OVERLAY DISTRICT

450.1 Intent and Objectives:

To encourage business development within the Town that will create sustainable economic development, create diversified year-round, sustainable employment opportunities, preserve compatible active agricultural operations and working landscapes that are part of the Town's heritage, and economic base, increase the net tax base of the Town by diversifying and expanding business development opportunities, and promote business and related commercial activities that are compatible with the cultural, environmental and economic goals of the Town.

The Business Development Overlay District is intended to create office/R & D use opportunities in a campus-like environment using the existing agricultural uses and natural landscapes as amenities for the businesses located in the office parks.

A Business Development Overlay District shall consist of not less than 200 contiguous acres. Installation of water and street lighting and maintenance of lighting shall be at the owner's expense.

450.2 Underlying Zoning District

The Business Development Overlay District (BDOD) shall overlay but not supersede other zoning districts in which any lot so zoned shall lie. A landowner whose land lies within a BDOD shall not be precluded thereby from (a) electing not to use his land for a BDOD Allowed Use or a BDOD Special Permit use and (b) electing instead to use his land for an Allowed Use or a Special Permit use in the underlying Zoning District, in which case all of the dimensional, intensity, and other requirements of the Underlying Zoning District shall apply.

450.3 General Standards:

Any petition for a Site Plan Review - Special Permit for BDOD use shall be submitted on a form approved by the Planning Board, and the development shall be designed and evaluated with consideration for the following general standards: natural features conservation, relations to surroundings, vehicular and pedestrian circulation, siting of structures, design of structures, drainage, utilities, signs, lighting and landscaping.

450.4 Allowed Uses:

The following uses shall be allowed with a Site Plan Review - Special Permit granted by the Planning Board pursuant to Article VIII Site Plan Review:

1. Business, professional, medical and administrative offices, research and development laboratories and facilities and other high technology and similar uses, provided any use, which produces or handles materials in a manner, which will be detrimental to the health of occupants or the public, will not be permitted. Evidence of the safety of said use or handling and disposition of said materials based on nationally recognized standards or sources may be required by the Building Inspector before issuance of a Building Permit.
2. Light manufacturing, processing and assembling provided such uses are not offensive, objectionable or injurious to the abutting residential areas because of excessive noise, vibration, smoke, fumes, odors or other obnoxious features.
3. Health Clubs.
4. Retail and convenience uses accessory to the above allowed uses, established primarily for the convenience of employees within this District including but not limited to branch bank with drive-through, dry cleaning/laundry pick-up and delivery, restaurant and convenience mart, but excluding service stations, auto sales and repair, or sales of petroleum products.
5. Childcare center accessory to the above allowed uses as a convenience to employees within this District, except to the extent exempt under Chapter 40A, Section 3.
6. Agriculture, horticulture, viticulture or floriculture, except to the extent exempt under Chapter 40A, Section 3.

450.5 Special Permit Uses:

The following uses shall require a Special Permit from the Planning Board in addition to a Site Plan Review - Special Permit.

1. A public transportation center intended to provide a local and regional facility to promote the use of alternative means of transportation.
2. Hotel, motel, conference center and other function facilities.
3. Long-term care nursing home, rehabilitative and assisted living facilities, hospitals or other health care facilities.
4. Restaurant with drive-through.
5. Uses accessory to the above special permit uses.

450.6 Prohibited Uses:

1. Active commercial, recreational or amusement uses except as may be accessory to the allowed or special permit uses.
2. Retail sales except as may be accessory to the above allowed or special permit uses.
3. Wholesale sales.
4. Heavy industrial or manufacturing.
5. Service stations, auto sales and repair, or sales of petroleum products.
6. Junkyards salvage yards, contractor yards, dumps, and landfills including landscape/asphalt facilities, medical waste disposal facilities, and hazardous waste facilities and recycling operations.
7. Adult uses as defined in Article IX.
8. Rendering plants and slaughterhouses.
9. Cemeteries and crematories.
10. Overnight campgrounds and R/V facilities.
11. Commercial warehouses, storage facilities or outdoor, mobile or containerized storage.
12. Trucking terminal.

APPENDIX 1

Accepted Overlays:

The Business Development Overlay District encompasses Lots 1002,1002P, 1003,10134,1014, and 1016, Assessors' Map 105; Lots 1001,1002,1005,1006,1007,1011,1013,1014,1000A, 1000B, A, B, C, D, and 1002P, Assessors' Map 106; and Lots 1000,1001,1002,1003,1004,1005,1006,1007,1008,1005,1009,1010, and 1012, Assessors' Map 107.

460 TREMONT NAIL FACTORY REDEVELOPMENT OVERLAY DISTRICT

461 Intent and Purpose

It is the purpose of this Section to establish the Tremont Nail Factory Redevelopment Overlay District (TNFR), to encourage a cultural, mixed use center within historic buildings in a distinctive and attractive site development program that promotes the following objectives:

- 461.1 Promote the public health, safety, and welfare by encouraging redevelopment in accordance with the Town's Master Plan and the Tremont Nail Factory Vision Plan.
- 461.2 Promote supported cultural events, social interaction, and economic development that is near the Town's civic and commercial center.
- 461.3 Encourage the preservation of open spaces and protection of the Wankinco River.
- 461.4 Encourage adaptive reuse of vacant and underutilized historic mill buildings.
- 461.5 Establish requirements, standards, and guidelines, and ensure predictable, fair and cost-effective development review and permitting.
- 461.6 Use development and performance standards to allow context-sensitive design and creative site planning.

462 TREMONT NAIL FACTORY REDEVELOPMENT OVERLAY DISTRICT

- 462.1 The designated area for this TNFR Overlay District overlays the northern most section of the WV-1 zoning district and includes the following parcels, all on Assessors Map 132: Parcels A-1, B-1, 1008C.
- 462.2 The TNFR Overlay District is superimposed over the underlying zoning district
- 462.3 The Zoning By-Law governing the underlying zoning district(s) shall remain in full force and effect, except for Projects undergoing development pursuant to this Section. Within the boundaries of the TNFR Overlay District, uses may be developed in accordance with the TNFR, or in accordance with the requirements of the regulations for use, dimension and all other provisions of the Zoning By-law governing the underlying zoning district(s).
- 462.4 When a building permit is issued for any Project approved in accordance with this section, the provisions of the underlying district(s) shall no longer be applicable to the land shown on the site plan which was submitted pursuant to this By-Law.

463 ALLOWED USES

- 463.1 Uses shall only be allowed by Special Permit by the Board of Selectmen or their designee in accordance with section 1460 of this Zoning By-Law.
- 463.2 Other than prohibited uses, there are limited restrictions on allowed uses, so long as noise, air quality, odors, and vibrations are all within acceptable limits, the use is compatible with the Tremont Nail Factory Vision Plan and supports the historic context of the existing buildings and cultural context of the Tremont Nail Factory Vision Plan.
- 463.3 In addition to those uses allowed by the underlying WV-1 zoning are the following:
 - 1. Health and athletic facilities;
 - 2. Apartments in mixed use building;
 - 3. Conference center;

4. Hotel;
5. Light manufacturing;
6. Accessory food and beverage;
7. Marine connected use;
8. Artists' studios;
9. Brewery and/or distillery.

463.4 In addition, one marijuana product manufacturing use shall be allowed in accordance with CMR 935 500. et seq., but not including marijuana retail sales, dispensary or cultivation. Required conformance with State regulations shall include requirements of 935 CMR 500.105, 935 CMR 500.130, 935 CMR 500.160, 105 CMR 500.000, and 105 CMR 300.000, among other regulations.

463.5 Uses not lawfully begun within five years of the adoption of this bylaw under section 463.4 shall be prohibited.

463.6 In addition to the other uses prohibited in the underlying WV-1 district, which are not allowed by this TNFR Overlay district, are specifically the following prohibited uses:

1. Adult Use;
2. Dry cleaning establishment;
3. Motor vehicle sales and service;
4. Filling station;
5. Earth removal;
6. Hazardous waste facility;
7. Solid waste facility.

463.7 Multiple uses are specifically allowed on one parcel and in the existing buildings.

463.8 The total number of residential units allowed on one parcel shall not exceed 40 units or one unit per 8,500 SF, whichever is less.

464 DESIGN AND PERFORMANCE STANDARDS

464.1 There are no dimensional standards, so long as the effected historic building elements are maintained in conformance with the Secretary of the Interior's Standards for Rehabilitation and the project and its design and impacts are approved by the Wareham Redevelopment Authority, or, in its absence, the Board of Selectmen. This allowance includes:

1. No additional dimensional standards, except for housing density;
2. No off-street parking and loading requirements;
3. No landscaping requirements.
4. The reduction of separation and dimensional standards between different uses and environmental resources as allowed by State law and approved by the Wareham Redevelopment Authority, or, the Board of Selectmen.

464.2 As allowed by 935 CMR 500.110, (3) Buffer Zone, and only for the property underlying this overlay district, the setback of the marijuana establishment allowed under section 463.4 of this section, from a pre-existing public or private school providing education in kindergarten or any of grades one through 12, is reduced to O [zero] feet.

464.3 Other performance requirements and restrictions, including time and physical limits, payments and penalties agreed to between a project proponent and the Wareham Redevelopment Authority or Board of Selectmen shall not be reduced or superseded by this Zoning By-Law.

465 SEVERABILITY

If any provision of this Section 460 is found to be invalid by a court of competent jurisdiction, the remainder of Section 8.7 shall remain in full force and effect. The invalidity of any provision of this Section 460 shall not affect the validity of the remainder of the Town of Wareham's Zoning By-Law.

ARTICLE 5:

Supplemental Regulations

The following supplemental regulations for the uses listed shall apply in addition to the use regulations for the zoning district(s) in which they are located.

510 HOME OCCUPATIONS

510.1 CONDUCT BY OWNER OR TENANT

The person conducting the home occupation must be the owner of the dwelling in which the home occupation is to be located, or if the applicant is a tenant, written approval of the owner must be provided.

510.2 EXTENT OF USE

Home occupation activities shall not occupy more than twenty-five percent (25%) of the floor area or 400 square feet; whichever is less, of the dwelling units used.

510.3 EXTERNAL APPEARANCE

There shall be no external evidence of any business other than permitted signs.

510.4 PERMITTED SIGNAGE

Signage for Home Occupations shall not exceed four (4) square feet in total.

520 TEMPORARY HABITATION

The Board of Appeals may, by Special Permit authorize the temporary use of any structure, shelter, tent or vehicle for the purpose of human habitation in any district provided that such use is not injurious, noxious, or offensive and further provided that any such permit be granted only for non-paying guests of any property owner for a period not to exceed thirty consecutive days in any year and that only one such permit be granted to any land owner in any year.

530 UNREGISTERED VEHICLE, BOAT, OR TRAILER

No person or property owner shall have or allow more than one unregistered vehicle, vessel, trailer, camper or parts thereof, ungaraged on any premises at any time unless so authorized in writing by the Board of Selectmen. In no event shall any such vehicle, vessel, trailer, camper or parts thereof be stored or located in the front yard of any premises within the town. A valid business certificate for sales of such equipment shall suffice as written permission from the Board of Selectmen.

535 OUTDOOR STORAGE

Outdoor storage which includes storage of construction, manufacturing, service wholesale equipment, materials, junk, or heavy motorized equipment of any type which is not for sale or rent and has not been properly authorized by the town, shall be concealed from public view by a solid fence or wall sufficient to shield the stored equipment from public view.

540 WIRELESS COMMUNICATIONS FACILITIES

541 PURPOSE

It is the purpose of this Section to minimize the adverse impacts of communication structures, towers, and facilities by establishing requirements, guidelines, standards for review, and procedures to permit their installation in the Town of Wareham.

542 APPLICABILITY

- 542.1 No wireless communications facility or structure shall be erected or installed except in compliance with the provisions of this Section.
- 542.2 Any proposed extension in the height or construction of a new or replacement facility, or additional appurtenances, shall be subject to a new application.

543 GENERAL REQUIREMENTS

- 543.1 Only freestanding structures are allowed. Structures requiring guy wires for support are prohibited.
- 543.2 All towers shall be set back a distance at least equal to the height of the tower from all property lines. Antennas or structures to be used exclusively by a federally licensed amateur radio operator may be closer than the above-described 300 feet, but must be located so as to minimize harm to any nearby structures.
- 543.3 Abandoned structures shall be removed within one (1) year of cessation or use. The applicant shall post a performance bond of an amount, which the Board of Appeals deems to be sufficient for removal of the structure. If not removed within one year, the Town shall have the right to remove the structure at the owner's expense.
- 543.4 Applicant for a tower shall post an insurance certificate naming the Town as additional insured -minimum of \$1,000,000 - for general liability insurance for any lawsuit either for damage, interference, or health-related claims. Proof shall be furnished to the Town Clerk, including a stipulation claims. Proof shall be furnished to the Town Clerk, including a stipulation that if the policy is canceled due to nonpayment, the Town will be notified. Any cancellation shall constitute a violation of the Special Permit.

544 DESIGN GUIDELINES

- 544.1 Towers and attached accessory antennas shall not exceed one hundred ninety (190) feet in height as measured from ground level at the base of the pole.
- 544.2 The height of a satellite dish located on a building or in the yards of residential structure shall not exceed the tree line on the lot. Satellite dishes located on non-residential buildings shall not exceed ten (10) feet in height above the highest point of the structure.
- 544.3 All wireless communication facilities shall be sited to limit visibility from abutting properties. Tower facilities may not be placed in open areas, but shall be surrounded by a mature stand of trees.
- 544.4 Towers and satellite dishes shall be painted or otherwise colored so they will blend in with the landscape or structure on which they are located. A different color scheme shall be used to blend the structure with the background below and above the tree or building line.
- 544.5 Towers and antennas shall be designed and constructed to withstand a category 5 hurricane.
- 544.6 An applicant proposing a wireless communication facility in a residential zoning district shall prove to the satisfaction of the Board that the visual, economic, and aesthetic impacts of the facility on residential abutters will be minimal; and shall also prove that the proposed location is required due to technical, topographic or the unique circumstances.
- 544.7 Lighting of communication facilities and other appurtenances shall be limited to that which is required by Federal Law.

545 APPLICATION REQUIREMENTS

In addition to materials required by the Board of Appeals for a Special Permit application, the applicant for a communication facility shall provide.

- 545.1 A statement of need for the proposed facility with as much specific information is required to demonstrate the need, including a description of the proposed system and how the proposed facility would eliminate or alleviate an existing deficiency or limitation.
- 545.2 A color photograph or rendition of the proposed tower with its antenna and/or panels. A rendition shall also be prepared showing a view of the tower, antenna, or dish from the nearest street.
- 545.3 The following information prepared by one or more professional engineers;
 - 1. A description of the tower and the technical, economic, and other reasons for the proposed location, height, and design;
 - 2. Confirmation that the tower complies with Federal and State standards;
 - 3. A description of the capacity of the tower including the number and type of panels, antenna, and/or transmitter receivers that it can accommodate and the basis for these calculations.

546 SPECIAL PERMIT REVIEW

- 546.1 Applications shall be approved or approved with conditions, if the petitioner can fulfill the requirements of these regulations to the satisfaction of the Board.
- 546.2 Applications shall be denied if the petitioner cannot fulfill the requirements for these regulations to the satisfaction of the Board.
- 546.3 When considering an application for a communication facility, the Board shall place great emphasis on the proximity of the facility to residential dwellings and its impact on these residences, new facilities shall only be considered after a finding that existing (or previously approved) facilities cannot accommodate the proposed use(s).
- 546.4 When considering an application for an antenna or dish to be placed on a structure, the Board shall consider the visual impact of the unit from the abutting neighborhoods and streets, and highways.

550 ADULT USE REGULATIONS

551 AUTHORITY

The By-Law is enacted pursuant to Chapter 40A of the General Laws and pursuant to the Town's authority under the Home Rule Amendment to the Massachusetts Constitution to serve the compelling Town interests of limiting the location of and preventing the clustering and concentration of certain adult entertainment enterprises, as defined and designated herein, because of their deleterious effect in generating crime and blight

- 551.1 It is the purpose of this Section to address and mitigate the secondary effects of the adult entertainment establishments and sexually oriented businesses that are referenced and defined herein. Secondary effects have been shown to include increased crime, adverse impacts on public health, adverse impacts on the business climate of the Town, adverse impacts on the property values of residential and commercial properties, and adverse impacts on the quality of life in the Town. All of said secondary impacts are adverse to the health, safety, and general welfare of the Town of Wareham and its inhabitants.
- 551.2 The provisions of this By-Law have neither the purpose nor intent of imposing a limitation on the content of any communicative matter or materials, including sexually oriented matter or materials. Similarly, it is not the purpose or intent of this By-Law to restrict or deny access by adults to adult entertainment establishments or to sexually oriented matter or materials that are protected by the

Constitutions of the United States of America or of the Commonwealth of Massachusetts, nor to restrict or deny rights that distributors or exhibitors of such materials. Neither is it the purpose or intent of this By-Law to legalize the sale, rental, distribution, or exhibition of obscene or illegal matter or materials.

552 USE REGULATIONS

Adult Uses shall be prohibited in all zoning districts except in the Industrial District and may be permitted in the Industrial District only upon the granting of a Special Permit by the Board of Appeals, such a permit shall not be granted unless each of the following standards has been met.

- 552.1 The application for a Special Permit for an adult use shall provide the name and address of the legal owner of the establishment, the legal owner of the property, and the manager of the proposed establishment.
- 552.2 No adult Special Permit shall be issued to any person convicted of violating the provisions of Chapter 119, Section 63 or Chapter 272, Section 28 of the General Laws.
- 552.3 Adult uses shall not be located within:
 - 552.4 400 feet from the nearest residence or residential zoning district; or
 - 552.5 500 feet from the nearest church, school, park, playground, play field, youth center, or other location where groups of minors regularly congregate; or
 - 552.6 500 feet from the nearest adult use as defined herein; or
 - 552.7 500 feet from the nearest establishment licensed under Chapter 138, Section 12 of the General Laws.
 - 1. The distances specified above shall be measured by a straight line from the nearest property line of the premises on which the proposed adult use is to be located to the nearest property line of any of the other designated uses set forth above.
- 552.8 All building openings, entries, and windows shall be screened in such a manner as to prevent visual access to the interior of the establishment by the public.
- 552.9 No adult use shall be allowed to display for advertisement or other purpose any signs, placards, or other like materials to the general public on the exterior of the building or on the interior where the same may be seen through glass or other like transparent material any sexually explicit figures or words as defined in Chapter 272, Section 31 of the General Laws.
- 552.10 No adult use shall be allowed to disseminate or offer to disseminate adult matter or paraphernalia to minors or suffer minors to view displays or linger on the premises.
- 552.11 No adult use shall be allowed within a building containing other retail, consumer, or residential uses.
- 552.12 No adult use shall be allowed within a shopping center or shopping plaza.
- 552.13 The proposed adult use shall comply with the off-street parking requirements set forth in Section 9 of the Zoning By-Laws.
- 552.14 No adult use shall have any flashing lights visible from outside the establishment.
- 552.15 No adult use shall have a freestanding accessory sign.

552.16 No adult use shall be established prior to submission and approval of a site plan by the Board of Appeals, in accordance with Article 15 of this By-Law. The site plan shall show the distances between the proposed adult use and the boundary of the nearest residential zoning district and the property line of each of the uses set forth in (3) above.

553 **CONDITIONS**

The Special Permit Granting Authority may impose reasonable conditions, safeguards, and limitations on time or use of any Special Permit granted.

554 **EXPIRATION**

A Special Permit to conduct an adult use shall expire after a period of three (3) calendar years from its date of issuance and shall be automatically renewable for successive three-year periods thereafter, provided that a written request for such renewal is made to the Special Permit Granting Authority and that no objection to said renewal is made and sustained by the Special Permit Granting Authority based upon the public safety factors applied at the time that the original Special Permit was granted.

560 EARTH REMOVAL ACTIVITIES

The earth removal industry is regulated separately by Section 7 of Article I of Division IV of the Town By-Laws. (See Town By-Laws Website www.wareham.ma.us.)

570 TRANSFER OF DEVELOPMENT RIGHTS (TDR) BYLAW

The purpose of this Bylaw is to allow the development potential from one property (the sending parcel) to be transferred to another property (the receiving parcel) for the preservation of critical open space and natural resource areas within the Town of Wareham while encouraging an efficient pattern of land development and promoting the health, safety and general welfare of the inhabitants of the Town.

570.1 **Objectives**

The objectives of this Bylaw are:

1. To preserve open spaces, historical features, critical environmental resources, and other sensitive features of the sending parcel while providing compensation to the owner, and
2. To encourage and revitalize certain village areas by allowing compact development in selected areas containing appropriate infrastructure.

570.2 **Powers and Administrative Procedures**

The Planning Board is hereby designated as the Special Permit Granting Authority (SPGA) for a transfer of development rights (TDR) Special Permit pursuant to Section 570, et seq. The Planning Board shall follow the requirements for the review of Special Permit applications as set forth in G.L. c. 40A, s.9. After notice and public hearing and due consideration of the reports and recommendations of other Town boards, commissions, and/or departments, the Planning Board may grant a Special Permit in conformance with the provisions of Section 570 et seq. and other applicable provisions of the Wareham Zoning Bylaw. The Planning Board may impose such conditions as it deems appropriate to satisfy the objectives of this Bylaw and the provisions of the Wareham Zoning Bylaw.

570.3 **Definitions**

Conservation Restriction (CR):

A permanent conservation restriction pursuant to G.L. c.184, ss. 31-33. In exchange for the grant of a TDR Special Permit, the sending area owner shall impose a permanent conservation restriction (CR) on the sending parcels, as defined below and described in detail in section 570.7.

Developed land:

The term “developed land” refers to portions of parcels that meet minimum zoning standards and contain a manmade improvement that requires or required a permit or approval from any Town, state and/or federal government agency including, but not limited to the following: buildings/structures; public or private rights-of-way; utility easements; active or non-remediated areas of excavation or landfills.

Development Rights:

The right to develop land by a land owner who maintains fee simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights to develop are determined by application of relevant statutory and regulatory authority, including but not limited to the Zoning Act, Subdivision Control Law, Wetlands Protection Act and Wetland Bylaw, rules and regulations adopted by the Town of Wareham, typically expressed in terms of development density permitted by the Wareham Zoning Bylaw. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zoning districts. These rights may be purchased or transferred.

Net Useable Land Area (NULA):

The term "net usable land area" or NULA is expressed in acres and refers to the difference between the gross land area of the sending area parcels and those portions thereof falling into one or more of the following resource areas as defined by the Wetland Protection Act, G.L. c. 131, s. 40 and the Wareham Wetlands Bylaw that limit development potential, such as but not limited to: wetlands; bogs; streams; rivers; water bodies; land within thirty (30) feet of a wetland resource area boundary, with the exception of Riverfront Area boundary and land within the boundary of the 100 year floodplain; land within two hundred (200) feet of the waterways protected under the Rivers Protection Act, Chapter 258 of the Acts of 1996; and developed land (see above for definition). Land that falls within more than one of said categories shall only be subtracted once. The remaining undeveloped upland area is the NULA.

Receiving Areas:

These areas are land identified on the Wareham Zoning Map and within the Zoning Bylaw to which development rights may be transferred. This land is characterized as being consistent with the Town's long-term development goals and objectives and is subject to the terms and conditions of any Special Permit granted by the Planning Board. Land within receiving areas shall possess sufficient size and other characteristics to be capable of supporting development uses and densities beyond those allowed by the underlying zoning. Receiving areas are identified in Section 570.4, below.

Sending Areas:

The term "sending areas" refers to the land from which development rights may be severed and transferred. This land is characterized as having special conservation-related importance due to the presence of one or more of the following features: low-density uses, designated resource areas, habitat for endangered species, visual prominence, historical significance, recreational value, necessary for protection of ground water, surface water, and/or other natural resources. Sending areas are identified in Section 570.4, below.

Transfer of Development Rights (TDR):

The voluntary exchange of development rights between one or more property owners. Upon receipt of a TDR Special Permit, designated development rights may be transferred from one or more sending areas to one or more receiving areas. Once a development right is transferred from a parcel, it is considered to be permanently severed from the sending area property pursuant to a conservation restriction or transfer in compliance with the provisions of Section 570.4, below.

Underlying Zoning:

The requirements imposed by the Wareham Zoning Bylaw upon both sending and receiving parcels prior to any transfer of development rights therefrom or thereto, including, but not limited to the following: use, density, bulk, height, area, setback and frontage.

570.4 Applicability

The provisions of Section 570 shall apply to parcels contained within designated Sending Areas and parcels contained within designated Receiving Areas identified below and as identified on the Town of Wareham Zoning Map.

1. Sending Areas:

Any parcel or group of abutting parcels containing five (5) or more acres in size located entirely within one or more of the following Zoning Districts:

Residential 30 (R-30), Multi-Residential (MR-30), Residential (R-43), Residential (R-60), Agricultural Residential (R-130) and Strip Commercial (CS).

Receiving Areas:

Any parcel or group of abutting parcels located entirely within one or more of the following Zoning Districts:

Residential 30 (R-30), Multi-Residential (MR-30), Residential (R-43), Residential (R-60)

570.5 Determination of Development Rights in Sending Areas and Receiving Areas

Determination of the maximum number of development rights available for transfer from sending areas shall be made by the Planning Board based on the existing by-right underlying zoning of the lot and physical characteristics of the site. Determination of the maximum number of development rights available for transfer to receiving areas shall also be made by the Planning Board based on sending area development rights.

570.6 Determination of Net Useable Land Area (NULA)

First, from the gross land area of the sending area parcels subtract those areas that fall into one or more of the following resource areas as defined by the Wetland Protection Act, G.L. c. 131, s. 40 and the Wareham Wetlands Bylaw that limit development potential, such as but not limited to: wetlands; bogs; streams; rivers; water bodies; land within thirty (30) feet of a wetland resource area boundary, with the exception of Riverfront Area boundary and the boundary of the 100 year floodplain; and land within two hundred (200) feet of the waterways protected under the Rivers Protection Act, Chapter 258 of the Acts of 1996;

1. Second, subtract those areas that have been developed, meeting the definition of developed land as defined above.
2. Land that falls within more than one of said categories shall only be subtracted once. The remaining upland undeveloped area is the NULA.
3. This determination shall be determined further through the preparation of a plan or plans prepared by a Registered Professional Engineer and Professional Land Surveyor together with assistance from other professional disciplines as required for the land under consideration.
4. The plan shall show as a minimum, metes and bounds, total area, net usable land area including the percentage of gross land area of each of the applicable resource areas described above and the location of each such resource area and developed areas as defined above.
5. No approval of the net usable land area (NULA) shall be granted by the SPGA until it has received written confirmation from the Conservation Commission that the NULA calculation reflects an accurate representation of any and all resource areas under Conservation Commission jurisdiction pursuant to the Wetlands Protection Act and/or the Wareham Wetlands Bylaw. Applicants for a Special Permit pursuant to Section 570 et seq. shall also be responsible for filing an Abbreviated Notice of Resource Area Delineation (ANRAD) to have the boundaries of wetland resource areas reviewed and approved by the Conservation Commission. Unless the Applicant is in possession of a valid ANRAD or Request for Determination of Applicability (RDA) decision, an ANRAD shall be submitted simultaneously with the Applicant's filing for a special permit pursuant to Section 570 et seq. Where the applicant believes that no wetland resource areas are present and in lieu of the filing of an ANRAD, the applicant may file a Request for Determination of Applicability (RDA) and obtain approval of the same from the Conservation Commission. If the SPGA does not receive written confirmation from the Conservation Commission within 45 days of the filing of the plan with the Planning Board, the Planning Board shall deem the plan to be an accurate representation of the resource areas located on the parcel(s). Notwithstanding the Conservation Commission's

failure to provide written confirmation as set forth above, the Planning Board may, at any time prior to rendering a decision under this Bylaw, request the Conservation Commission's or their agent's evaluation of the NULA calculation submitted by the Applicant.

570.7 Determination and Calculation of Development Rights in Sending Areas

To establish the maximum number of development rights available for transfer from the sending area, the applicant shall file a NULA calculation and map, as described in Section 570.5, for each sending area parcel. The NULA calculation and map shall include all supporting information as deemed necessary by the Planning Board. Then, using the NULA calculation, the maximum number of development rights available for transfer shall be determined by dividing the NULA by the minimum lot area requirement for one housing unit as imposed by the Wareham Zoning Bylaw upon the sending area parcels. If a calculation leads to a partial number, the number of development rights will be rounded down to the previous next whole number.

For example and illustrative purposes only:

1. 10 acres of Net Useable Land Area x 43,560 s.f./acre = 435,600 s.f.
2. The minimum lot size in an R-60 district for a 1-family dwelling is 60,000 s.f.
3. Therefore, 435,600 s.f. (sending parcel area in square feet)/60,000 s.f. (minimum lot size) = 7.26 = 7 residential development rights available for transfer.

570.8 Determination of Development Rights in Receiving Areas

1. Receiving Area Density

The total number of development rights available for transfer to a Receiving Area shall be the same number as determined in Section 570.5.2, above.

The maximum number of development rights approved for transfer to the receiving area parcels (and therefore the receiving parcel's development density) shall be reduced, if necessary, to comply with the limits set forth below and any conditions imposed by the Planning Board in the Planning Board's grant of a Special Permit.

In addition, approved development within receiving areas shall be serviced by: (1) public water and (2) public sewer. Where public sewer is not readily available and on-site treatment of wastewater is planned, the SPGA shall impose as a condition of approval, the limitation of significant nitrogen concentrations at the Receiving Area parcel(s).

Storm water runoff shall be managed and controlled to meet the design requirements for non-point source pollution in compliance with the Planning Board's Rules and Regulations governing the Subdivision of Land, Section V.B Drainage, Section VI.A. Drainage and Appendix 7. Storm water Management Standards.

2. Limits on Receiving Parcel Housing Density

The number of development rights approved for transfer to a receiving parcel, when added to the number of development rights permitted by the underlying zoning of the receiving parcel, shall not exceed the following on a per acre basis:

- a) 12 dwelling units per acre: 2 or more dwelling units per structure
- b) 8 dwelling units per acre: single-family, detached dwelling units

3. Single-family, detached residential structures are permitted according to the following density and dimensional requirements:

Minimum Lot Area	5,000 s.f.
Minimum Lot Frontage	50 feet
Minimum Lot Depth	75 feet
Minimum Front Setback	20 feet
Minimum Side Setback	5 feet
Minimum Rear Setback	10 feet
Maximum % Building Coverage	45%
Maximum % Lot Coverage	75%

570.9 Procedural Requirements

Land within the designated sending and/or receiving areas may either be developed pursuant to underlying zoning regulations or the owner or its agent may petition the Planning Board for a TDR Special Permit pursuant to the terms and conditions of Section 570 et seq., other applicable provisions of the Wareham Zoning Bylaw and the Special Permit, if issued by the Planning Board. The Special Permit approval may allow for development of the receiving parcels pursuant to the combined development rights of the underlying zoning and the development rights permitted to be transferred from the sending parcels. Applicants seeking a TDR Special Permit shall own in fee simple their respective properties affected by the TDR Special Permit within the proposed sending areas and the proposed receiving areas; or, be in possession of a valid purchase and sale or option agreement on the parcels not held in fee simple.

Applicants are not required to own both the sending area parcels and receiving area parcels for a TDR Special Permit. Distinct property owners may enter into a voluntary agreement transferring development rights from one owner to another. The receiving area property owner may compensate the sending area owner with a mutually agreed upon value for each development right transferred from the sending area properties.

Unless and until the transfer of development rights has been approved by the Planning Board pursuant to Section 570 et seq. and said Special Permit decision has been recorded at the Registry of Deeds or at the Land Court Registry District for Plymouth County, the development rights shall be deemed to be un-severed from the sending parcel(s). After development rights have been transferred, they shall be deemed to be permanently severed from the sending parcel(s) and wholly appurtenant to the receiving parcel(s).

Applicants for a Special Permit pursuant to Section 570 et seq. shall provide the Planning Board with appropriate consultant review funds as determined by the Planning Board pursuant to the provisions of G.L. c.44, s.53G.

570.10 Permanent Conservation of Sending Area Parcels

In exchange for the grant of a TDR Special Permit, sending area parcels shall be permanently conserved through a Conservation Restriction (CR), as defined above. This CR shall be recorded either at the Registry of Deeds or at the Land Court Registry District for Plymouth County and shall be in a form acceptable to the Planning Board of the Town of Wareham. Alternatively, in exchange for the grant of a TDR Special Permit and in lieu of a CR, the sending area owner may transfer fee simple ownership of the sending area parcel(s) to one (or a combination) of the following: (1) the Town of Wareham to be placed under the care, custody and control of the Conservation Commission and accepted by it for park and open space use; (2) a nonprofit organization, the purpose of which is the conservation or preservation of open space and which is acceptable to the Town as a bona fide conservation organization; or (3) the Commonwealth of Massachusetts to be held for conservation purposes pursuant to Article 97 of the Massachusetts Constitution.

The owner of the sending parcels shall record at the Registry of Deeds or at the Land Court Registry District for Plymouth County either the aforementioned CR or the aforementioned deed. Evidence of said recording shall be transmitted to the Planning Board indicating the recording data therefor. The grant of the Special Permit for the transfer of development rights shall be conditioned upon such CR or deed, and no Special Permit for the transfer of development rights shall be effective until the CR or deed noted above has been so recorded and proof of recording returned to the Planning Board.

No building permits shall be issued for the receiving area parcels unless and until the Special Permit has become effective.

570.11 Decision Criteria

The Special Permit authorizing the transfer of development rights shall reference the Wareham Assessor's map with lot numbers of both the sending parcel(s) and the receiving parcel(s).

Special Permits enabling the transfer of development rights and the combination of those rights with development rights pursuant to underlying zoning may be granted by the Planning Board upon its written determination that the benefits of the proposed transfer of development rights and combination of those rights with development rights pursuant to underlying zoning outweighs the detrimental impacts the proposed development would have on abutting lands, neighborhoods or the Town of Wareham. The Planning Board shall review and make determinations on the application for a Special Permit, including written findings of satisfaction of each of the following criteria:

1. The transfer of development rights preserves or provides one or more of the following in the sending areas: open spaces, natural areas, wildlife, flora, and habitats for endangered species; protection of ground water, surface water, drinking water, as well as, other natural resources; visual attributes; historical features, ecological significance; value for recreation and/or future Town water supply;
2. The transferred development rights are to be used in a designated receiving area;
3. The resulting development permits a development density no greater than that allowed by the combination of underlying zoning and the transferred development rights and that such development is superior to conventional development permitted by the underlying zoning given the enhanced protection of natural resources, availability of parking and other appropriate amenities, stormwater protection and improvements to local community or village features and their respective environments;
4. The resulting development complies with the currently adopted versions of the Master Plan, the Housing Production Plan, and the Open Space and Recreation Plan; and
5. The resulting development complies with relevant provisions of the Zoning Bylaw, Subdivision Rules and Regulations, and regulations governing wetland protection, wastewater disposal, current and future public water supplies and coastal waters.

570.12 Governance

The filing and public hearing requirements as set forth in G.L., c. 40A, s.9 shall govern Special Permit applications and decisions. The Planning Board acting as the Special Permit Granting Authority shall have the ability to adopt Rules and Regulations for the Transfer of Development Rights (TDR) Special Permit following procedures set forth in G.L., c. 40A. These regulations may include design requirements and standards addressing open space, streets, parking, pedestrian access, infrastructure, and building design standards.

Until such time that these Rules and Regulations are adopted by the Planning Board, the requirements of the *Planning Board Rules and Regulations for Special Permits* shall apply to Special Permit applications filed and reviewed pursuant to Section 570, et seq.

570.13 Severability

If a Court of competent jurisdiction holds any provision of this Bylaw invalid, the remainder of the Bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this Bylaw shall not affect the validity of the remainder of the Town of Wareham's Zoning Bylaw.

580 Special Permit in the Conference Recreational District

580.1 General

In order to permit a mixture of retail, residential, open space, general commercial and office uses, and a variety of building types, tracts of land within the Conference Recreational District may be developed under a Special Permit granted by the Planning Board as herein defined and limited.

580.2 Special Permit Authority

The Planning Board (Board) may grant a Special Permit for construction of a mixed-use project in the Conference Recreational District. The Special Permit shall conform to this By-Law and to

Massachusetts General Laws Chapter 40A, Section 9 and to regulations which the Board may adopt for carrying out its requirements hereunder.

1. Purpose - The purpose of the mixed-use Special Permit is to provide for a mixture of residential, open space, retail, office and other compatible uses within the Conference Recreational District in order to foster greater opportunity for the construction of quality developments on large tracts of land by providing flexible guidelines which allow the integration of a variety of land uses and densities in one development, provided that such land usage is shown to be for the public good and will serve to preserve and protect the public health, safety and welfare; and
2. will improve the physical and aesthetic qualities of the Conference Recreational District and encourage the most appropriate use of land within the Conference Recreational District and improve and/or reinforce the livability and aesthetic qualities of the surrounding neighborhood and/or environment, and
3. is consistent with the objectives of the Zoning By-Law.

580.3 Review Procedure for Mixed Use Special Permit Application

The review procedure for a mixed use Special Permit consists of three steps:

1. a pre-application conference,
2. submission by the applicant and review by the Planning Board of a
3. Preliminary Plan for the proposed mixed-use development, and
4. a submission by the applicant and review by both the Planning Board of an
5. application and final plan for a mixed-use Special Permit.

580.4 Procedure for Preliminary Plan

1. The applicant shall file with the Town Clerk, at least fourteen (14) days before a regularly scheduled meeting of the Planning Board, the original and one (1) copy of the preliminary plan accompanied by the form entitled "Submission of Preliminary Plan Mixed-Uses". The applicant shall at the same time submit to the Planning Board eight (8) copies of the preliminary plan.
2. A fee of \$350.00 (certified check) made out to the "Town of Wareham" shall accompany the submission of the preliminary plan to the Town Clerk.
3. The applicant shall also, at the time the preliminary plan is filed, submit additional copies of the preliminary plan for distribution by the Planning Board to such Town boards and agencies as the Planning Board shall deem appropriate.
- a. The applicant shall meet with the Planning Board to discuss the preliminary plan.
4. The Town boards and agencies receiving copies of the preliminary plan shall submit to the Planning Board written recommendations on the preliminary plan within 30 days after filing of the preliminary plan. Failure to report to the Planning Board within 30 days shall be deemed lack of objection to the application, unless the Planning Board elects to contact such Town board or agencies requesting such a response.
5. The applicant is encouraged to meet with the Town boards and agencies receiving copies of the preliminary plan during the review period.
6. The Planning Board within 45 days from filing of the preliminary plan shall review and determine whether the proposed project is consistent with the development of the Town and this By-Law. The Planning Board may suggest modifications and changes to the development described in the preliminary plan and shall make a written report of its recommendations to guide the applicant in the preparation of the final plan. The written report of the Planning Board shall be filed in the Town Clerk's office; after such filing the applicant may proceed to file its final plan.
7. If the Planning Board is unable to file its written report within 45 days after filing of the preliminary plan, the Planning Board shall notify the applicant, in writing, of the issue(s) preventing such a report in which case the Planning Board shall have an additional 21 days to file said written report.

580.5 Contents of Preliminary Plan

A preliminary plan shall comprise the graphic and narrative materials described below.

1. Graphic materials shall include plans of sufficient number, character

and clarity to show the proposed development and the existing conditions on the site. Such graphic materials shall show at least:

- a) existing and proposed lines of streets, ways, utility and all
- b) easements, and any public areas within or next to the parcel;
- c) existing and proposed lines the approximate boundary lines of
- d) existing and proposed lots with appropriate areas and dimensions;
- e) the proposed system of drainage, including adjacent existing natural waterways, including any planned nitrogen reduction from surface water runoff;
- f) the existing and proposed topography of the site at five foot or smaller contour intervals;
- g) the proposed wastewater disposal system
- h) existing and proposed buildings, significant structures and proposed open space and proposed site amenities, and proposed circulation patterns; and,
- i) an analysis of the natural features of the site, including wetlands, flood plain, slopes over 10%, soil conditions and other features requested by the Planning Board or required by any regulation of the Board.

2. Written materials shall include the following:

- a) a description of the proposed mixed-use development, showing the planning objectives and the character of the development to be achieved through the mixed-use Special Permit;
- b) description of the neighborhood in which the parcel lies, including utilities and other public facilities and the general impact of the proposed mixed use upon them; and,
- c) summary of environmental concerns.
- d) a pro-forma for the entire proposal along with evidence of financial capacity to undertake and complete the proposed development

580.6 Submission of Final Plan

1. The applicant shall file the original application for a mixed use Special Permit and the original of the final plan together with one (1) copy of those materials, with the Town Clerk. The applicant shall also submit to the Planning Board and to those boards and agencies set forth in this Section at the time the application is filed with the Town Clerk, a copy of the application and the final plan. The Final Plan shall comply, except as may be waived by the Planning Board, with the substantive Rules and Regulations of the Planning Board and with Sections 1530-1534, inclusive, of this By-Law and the Design Standards and Guidelines contained in Section 730 of this By-Law
2. The Town boards and agencies receiving copies of the final plan shall submit to the Planning Board written recommendations on the application and final plan within 30 days of the filing of the transmittal letter certifying that copies of the final plan have been forwarded.
3. The Planning Board, within 65 days of the filing of the final plan with the Town Clerk, shall hold a public hearing, notice of which shall be given in the manner and to the parties provided in of this By-Law and Massachusetts General Laws Chapter 40A, Section 11, and to any other property owners deemed by the Planning Board to be affected thereby.
4. The Board shall, within 90 days following the public hearing, issue a written decision setting forth the reason or reasons for its decision or actions. Such written decision may provide that the application is approved as submitted, is approved subject to modifications or conditions, or is denied. A copy of the Board's decision shall be filed within fourteen days with the Town Clerk and shall be mailed forthwith to the applicant. Failure by the Board to issue a written decision taking final action on the application within 90 days following the public hearing shall be deemed to be a grant of the application and the Town Clerk shall issue forthwith, upon request, a certificate of such failure to act.
5. Approval of a Special Permit for a mixed-use shall require a majority vote of the Board.
6. The final plan, as approved by the Board, shall be filed with the Town Clerk and recorded with the Plymouth Registry of Deeds or the Plymouth Registry District of the Land Court, as appropriate.
7. Special Permits granted under this Section shall lapse in two years, excluding time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use has

not sooner commenced or if construction has not been begun. The Board may grant an extension for good cause after a hearing, as provided in Massachusetts General Laws Chapter 40A, Section 11, and shall grant an extension if the delay has been caused by the need to seek other permits related to the development.

8. No construction or reconstruction except as shown on the recorded final plan, or as provided in Section 590.11 hereof, approved amendments to such plan, shall occur without a further submission of plans to the Board; and a notation to this effect shall appear upon the recorded final plan and upon deeds to any property within the mixed-use parcel.
9. Following filing with the Wareham Town Clerk and recording with the Plymouth Registry District, a final plan which has been approved pursuant to the provisions of this By-Law shall be deemed to run with the land, as provided in this Section of the By-Law.

580.7 Minimum Requirements

The mixed-use Special Permit shall be subject to the following conditions, and the Planning Board shall make a determination that the project meets the requirements of Massachusetts General Laws Chapter 40A, Section 9 and this mixed-use By-Law as to all the following conditions:

1. the mixed use is consistent with the purpose set out in 590.2 of this By-Law;
2. execution, delivery and recording of such covenants, agreements and instruments running with the land and binding on the owner of the parcel, its legal representative, successors, heirs and assigns, and enforceable by the Town, as the Board may require, and in form and substance satisfactory to it, in order to ensure adherence to the terms of the Special Permit issued hereunder;
3. the prior approval of detailed plans for the project including, without limiting the generality of the foregoing, plans showing all structures and improvements on the parcel, all ways and utilities serving the same (which plans shall, except as waived by the Planning Board, comply with the procedural and substantive Rules and Regulations of the Planning Board), all lot lines, easements and rights of way of record, building plans and specifications illustrating preliminary landscaping and architectural design, showing types, location and layout of buildings, typical elevations, as well as the general height, bulk and appearance of structures, and such other and further documents, studies, reports or data which the Board deems desirable in order to assist it in making its determination;
4. the Board may, in appropriate cases, impose density, dimensional and setback requirements in addition to those required by this By-Law; and
5. the Board may, in appropriate cases, reduce the density, dimensional and setback requirements set forth elsewhere in this By-Law.

580.8 Permitted Uses and Intensity of Use:

1. the specific mixture of uses and square footages within the Conference Recreational District shall be the prerogative of the developer, subject to design and Site Plan Review powers accorded to the Planning Board, except that any Special Permit application with the Conference Recreational District must include an existing or proposed regulation 18 hole golf course, par 70 or higher and meet the minimum lot size requirement set forth in 590.9.a below.
2. Permitted Uses

In addition to the uses allowed with the Conference Recreational District, the Planning Board may allow such other uses, including, but not limited to, residential units, single family or multi-family, free standing, attached and/or multi-story, but excluding large, so-called "big box" retail uses, that the Planning Board deems to be appropriate, best and highest land uses within the Conference Recreational District and in harmony with the general purpose of this By-Law, upon finding that allowing said uses will encourage the preservation of valuable open space and promote the more efficient use of land in harmony with its natural features and will protect and promote the health, safety and general welfare of the inhabitants of the Town.

Uses not allowed in Section 320 of this By-Law may be permitted as part of the originally approved final plan if, in the judgment of the Board, the proposed use does not create health, traffic or safety problems for the remainder of the development area and abutter areas and is

consistent with the remaining land uses in the mixed-use area and the overall plan contemplated by the Special Permit Application.

580.9 Dimensional Requirements

1. Site Area Requirements - A minimum of 100 acres is required within the Conference Recreational District. The parcel(s) shall be contiguous; however, a public transportation, utility, parking area or public ways shall not constitute a boundary or property line in computing the size of the contiguous parcel. The public transport, utility, parking area or public way, however, shall not be used in the calculation of the total project area.
2. Density – The Planning Board shall determine the appropriate density during the Hearing on the Special Permit application, notwithstanding any provision of this By-Law to the contrary
3. Dimensional Requirements - The Planning Board shall determine the appropriate dimensional requirements during the Hearing on the Special Permit application, notwithstanding any provision of this By-Law to the contrary
4. Setbacks - The Planning Board shall determine the appropriate dimensional requirements during the Hearing on the Special Permit application, notwithstanding any provision of this By-Law to the contrary
5. Open Space - The Open Space (as that term is defined in Article 16 of this By-Law) within the proposed development may be used for recreational purposes as described in Section 817.3 of this By-Law.
6. Height - No building within the mixed-use development shall exceed 55 feet in height above the average finished grade of abutting properties. Parking facilities within the building(s) shall not be calculated as part of the allowable height.

580.10 Parking Requirements

In all mixed-use developments adequate off-street parking shall be provided. The Board and the applicant shall have as a goal, for the purposes of defining adequate off-street parking for the development, making the most efficient use of the parking facilities to be provided and minimizing the area of land to be paved for this purpose. In implementing this goal the Board shall make provisions for complementary or shared use of parking areas by activities having different peak demand times, and the applicant shall locate adjacent uses in such a manner as will facilitate the complementary use of such parking areas. Implementation of such complementary use of parking areas may result in reductions in the parking requirements set out in this subsection of the By-Law. The parking may be at ground level, underground or in a parking garage. Parking garages can be free standing (in which case 55 feet is the allowed maximum height) or as part of buildings with commercial or residential purposes. If a free standing parking structure is proposed, the spaces must be assigned to specific uses at the time of the submission of the final plan.

580.11 Amendments

After approval of the mixed use Special Permit by the Board, the developer may seek amendments to the final plan as approved by the Board as provided below:

1. Minor amendments shall be defined and administered in accordance with regulations adopted by the Board.
2. An application for a major amendment shall be filed with the Town Clerk. The applicant shall also submit copies of the application for a major amendment with the Building Commissioner and the Planning Board. An application for a major amendment shall comply with subsections 5 and 6 of this Section.

590 Solar Energy Generation Facilities

591. Purpose

The purpose of this by-law is to encourage the use of solar energy generation facilities and provide for the construction and operation of ground-mounted solar energy facilities and to provide standards for the placement, design, construction, monitoring, modification and removal of large ground-mounted solar energy facilities that address public safety, minimize impacts on scenic, natural and historic

resources of the Town and provide adequate financial assurance for decommissioning. The provisions set forth in this section shall take precedence over all other sections when considering applications related to the construction, operation, and/or repair of large ground-mounted solar energy facilities.

592. Applicability

All ground-mounted solar photovoltaic installations proposed to be constructed after the effective date of this section will be subject to Site Plan Review in accordance with Article 15 of this Zoning By-Law and the additional standards of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment. Roof-mounted solar energy facilities are not governed under this section and are permitted in all districts when connected behind the meter.

592.1 Compliance with Laws, Ordinances and Regulations

The construction and operation of all large ground-mounted solar energy facilities shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements.

592.2 Special Permit Granting Authority

The Zoning Board of Appeals shall be the Special Permit Granting Authority for large ground-mounted solar energy facilities requiring a Special Permit under this bylaw.

592.3 Site Plan Review Authority

The Planning Board shall be the Site Plan Review Authority for large ground-mounted solar energy facilities under this bylaw.

593. Application for Site Plan Review

Application for Site Plan Review shall require the filing of a site plan review application and site plan in accordance with Article 15 of this Zoning By-Law. Such plans shall contain the following specific information for an application to be considered complete:

- 593.1 Landscape plan including sizes, types and numbers of plantings and details. Existing vegetation and other unique land features shall be preserved where feasible.
- 593.2 Plans of the large ground-mounted solar energy facilities signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures.
- 593.3 Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures.
- 593.4 A stormwater management plan detailing the existing environmental and hydrological conditions of the site, proposed alterations of the site and all proposed components of the drainage system and any measures for the detention, retention, or infiltration of water, for the protection of water quality and protection from flooding.
- 593.5 A description of the solar energy facility and the technical, economic and other reasons for the proposed location and design shall be prepared and signed by a registered professional engineer.
- 593.6 Confirmation prepared and signed by a registered professional engineer that the large ground-mounted solar energy facilities comply with all applicable Federal and State standards.
- 593.7 One or three line electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices.
- 593.8 Documentation of the major system components to be used, including the photovoltaic panels, mounting system, inverters.

593.9 Documentation of the sound generated by equipment used in the production of electrical energy, including any proprietary documentation.

593.10 An operation and maintenance plan (see also section 595 on decommissioning).

593.11 The Planning Board may require the proponent to pay for professional services to evaluate the proposal.

594. Design Standards.

Unless otherwise expressly provided by this section of the bylaw requirements of the underlying zoning district shall apply, except and in addition, the following standards which shall apply.

594.1 Large ground-mounted solar energy facilities shall meet the following standards:

1. Be sited on a parcel of at least three (3) acres in size (no less than 130,680 square feet), and no more than ten (10) acres in size (no more than 435,680 square feet). The portion of the parcel used for solar generation facilities must have been previously cleared of trees for a period of at least five (5) years prior to the date of submission of the project for approval. Aerial photos that are date-time stamped or come from a government source may be used to show the time of clearing. The appropriate reviewing board will have the sole discretion in determining compliance with this standard. [Under review by Attorney General until March, 2022]
2. Meet the requirements and standards for industrial uses found in Article 7: Design Standards and Guidelines of this Zoning By-Law.
3. The front yard depth shall be in accordance with Article 6 of this Zoning By-Law; provided, however, that where the lot abuts or is across the street from a Residential district or residential development, the front yard setback for all structures including fencing and vegetated buffer shall not be less than 50 feet, and may be more, as determined at the sole discretion of the permit granting authority, depending on visibility of the facility because of the density of vegetation and/or topography. Earthen berms and landscape plantings may be required according to Article 10: Landscaping, of this Zoning By-Law.
4. Each side yard shall be in accordance with Article 6 of this Zoning By-Law; provided, however, that where the lot abuts a Residential district, the side yard setback and vegetated buffer shall not be less than 50 feet, and may be more, as determined at the sole discretion of the permit granting authority, depending on visibility of the facility because of the density of vegetation and/or topography. Earthen berms and landscape plantings may be required according to Article 10: Landscaping, of this Zoning By-Law.
5. The rear yard depth shall be in accordance with Article 6 of this Zoning By-Law; provided, however, that where the lot abuts a Residential district, the rear yard setback and vegetated buffer shall not be less than 50 feet and may be more, as determined at the sole discretion of the permit granting authority, depending on visibility of the facility because of the density of vegetation and/or topography. Earthen berms and landscape plantings may be required according to Article 10: Landscaping, of this Zoning By-Law.
6. All large ground-mounted solar energy facilities shall be fenced for security. Fencing that is visible from right-of-way or residences shall be a type of fence acceptable to the permit granting authority. All fencing shall be designed to blend into the landscape.
7. The project proponent shall submit a plan for the operation and maintenance of the large ground-mounted solar energy facilities, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.
8. No large ground-mounted solar energy facilities shall be approved or constructed until evidence has been given to the permit granting authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the large ground-

mounted solar energy facilities owner or operator's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

592.2 On-site solar energy facilities shall meet the following standards:

1. Meet the requirements and standards found in Article 7: Design Standards and Guidelines, and Article 10: Landscaping, of this Zoning By-Law.
2. Be sized by electrical load according to the building they serve and must be connected to the customer side, behind the electrical service metering equipment.
3. Be setback, at a minimum, to the underlying district requirements for accessory structures.
4. Not cast glare to abutting uses by providing screening methods.
5. Not permit the equipment to create excessive noise to abutters by installing inverters as far from abutting structures as feasible.

592.3 These additional design standards shall apply to all systems:

1. All appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other and shall be screened from the view of persons not on the parcel, public rights-of-ways and all residential districts.
2. Lighting of solar energy facilities shall be consistent with state and federal law. Lighting of appurtenant structures shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the solar photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
3. There shall be no signs, except announcement signs, no trespassing signs or any signs required to warn of danger. A sign is required that identifies the owner and operator with an emergency telephone number where the owner and operator can be reached on a twenty-four hour basis.
4. All utility connections shall be underground except to the extent that underground utilities are not feasible in the reasonable determination of the board review.
5. Inverters and transformers shall be sited so as to minimize sound impact to residences.
6. Clear cutting of trees and natural vegetation shall be kept to the minimum necessary for the construction, operation and maintenance of the solar photovoltaic facility.
7. Setbacks shall provide for adequate screening of noise and glare from abutting uses and structures. Techniques such as dense natural vegetated plantings, earthen berms or increased setbacks will be required, depending upon site specific conditions. Setbacks shall not be disturbed by access roads, except where allowed by the permit granting authority for access to the site. Setbacks shall not be used for any purpose other than natural vegetation or other screening required by the reviewing board. Setbacks from property lines shall be as provided above for the type of large ground-mounted solar energy facilities.
8. The solar energy facilities owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the applicable fire chief. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the large ground-mounted solar energy facilities shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
9. No solar energy facilities shall be constructed, installed or modified as provided in this section without first obtaining a building permit.
10. The solar energy facilities owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of

security measures. Site access shall be maintained to a level acceptable to the applicable fire chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the large ground-mounted solar energy facilities and any access road(s), unless accepted as a public way.

593. Abandonment or Decommissioning

The owner, operator, their successors in interest shall remove any ground-mounted solar energy facility which has reached the end of its useful life or has been abandoned. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the permit granting authority by certified mail of the proposed date of discontinued operations and plans for removal.

593.1 Decommissioning shall consist of:

1. Physical removal of all ground-mounted solar energy structures, equipment, security barriers and transmission lines from the site.
2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
3. Stabilization and re-vegetation of the site as necessary to minimize erosion. The permit granting authority may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

593.2 Abandonment: Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the solar energy facility shall be considered abandoned when it fails to operate for more than one year without the written consent of the permit granting authority. If the owner or operator of the solar energy facilities fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the town may enter the property and physically remove the installation.

593.3 Financial Surety: Proponents of ground-mounted solar energy facilities shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Town, equivalent to 125 percent of the cost of removal and compliance with the additional requirements set forth herein. Such surety will not be required for municipal- or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The submission shall include a mechanism for calculating and adjusting the increased value of the surety removal costs due to inflation.

594. Criteria for Special Permit Review and Approval.

594.1 If required, a Special Permit may be granted under this section if the Zoning Board of Appeals finds that each of the design review standards set forth above have been met and that the location of the ground-mounted solar energy facilities is suitable and that the size and design are the minimum necessary for that purpose.

594.2 The Zoning Board of Appeals shall also impose, in addition to any applicable conditions specified in this section, such conditions as it finds reasonably appropriate to safeguard the neighborhood, public or otherwise serve the purposes of this section, including, but not limited to: screening, lighting, noise, fences, modification of the exterior appearance of the structures, limitation upon size, method of access or traffic features, parking, removal upon cessation of use or other requirements. Such conditions shall be imposed in writing and the applicant may be required to post bond or other surety for compliance with said conditions in an amount satisfactory to the Zoning Board of Appeals.

594.3 The Special Permit shall lapse if substantial use or construction has not commenced within two years of the date of issuance, except for good cause shown (including but not limited to appeals of the grant of the site plan or litigation enjoining the construction under the permit), and provided

further that such construction, once begun, shall be actively and continuously pursued to completion within a reasonable time.

- 596.4 The Zoning Board of Appeals may require the proponent to pay for professional services to evaluate the proposal.

ARTICLE 6:

Density and Dimensional Regulations

610 GENERAL REQUIREMENTS

611 LOT AREA, FRONTAGE, SETBACK AND HEIGHT REQUIREMENTS

All principal and accessory buildings shall be subject to the requirements outlined in Section 620. No principal building or accessory building thereof shall be erected on any lot:

1. With less than the minimum area or street frontage;
2. With less than the minimum setback distance from the front street line or side and rear lot lines;
3. That exceeds the maximum allowed height;
4. That exceeds the maximum percent coverage allowed for the building or lot;
5. With less than the minimum distance between the use and other residential uses.

612 LOT AREA CALCULATIONS FOR ZONING COMPLIANCE

In all zoning districts, no principal building shall be erected on any lot created after the effective date of this By-Law which has less than eighty percent (80%) of the minimum required lot area as contiguous upland, not including Riverfront areas as defined in the Massachusetts Wetlands Protection Act, for the zoning district in which it is located, (added October 25, 2004)

613 ONE PRINCIPAL RESIDENTIAL BUILDING PER LOT

In all districts, not more than one principal residential building with accessory structures having a residential use allowed in the respective district shall be erected, placed or converted on any lot, except where multiple family dwellings, apartments or condominiums are allowed by Special Permit, the Special Permit may provide for more than one principal building.

614 CORNER CLEARANCE

Between the lines on intersecting streets and a line joining points on such lines fifteen (15) feet distance from their points of intersection or, in the case of a rounded corner, the point of intersection of their tangents, no building, structure or planting may be maintained above a height three (3) feet above the plane through their curb grades.

615 LOT SHAPE FACTOR

All lots created for building purposes after the effective date of this By-Law shall be shaped so that they can contain within the buildable upland area a circle of a diameter, not less than the frontage requirements of the zoning district within which the lot is located. In addition, any portion of a lot, which is narrower in width than thirty feet, shall not be counted toward the required lot area. In cases where the Planning Board believes that proposed lots do not meet the Lot Shape Factor criteria and will not be detrimental to the intent of this regulation, the Planning Board has the authority to waive this requirement, (added October 25, 2004)

620 TABLE OF DIMENSIONAL REGULATIONS

Minimum and maximum lot and building dimensions shall be as specified in the following tables, subject to the further provisions of this Article.

Each zoning district in the Town of Wareham has a table of area, frontage, setback and height requirements. Each table has four use categories: (1) single-family residential (single); (2) duplex or two attached units (duplex); (3) multiple family which is defined as three or four attached units and apartments which is defined as five or more attached units (multi/apts); and, (4) other which includes all other non-residential uses allowed in that district (other). Note that area requirements differ from development on municipal sewer and septic systems.

622 VILLAGE DISTRICTS

OV1 OV2 WV1 WV2

Minimum Lot Area (square feet)				
1-family or 2-family dwelling	5,000	10,000	7,500	15,000
Other residential use:				
First dwelling unit	5,000	10,000	10,000 *1	15,000
Each additional unit	1,000	4,000	2,000 *2,3	2,000
Bed & Breakfast				
First unit	5,000 a	10,000	10,000 *1	10,000
Each additional unit	2,000	4,000	2,000 *2,3	4,000
Other nonresidential use	5,000	15,000	5,000	15,000
Minimum Frontage (feet)				
1 -family dwelling or 2-family dwelling	50	50	75	75
Other residential use	50	50	75	75
Nonresidential use	50	50	75	75
Minimum Front Setback (feet)				
1-family dwelling or 2-family dwelling	*4	*4	*4	*4
Other residential use	*4	*4	*4	*4
Nonresidential use	*4	*4	*4	*4
Minimum Side/Rear Setback (feet)				
1-family dwelling or 2-family dwelling	10	10	10	10
Other residential use	10	10	10	10
Nonresidential use	10	10	10	10
Maximum Height (feet)				
1-family dwelling or 2-family dwelling	35	35	40	35
Other residential use	35	35	40	35
Nonresidential use	35	35	40	35
Maximum Building Coverage (%)				
1 -family dwelling or 2-family dwelling	30	20	30	20
Other residential use	30	NR	30	20
Nonresidential use	30	NR	30	20
Maximum Impervious Surface (%)				
1 -family dwelling or 2-family dwelling	70	50	70	50
Other residential use	70	50	70	50
Nonresidential use	70	50	70	50

NA = Use not allowed NR = No regulation

1. 2,000 square feet if in an existing structure.
2. 2,000 square feet for each additional unit up to 40 units and 7,500 square feet for each unit beyond 40.
3. 1,000 square feet if in an existing structure.
4. The front setbacks in Village Districts shall be the average of the setbacks of five (5) residential structures on either side of the subject property.

Minimum Lot Area (square feet)	
1-family dwelling	30,000
2-family dwelling	45,000
Other residential use	20,000
Nonresidential use	30,000 *1
Minimum Frontage (feet)	
1-family dwelling	150
2-family dwelling	200
Other residential use	250
Nonresidential use	150
Minimum Front Setback (feet)	
1-family dwelling	20
2-family dwelling	20
Other residential use	30
Nonresidential use	20 *2
Minimum Side/Rear Setback (feet)	
1-family dwelling	10
2-family dwelling	10
Other residential use	20
Nonresidential use	10
Maximum Height (feet)	
1-family dwelling	40
2-family dwelling	40
Other residential use	40
Nonresidential use	40
Maximum Building Coverage (%)	
1-family dwelling	40
2-family dwelling	40
Other residential use	40
Nonresidential use	40
Maximum Impervious Surface (%)	
1-family dwelling	65
2-family dwelling	65
Other residential use	65
Nonresidential use	65
Distance of any Structure from a Residential District (feet)	
1-family dwelling	40
2-family dwelling	40
Other residential use	40
Nonresidential use	40

NA = Use not allowed NR = No regulation

1. For a motel, one acre plus 3,000 square feet for each additional unit in excess of 12.
2. For a motel, 50 feet.

624 Other Districts

CR MAR INST IND BDOD

Minimum Lot Area (square feet)					
1-family dwelling	NA	30,000	30,000	NA	NA
2-family dwelling	NA	45,000	45,000	NA	NA
Other residential use	NA	NA	30,000	NA	NA
Nonresidential use	30,000 *1	30,000	30,000	30,000	87,120
Minimum Frontage (feet)					
1-family dwelling	NA	150	150	NA	NA
2-family dwelling	NA	200	150	NA	NA
Other residential use	NA	NA	150	NA	NA
Nonresidential use	50	150	100	150	100
Minimum Front Setback (feet)					
1-family dwelling	NA	20	20	NA	NA
2-family dwelling	NA	20	20	NA	NA
Other residential use	NA	NA	20	NA	NA
Nonresidential use	10	20	20	20	25
Minimum Side/Rear Setback (feet)					
1-family dwelling	NA	10	10	NA	NA
2-family dwelling	NA	10	10	NA	NA
Other residential use	NA	NA	10	NA	NA
Nonresidential use	10	10	20	10	10
Maximum Height (feet)					
1-family dwelling	NA	35	30	NA	NA
2-family dwelling	NA	35	30	NA	NA
Other residential use	NA	NA	30	NA	NA
Nonresidential use	60	45	NA	50	40 *2
Maximum Building Coverage (%)					
1-family dwelling	NA	45	30	NA	NA
2-family dwelling	NA	45	30	NA	NA
Other residential use	NA	NA	30	NA	NA
Nonresidential use	NR	45	NR	50	25 *3
Maximum Impervious Surface (%)					
1-family dwelling	NR	60	60	NA	NA
2-family dwelling	NA	60	60	NA	NA
Other residential use	NA	NA	60	NA	NA
Nonresidential use	NR	60	60	70	65
Distance of any Structure from a Residential District (ft.)					
1-family dwelling	NA	50	NR	NA	NA
2-family dwelling	NA	50	NR	NA	NA
Other residential use	NA	NA	NR	NA	NA
Nonresidential use	NR	50	NR	50	NR

NA = Use not allowed

NR = No Regulation

1. For hotel, motel, or conference center, the minimum lot area shall be 30,000 square feet plus 1,000 square feet per guest unit if connected to the municipal sewerage system, or 30,000

square feet plus 6,000 square feet per guest unit if not connected to the municipal sewerage system.

2. The maximum height shall be the greater of 40 feet or three stories (exclusive of rooftop mechanical equipment).
3. The maximum allowed floor area ration (FAR) shall be 0.75.

625 ACCESSORY BUILDINGS

NA = Use not allowed NR = no regulations

	Residential Districts	Village Districts	Commercial Districts	MAR	INST	IND BDOD
Setback						
Front	(Notes 1 & 2)	(Notes 1 & 2)	(Notes 1 & 2)	(Note 2)	(Note 2)	(Notes 3 & 4)
Side	10 (Note 1)	10	10	20	10	20 (Note 4)
Rear	15 (Note 1)	15	15	20	15	20 (Note 4)
Height	20 (Note 1)	20	30	30	30	30 (Note 4)

1. For lots 10,000 SF in area and under, the limits shall be Side: 5 feet, Rear: 5 feet and Height: 20 feet. Building height shall be determined in accordance with the latest State Building Code 780 CMR
2. Front setbacks of accessory buildings shall be equal to or greater than the existing principal building's front setback.
3. Accessory buildings in Industrial District shall be located to the rear of the principal building.
4. Accessory buildings in the Business Development Overlay District shall be subject to the same setback and height requirements as for principal buildings in the district, as specified in Section 624.

626 DIMENSIONAL STANDARDS: INDUSTRIAL DISTRICT

NA = Use not allowed

DIMENSIONAL STANDARD	
MINIMUM AREA (sq.ft.)	
ON SEWER	30,000 sq.ft
ON SEPTIC	NA
FRONTAGE (ft.)	150 ft.
SETBACKS (ft.):	
FRONT	50 ft. on Route 28 20 ft.
SIDE/REAR	20 ft
MAXIMUM BUILDING HEIGHT (ft.):	
PRINCIPAL	50 ft.
MAXIMUM % OF IMPERVIOUS LOT COVERAGE	
BUILDING	50%
LOT	70%
MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE (ft.)	50 ft.

627 DIMENSIONAL STANDARDS: GENERAL COMMERCIAL (CG) DISTRICT

NA = Use not allowed

DIMENSIONAL STANDARD	
AREA (sq.ft.)	
ON SEWER	20,000 sq.ft
ON SEPTIC	40,000 sq.ft.
FRONTAGE (ft.)	150 ft.
SETBACKS (ft.)	
FRONT	20 ft. minimum / 80 ft. maximum
SIDE/REAR	15 ft.
MAXIMUM BUILDING HEIGHT (ft./floors)	
PRINCIPAL	42 ft. / 3 floors
MAXIMUM IMPERVIOUS LOT COVERAGE	
BUILDING	40%
LOT	60%
MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE (ft.)	30 ft.
MINIMUM LOT AREA/DU (sq.ft. /DU) (for Apartments in Mixed Use buildings)	5,000 sq.ft. / 1 st DU + 1,000 sq/ft./ add DU
MAXIMUM SIZE BUILDING FOOTPRINT (sq.ft.)	30,000 sq.ft.

628 DIMENSIONAL STANDARDS FOR EXISTING SMALL LOTS

AA – Average Alignment

Lawfully Existing Lots in Residential Districts

Category	Lots	Front Setback	Side Setback	Rear Setback	F.A.R.
1	0-5,000 s.f.	AA	10'	10'	30%
2	5,001 – 10,000 s.f.	20'	10'	10'	25% *
3	10,001 – 15,000 s.f.	20'	10'	10'	17% *

*Total allowed floor area shall not be less than the maximum allowed by the prior, smaller size category

Lawfully Existing Lots in Village District

Category	Lots	Front Setback	Side Setback	Rear Setback	F.A.R.
1	0-5,000 s.f.	AA	10'	10'	25%
2	5,001 – 10,000 s.f.	AA	10'	10'	20% *
3	10,001 – 15,000 s.f.	AA	10'	10'	17% *

*Total allowed floor area shall not be less than the maximum allowed by the prior, smaller size category

ARTICLE 7:

Design Standards and Guidelines

710 GENERAL REQUIREMENT

All new utilities (such as electric telephone, cable, water, gas, etc.) shall be installed underground in all Zoning Districts.

Design Standards are required in the Onset Village Districts, Wareham Village Districts, and Conference Recreational District as outlined in Sections 710, 720, and 730. Such design standards must be complied with unless a Special Permit is approved upon determination by the Board of Appeals that the district's objectives are met despite noncompliance.

Design Guidelines are provided as recommendations, but are not required.

720 ONSET VILLAGE DISTRICTS

721 APPLICABILITY

The design standards and guidelines in this section shall apply to all development in the OVI and OV2 districts.

722 DESIGN STANDARDS

722.1 Building Facade

For all businesses at least 50 percent of the wall area between the floor and ceiling of the first floor facing and within six feet of a paved public sidewalk shall be transparent.

722.2 Lot Frontage

The entire lot width parallel to any street having right-of-way width of 50 feet or more shall be occupied by a building, fence, plantings of 30 inches or more in height, or a driveway not exceeding 16 feet in width.

722.3 Building Entrances

Buildings shall have lighted entrances every 60 linear feet or less of wall facing a paved sidewalk.

722.4 Vehicular Access

No private vehicular entrance likely to be used more than 100 times per day (e.g., serving more than 15 dwelling units, 18 motel guest units, 1,000 square feet retail area, 650 square foot restaurant or any gas station or drive-in facility) shall cross a sidewalk on a street having right-of-way width of 50 feet or more.

722.5 Screening

The following shall be screened (screening in this context shall mean an area at least four feet wide, densely planted with evergreen trees or shrubs three feet or more in height when planted, or a wall, fence, or earth berm 42 inches or more in height, or equivalent visual screening by natural vegetation or difference in elevation between potential viewers and the screened areas) from any adjacent premises from which they would otherwise be visible:

1. Outdoor commercial recreation;
2. Outdoor sales displays;
3. Contractor's yard;
4. Open storage;

5. Loading and service areas;
6. Drive-in theater;
7. Outdoor parking for five or more cars.

722.6 Exterior Lighting

Illuminated signs, parking lot lighting, building floodlighting, or other exterior lighting shall be so designed and arranged that their collective result does not create so much light over-spill onto adjacent premises that it casts observable shadows, and so that it does not create glare from unshielded light sources. If all the following are not met, it will be presumed that the above performance requirements are satisfied.

1. Internally illuminated signs on the premises collectively total not more than 2,000 watts.
2. Externally illuminated signs employ only shielded lights fixed within three feet of the surface they illuminate.
3. Exterior lighting fixtures are mounted not more than 15 feet high.
4. Building floodlighting totals not more than 2,000 watts.

722.7 Disturbance to Neighbors

No sound, noise, vibration, odor, or flashing (except for warning devices, temporary construction or maintenance work, parades, agricultural activities, or other special circumstances) shall be observable without instruments in a commercial district more than 200 feet from the boundaries of the originating premises, or in a residential district more than 40 feet from the boundaries of the originating premises.

723 DESIGN GUIDELINES

723.1 A major element of the roof (eaves, parapet, gravel stop) should reach down to within twenty feet of grade at the front of the building.

723.2 Visible siding materials other than transparent glass should be non-reflective, avoiding the appearance of structural glass, porcelain enamel, polished stone or terrazzo, or exposed metal.

723.3 Basic siding colors should be white, gray, brown, russet, yellow, red brick, or weathered wood, with bright accent colors used on selected elements.

723.4 Storefront door and glazing trim, if metallic, should be painted or else anodized to a dark color.

723.5 Size and detailing of architectural elements should reflect domestic, rather than monumental, scale.

723.6 Building detailing should provide small-scale elements of interest at pedestrian viewing distance.

723.7 The appearance of wood-frame construction is most appropriate in villages, such as Onset and Point Independence.

723.8 Deep overhanging elements are characteristic of some villages, such as Onset and Point Independence.

723.9 Reflection of Carpenter Gothic Characteristics without stylistic imitation is especially appropriate where that style still persists, as in Onset and Point Independence.

723.10 Any plantings should use species characteristic of the region rather than imported exotics.

730 WAREHAM VILLAGE DISTRICTS

731 APPLICABILITY

The design standards in this section shall apply to all development in the WV1 and WV2 districts.

732 DESIGN STANDARDS

Any extension, alteration or reconstruction of existing buildings should use the original design insofar as practical. New construction should reinforce the architectural style of existing buildings in terms of building design, siding, material and texture, color and bulk, and should result in a harmonious blend of the new and old. Use of brick, clapboard, shingle, masonry or non-reflective materials is encouraged. Sheet metal, reflective materials or similar siding lacking texture is strongly discouraged.

740 CONFERENCE RECREATIONAL DISTRICT

741 APPLICABILITY

The design standards in this section shall apply to all development in the CNF District.

742 DESIGN STANDARDS

742.1 Screening

The following shall be screened from any adjacent premises from which they would otherwise be visible:

1. Loading and service areas
2. Outdoor parking for five or more cars
3. Outdoor recreation

742.2 Lighting

Illuminated signs, parking lot lighting, building floodlighting, or other exterior lighting shall be so designed and arranged that their collective result does not create light overspill onto adjacent premises and casts observable shadows, and that it does not create glare from unshielded light sources.

750 INDUSTRIAL DISTRICT

751 APPLICABILITY

The following Design Standards apply to construction of all industrial and commercial uses and site infrastructure within the IND (Industrial) District.

752 PURPOSE

These Design Standards seek to encourage development of high-quality light industrial uses in attractive landscaped settings. Also, these Design Standards are established to ensure industrial uses are appropriately screened from view from adjacent residential and commercial districts, as well as adjoining public ways. "Green" or "sustainable" building practices are to be encouraged as well.

Internal Street Design & Curb Cut Access

752.1 Street Widths & Corner Turning Radii

1. Two-way streets shall be a minimum width of 24 feet from curb-to-curb. **Refer to Article 9 of zoning By-Laws.**
2. Corner street turning radii, measured at the curb line, shall be constructed to a minimum turning radius of 20 feet to allow WB-40 size trucks vehicles and fire apparatus to properly maneuver at intersections.

752.2 Street Surface Paving

Streets shall be paved with a sealed bituminous surface layer on a bituminous binder layer on gravel and/or stone underlay foundation.

- 752.3 Curbing (Refer to Planning Board Rules and Regulations) Street curbs shall be of granite material and shall be installed as either vertical or sloped curbing.

- 752.4 Sidewalks
Minimum 5-foot-wide concrete (bituminous is not allowed) sidewalks (clear width) shall be constructed along all internal streets.
- 752.5 Curb Cut Access Locations
Curb cuts and driveways to individual properties shall be provided from internal streets rather than directly from Route 28. Where curb-cut access to individual properties is possible only from Route 28, then share use of single curb cuts by adjoining property owners.
- Landscape & Buffer Strip Design (See Article 10 of the Zoning By-Law. Should conflicts exist, the more stringent standard applies).
- 752.6 Buffer Strip Adjacent to Public Arterials (Route 28) Industrial uses adjoining Route 28 shall be screened from view from the road by a 50-foot-wide landscape buffer strip between the sideline of the roadway and the industrial use (which includes: but is not limited to, parking, signage, or equipment). Such buffer shall be planted with native and naturalized shade trees and low shrubs of sufficient density to effectively screen the industrial use from view.
- 752.7 Buffer Strip Adjacent to Internal Streets and Roadways. Internal streets (public or private) within the IND District shall include a 10-foot-wide landscaped buffer strip between the required sidewalk and the industrial use. Such buffer shall be planted with shade trees and low shrubs of sufficient density to effectively screen the industrial use of its parking and service areas from view (Refer to 2.1.1. above).
- 752.8 Buffer Strip Adjacent to Residential and Commercial Districts (See Article 10, Sections 1040 and 1050)
- 752.9 Landscaping with Parking Lots [See Article 10, Section 1062]
- 752.10 Building Design
- 752.11 Building Materials - Exterior
Exterior cladding materials shall be either masonry, masonry units, stone, or wood. Exceptions are subject to approval by Industrial District Design Review Committee.
- 752.12 Building Facade Designs facing Streets and Roads
1. Facades of buildings facing internal streets or public ways shall have a minimum of 15% windows and entry doors; windows shall be taller than wider at a ratio of 1 ½ to 1.
 2. Truck loading platforms, loading bays, and garage or loading platforms overhead doors shall be located on the side or rear facades of buildings.
- 752.13 Rooftop Design
Rooftop mechanical equipment shall be screened from public view.
- 752.14 Parking Lots
Parking Lot Locations
Employee and truck parking shall be at the sides or rear of buildings.
- 752.15 Site Lighting
1. Internal Street Lighting
 - a) Adequate street lighting on internal streets shall be provided according to industry standards.

- b) Street lighting shall be a sharp cut-off down-light fixture type that does not allow the escape of ambient light to adjoining properties.
- 3. Site Lighting
Site lighting shall be a sharp cut-off down-light fixture type that does not allow the escape of ambient light to adjoining properties. Light fixtures shall not be more than 20 feet high
- 4. Parking Lighting
Parking lighting shall be as appropriate per industry standards.
- 5. Exterior Building Lighting
Exterior building lighting shall be directed toward subject building. Confine illumination to subject property only.

752.16 Disturbance to Neighbors
Noise and Vibration

No noise (except for temporary construction or maintenance work) or vibration shall be detectable without instruments in commercial districts adjoining the IND District at more than 50 feet from boundaries of originating premises, or, in a residential district at more than 200 feet from boundaries of originating premises. In no instance shall noise be detectable without instruments in adjoining commercial or residential districts after 10:00 p.m.

752.17 Site Drainage & Stormwater Retention

Site drainage and stormwater retention shall conform to the Commonwealth of Massachusetts Department of Environmental Protection's Stormwater Pollution Prevention guidelines as most recently amended.

752.18 All conflicts are subject to review by the Industrial District Design Review Committee.

760 DESIGN STANDARDS & GUIDELINES FOR COMMERCIAL DISTRICTS

761 APPLICABILITY

The design standards and guidelines in this section shall apply to all commercial development including multi-family housing in the Strip Commercial CS, Mixed Use Developments, General Commercial CG, and Planned Commercial CP districts.

The illustrations address general principals and design criteria including but not limited to the following:

Lot and building dimensional controls, site access, parking, landscaping, building setbacks, façade design, and architectural building form and design; and are meant to facilitate the review by providing design/site planning criteria to evaluate proposed developments.

762 ACCESS, PARKING AND LOADING DESIGN STANDARDS

762.1 Shared curb cuts with abutters are encouraged.

762.2 On-site internal auto circulation aisles and pedestrian pathways between the parking lots of property abutters are encouraged so that vehicles and pedestrians are not required to egress onto the frontage road to travel to adjacent properties or businesses. The design intention is to minimize the amount of curb cuts on Rte. 28 and other major thoroughfares.

762.3 Where possible, curb cuts shall be aligned with curb cuts on the opposite side of the adjacent primary frontage road or new internal street to allow the creation of 4-way intersections. The design intention is to create 90-degree intersections, wherever possible.

762.4 Large parking areas are discouraged at the front of buildings. No more than one double-loaded bay of parking (64ft wide) may be located in the required front yard setback, but it must be visually screened from view by passing motorists on the adjacent primary road(s). Most parking is encouraged to be located at the side or rear of building.

- 762.5 Loading, service areas and dumpsters shall either be located so as to not be visible from adjacent primary road(s), or, at a minimum, if such loading areas are within sight of the primary road, they shall be screened from view by fences and/or landscaping.
- 762.6 New internal streets shall link to primary frontage public road and/or where feasible to existing adjoining neighborhood collector streets to the sides or the rear of the development site as long as such links do not cause adverse traffic or pedestrian safety impact to surrounding residential streets or neighborhoods based upon a traffic impact analysis.
- 762.7 New internal streets shall have a minimum of 64-foot right of way width to include sidewalks, curbs, street trees (planted in sidewalk or in landscape strip between curb and sidewalk) and curbside parking along both sides of the new internal streets.

763 LANDSCAPING DESIGN STANDARDS

- 763.1 A minimum of 30% of the site must be landscaped and pervious; front yards shall be landscaped or surfaced with pervious materials. Paved seating areas, building appendages such as porticos, bay windows and porches are encouraged.
- 763.2 A portion of the minimum required landscaped area should be configured to provide a "useful" outdoor landscaped open space other than drainage areas.
- 763.3 One tree for every 10 cars must be planted within parking lot aisles and islands. Aisles and islands with material shall be appropriately sized to allow for proper watering and growth. Where feasible, match the island or aisle width to the mature canopy size of the proposed tree.
- 763.4 A landscaped buffer zone of 15 feet must be provided along the front street line. No cars may be parked within the 15-ft. wide landscape buffer zone. The landscaped buffer shall include a soil berm of minimum 24-inch height and be sufficiently planted so as to visually screen parked cars.
- 763.5 Planting a row of native street trees (shade-providing canopy) is encouraged within the 15-ft wide landscaped buffer zone along the primary street frontage. Base of tree shall be no closer than 10 feet to edge of road pavement.
- 763.6 Commercial uses must be buffered from adjacent residential lots by landscaping and fences.
- 763.7 Within large lots, existing stands or clusters of mature trees and/or natural rock outcroppings should be preserved, if preservation of such features does not onerously prohibit the reasonable development of the site.

764 ARCHITECTURAL DESIGN GUIDELINES

- 764.1 Roof Forms
A variety of roof lines is encouraged, including front gable, side gable, hip, and flat (with or without a parapet), particularly where buildings are to be sited close together within the same development. All buildings should have defined cornice.
- A. Dormers are encouraged on residential and mixed-use buildings, provided that the ridge of any dormer is below the ridge of the main roof.
 - B. Buildings sited at the intersection of two or more streets should consider the creation of a focal point on the streetscape, such as a tower or cupola, provided that the height of any such focal point does not exceed 1.25 times the building height.
 - C. Locate Accessory Rooftop Elements, such as roof decks and railings, roof access hatches, mechanical equipment and elevator head houses out of view from the street wherever possible; screening may be required, by means of parapets, walls, fences, dense evergreen foliage or

other suitable means, to reduce visual impact, provided that the screening itself does not exacerbate the problem of visibility.

1. Utilize skylights with a traditional flat or hipped profile; avoid bubble skylights.
2. Provide roof decks with a low profile relative to the slope of the roof.
3. Where railings are required; provide style that is visually permeable and no more than 4.5 feet tall, to reduce their visual impact.
4. Screen all mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, with the intent of causing minimal acoustic intrusion on building occupants and adjacent uses.

764.2 Windows

Fenestration patterns may vary from building to building within the same development but should exhibit general consistency along a streetscape. Ground-floor windows should be provided for all buildings; upper floors windows may be enhanced with bays or balconies. Vertical proportions for windows are preferred; continuous horizontal bands of window glass are discouraged. Windows should be of clear glass to allow two-way visibility, which enhances safety on the street and creates a visually interesting pedestrian environment; dark tinted or mirrored glass is not permitted, but interior window treatments may be provided for privacy. Exterior shutters or blinds are encouraged, and should be designed to fit the size and shape of window openings.

764.3 Exterior Materials

Exterior building materials and finishes should convey an appearance of permanence and durability, and should reflect historical southern New England architecture. Natural materials are preferred, such as wood, masonry, stone, stucco, glass, terra cotta, tile, and metal; however, high quality synthetic materials may also be considered. Glass curtain walls, reflective glass, and dark tinted glass are not permitted. Variety in materials is encouraged, especially where a development includes multiple buildings.

764.4 Building Façade Articulation

All buildings should be designed with varied and articulated facades to provide visual interest and decorative patterning in exterior wall materials should be considered. Long expanses of blank walls facing the street or public open space are not encouraged, either on the ground floor or on upper floors. Where building frontage along a street is greater than 100 feet, architectural elements such as vertical piers, bay windows, and recessed entrances should be used to maintain variety along the streetscape.

764.5 Transition Lines:

Non-residential and mixed use buildings of more than one story should provide a transition line above the first floor level, expressed architecturally by a storefront cornice, a belt course, a change in materials, sign band, a canopy or awning, or similar element. Changes in the plane of the façade resulting in an overhanging second story are not encouraged; however a continuous roof, arcade, awning or canopy that shelters the public sidewalk may be considered. The transition line should be relatively consistent, but does not need to be at the exact same height, across buildings within the same block.

764.6 Building Entries

At least one building entry/entries should be located on the front of the building facing the adjacent highway or internal street. Such entry/entries shall be accessible by sidewalk and shall be open during all business hours. Building entries should be articulated in their exterior materials to express their purpose.

764.7 Typically, a minimum of 30% of a commercial building façade's surface area facing adjacent primary public roads should be glazed storefronts or windows.

764.8 Storefront windows may either provide views into the interior space used by a business, or be used for display only, enclosed on the interior by opaque walls. All storefront windows should be lit at night. Storefront entrances may be recessed.

765 SUSTAINABLE DESIGN GUIDELINES

765.1 Rainwater collection.

As part of the stormwater management plan, consideration should be given to rainwater collection systems to be utilized on site for irrigation and/or other landscape design features to minimize use of potable water.

765.2 Parking shall not exceed minimum zoning

The development plan should not exceed minimum zoning requirements in respect to number of parking spaces without documentation that the proposed use requires additional parking and the excess parking does not deem itself a hazard to the character and design of the overall development plan.

765.3 Alternative transportation

Access to public transportation shall be considered by the applicant and incorporated into the design where feasible. Where public transportation is not accessible, consideration shall be given to providing preferred parking designated for car/van pool participants, covered bicycle storage, and fueling stations for electric powered vehicles.

765.4 Renewable Energy

Sources of renewable energy such as geo-thermal, solar panel, wind, and biomass shall be considered in conjunction with conventional sources of energy.

765.5 Recycled Materials.

Re-use of recycled building materials, recycled content materials, and materials manufactured regionally are encouraged.

765.6 Storm water Management.

On-site storm water retention basins are discouraged; where they are utilized they should be designed as landscape site amenities.

ARTICLE 8:

Alternative Residential Site Development

810 RESIDENTIAL CLUSTER DEVELOPMENT

811 PURPOSE

To encourage the preservation of valuable open space and promote the more efficient use of land in harmony with its natural features, and to protect and promote the health, safety and general welfare of the inhabitants of the town.

812 USE REGULATIONS

1. The Planning Board may grant a Special Permit approving a Residential Cluster Development in all Districts.
2. The lots for building purposes shall be grouped in a cluster or clusters, and within each cluster the lots shall be contiguous.
3. The allowable dwelling type shall be the same as the allowed in the zoning district of the proposed development
4. The created principal streets, if any, shall be offered to the Town for acceptance as public ways upon completion.

813 DENSITY

The total number of proposed lots in the development shall not exceed the number of lots which could be developed in the underlying zoning district for single family residential development.

814 PROCEDURES

814.1 Filing of Application

Each application for a Special Permit to cluster shall be filed with the Planning Board, with a copy filed forthwith with the Town Clerk, and shall be accompanied by 11 copies of a preliminary plan of the entire tract under consideration, prepared by a registered civil engineer or registered landscape architect

814.2 Contents of Application

Said application and plan shall be prepared in accordance with the Planning Board's requirements for a preliminary subdivision plan provided in the Rules and Regulations Governing the Subdivision of Land, whether or not the development constitutes a subdivision, and shall include proposed location, bulk and height of all proposed buildings. In addition, the applicant shall provide the following information:

1. The number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements or covenants.
Areas such as:
 - a) Any bank, freshwater wetland, coastal wetland, beach, dune, flat marsh, or swamp bordering on the ocean, any estuary, creek, river, stream, pond or lake;
 - b) Land under any of the water bodies listed above;
 - c) Land subject to tidal action;
 - d) Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development.

2. An analysis of the site, including wetlands, slopes, soil conditions, areas within the 100 year flood, trees over 5 inches DBH and such other natural features as the Planning Board may request

814.3 An environmental impact assessment report relating to the proposed plan and a copy of the environmental impact report if otherwise required. Such reports to be conducted by a party mutually agreed upon by the Planning Board and the prospective developer.

814.4 A description of the neighborhood in which the tract lies, including utilities, schools, road conditions and other public facilities, and the impact of the proposed plan upon them.

814.5 Evaluation of the open land proposed within the cluster, with respect to size, shape, location natural resource value, and accessibility by residents of the Town or of the cluster.

814.6 Traffic report describing existing and future traffic patterns within and adjacent to the proposed development

814.7 List of abutters, certified by Board of Assessors'.

814.8 Review of Other Boards.

Before acting upon the application, the Board shall submit it with the plan to the following boards, which may review it jointly or separately: Board of Health, Town Engineer, Conservation Commission, Water Department, Sewer Commissioners, Police Department, Fire Department, Municipal Maintenance Department, and Building Inspector.

814.9 Planning Board Approval

Planning Board approval of a Special Permit or a Site Plan Review shall neither oblige the Planning Board to approve any related preliminary or definitive plan for subdivision nor substitute for such approval. However, the Planning Board may allow an applicant to combine a submission for a Special Permit or a Site Plan Review with a submission for a preliminary or definitive subdivision approval if such submission conforms to all requirements for both a Special Permit or a Site Plan Review and subdivision approval. In such case, the Planning Board may conduct a combined public hearing for both a Special Permit or Site Plan Review and subdivision approval.

815 FINDINGS OF THE BOARD

The Planning Board may grant a Special Permit under this Section only if it finds that the applicant has demonstrated the following: That the Cluster Plan will be in harmony with the general purpose of this By-Law and the requirements of General Laws, Chapter 40A and the long-range plan of the Town; that it will not have a detrimental impact on the neighborhood, will be designed with due consideration for health and safety, and is superior to a conventional plan in preserving open space, minimizing environmental disruption, allowing for more efficient provisions of services, or allowing for greater variety in prices or types of housing. In addition, the plan must meet the specific requirements of Sections 816-818 of this By-Law.

816 MINIMUM DIMENSIONAL REQUIREMENTS

816.1 The area of the tract to be developed shall be not less than ten (10) acres for single-family dwellings nor less than twenty-five (25) acres for two family dwellings or multiple family dwellings.

816.2 No single lot shall contain less than 10,000 square feet for each single family dwelling; not less than 20,000 square feet for each two-family dwelling; and, not less than 40,000 square feet for each multiple-family dwelling.

816.3 Lots shall have a minimum frontage on a public or private way as indicated in the chart below, except that a lot of less than 20,000 square feet on the turning circle of a dead-end street may have a frontage of seventy-five (75) feet, provided that the shortest distance between side lot lines shall be at least eighty (80) feet at every point more than forty (40) feet from the street line to the dwelling or main nonresidential structure:

Lot Size (Square feet)	Frontage(feet)
10,000 – 39,000	100
40,000 or greater	125

816.4 Minimum front, side and rear yard requirements shall be the same as in the zoning district in which the development is proposed.

817 REQUIRED OPEN LAND

817.1 At least 50% of the tract, exclusive of land set aside for roads and parking, shall be open land. At least 30% of the open land shall be suitable for passive or active recreational use.

817.2 Such open land, together with the areas in the building lots devoted to buildings, roads or parking, shall equal or exceed the area otherwise required under this Zoning By-Law for the total number of units contemplated in the development, except that water bodies and land already subject to legally enforceable covenants or easements shall not be included in this computation.

817.3 This open land may be used for recreational purposes including golf courses, riding trails, tennis courts, gardens, swimming pools, natural buffers, utilities and other non-structural facilities necessary for the convenience and enjoyment of the residents.

818 OWNERSHIP AND MANAGEMENT OF COMMON OPEN SPACE

818.1 Ownership

Such open land shall either be conveyed to the city or town and accepted by it for park or open space use, or be conveyed to a non-profit organization the principal purpose of which is the conservation of open space, or to be conveyed to a corporation or trust owned or to be owned by the owners of lots or residential units within the plot.

If such a corporation or trust is utilized, ownership thereof shall pass with conveyances of the lots or residential units in accordance with the following requirements:

1. The corporation or trust must assign each individual unit owner as a tenant-in-common owner of the Common Open Space;
2. Each owner of the Residential Cluster Development shall automatically become a member of the corporation or trust upon purchase of a unit or units within the development;
3. The deed to each unit shall include a proportionate share of the Common Open Space;
4. The corporation or trust shall own and maintain the Common Open Space in perpetuity, and shall not dispose of any portion of the Common Open Space by sale or other means;
5. The provisions establishing the corporation or trust shall be approved by Town Counsel.

In any case where such land is not conveyed to the city or town, a restriction enforceable by the city or town shall be recorded providing that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway.

818.2 Management

1. Each application for a Residential Cluster Development must include a description and plan of how the Common Open Space will be maintained in perpetuity.
2. The applicant shall provide an agreement satisfactory to Town Counsel that if the Town of Wareham is required to perform any maintenance work, the owners of residences in the

development would pay the cost thereof and that the cost shall be a lien upon their properties until said cost has been paid.

3. The applicant shall provide, as part of the Common Open Space, an agreement satisfactory to Town Counsel empowering the Town of Wareham to perform maintenance of the Common Open Space in the event of failure to comply with the above.

818.3 Non-Commercial Use

There shall be a covenant in the deeds to the dwellings approved by Town Counsel that will not allow the commercial use of any dwelling in a Residential Cluster Development including but not limited to any form of multiple ownership of time or interval of a dwelling unit.

819 FURTHER REQUIREMENTS

819.1 No use other than residential or recreational shall be permitted.

819.2 No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown upon the plan.

819.3 No certificate of occupancy shall be issued by the Building Inspector until he has certified to the Planning Board that the premises have been built in accordance with the plan approved by the Board hereunder.

819.4 The Board may impose other conditions, safeguards, limitations on time and use, pursuant to its regulations.

819.5 The Board may grant a Special Permit hereunder for clustering even if the proposed development is not subject to the subdivision control law.

819.6 Except insofar as the subdivision is given 8 years protection under General Laws, Chapter 40A, Section 6, the Special Permits under this section shall lapse within two years, excluding time required to pursue or await the determination of an appeal, from the grant thereof, if a substantial use has not sooner commenced or if construction has not begun, except that the Planning Board may grant an extension for good cause and shall grant an extension if the delay was caused by the need to seek other permits.

819.7 After granting the Special Permit, the Planning Board may permit relocation of lot lines within the cluster. However, any change in the overall density, street layout, or open space layout will require further hearings.

820 MULTIPLE FAMILY AND APARTMENT DWELLINGS

821 PURPOSE

To provide buildings, or a portion thereof, designed for occupancy by 2 or more families living independently of each other.

822 GENERAL PROVISIONS

A multiple family or apartment dwelling development shall comply with the following provisions, and with all other provisions of this By-Law except as specifically modified by the provisions of this section.

823 DEVELOPMENT STANDARDS – GENERAL

823.1 Each dwelling unit in a multiple family or apartment dwelling shall contain at least 650 square feet of livable floor area, exclusive of closets and bathrooms.

823.2 The development shall be served by a public water system adequate in terms of fire protection and domestic use.

824 DEVELOPMENT STANDARDS - MR-30 AND COMMERCIAL DISTRICTS

824.1 The minimum lot area for multiple family dwellings or apartments shall be five acres.

824.2 No structure in the development shall be located closer than 200 feet from a coastal wetland.

824.3 The number of multiple family dwelling units or apartments shall not exceed the number of dwellings that would be allowed for a conventional single-family residential development

824.4 The development shall be served by a public sewerage system, if such is accessible as provided in Section 2:10 of Article XI of the State Sanitary Code. If the public sewerage system is not accessible as aforesaid, then the development may be served by an individual on-lot septic system, which meets minimum requirements of Article XI of the State Sanitary Code, and the Rules and Regulations of the Board of Health.

824.5 Screening and buffers shall be required between the development and adjacent properties. Such a buffer strip shall be at least 20 feet in width, and it shall contain a screen of plantings in the center of the strip. The screen shall not be less than five feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than three feet on center, and shall thereafter be maintained by the owner or occupants so as to maintain a dense screen year round. At least 50 percent of the plantings shall consist of evergreens. A solid wall or fence not to exceed six feet in height complemented by suitable plantings may be substituted for such landscape buffer strip as provided by the Board of Appeals. The strip may be part of the yard.

824.6 Where the total number of apartment dwelling units to be developed at one time or in any successive stages exceeds 12 dwelling units, the development shall include an outdoor recreation area with at least 500 square feet per unit for each two-bedroom unit plus 1,000 square feet per unit for each unit of three or more bedrooms. Housing for the elderly and one-bedroom units are exempt from this requirement.

825 DEVELOPMENT STANDARDS -VILLAGE DISTRICTS

825.1 Dwellings shall be connected to the municipal sewerage system.

825.2 Windows in habitable rooms shall be set back at least seven feet from any side or rear lot line they face.

825.3 In the Wareham Village 1 District, public amenities shall be provided such as, but not limited to, plantings, landscaped areas, public vista and pedestrian access to the waterfront, benches, screening of waste disposal receptacles, sidewalk improvements, handicap parking and access, and lighting of alleys and entry ways.

826 APPLICATION SUBMITTALS

Plans shall be submitted to the Planning Board showing the location of the multiple family dwellings, roads, parking areas, water mains, sewer mains (or leaching beds, if municipal sewer is not available), all conforming to the Planning Board's Rules and Regulations Governing the Subdivision of Land.

827 FINDINGS FOR GRANTING OF SPECIAL PERMIT

In addition to the findings for granting of Special Permits generally, the Special Permit Granting Authority shall make the following findings prior to granting a Special Permit for a multiple family or apartment development:

- 827.1 The proposed multiple family or apartment development shall be compatible with the adjacent land use
- 827.2 The proposed multiple family or apartment development shall not create undue traffic congestion, or unduly impair pedestrian safety.

830. LOCAL INITIATIVE PROGRAM – LOCAL ACTION UNITS – AFFORDABLE HOUSING – NEW CONSTRUCTION

831: PURPOSE: To create a Local Initiative Program to provide the residents of Wareham the ability to have some control over, and to benefit from, the State's Affordable Housing Requirements by allowing residents to use the State's minimum zoning allowances, as conditioned within this zoning bylaw, to create affordable housing that shall be included in the Town's Subsidized Housing Inventory (SHI).

832: GENERAL PROVISIONS: A single family or two-family residence may be constructed, subject to the following standards and provisions, if 100% of the unit(s) are deed restricted as Affordable. "Affordable" is defined as being able to be bought or rental by someone whose total annual household income does not exceed 80% earnings of the Area Median Income (AMI) or less, as identified by HUD's median family incomes, derived from the American Community Survey and / or the Massachusetts Department of Housing and Community Development Income guidelines.

833: DEVELOPMENT STANDARDS – GENERAL

1: LOT SIZE: Any property to be developed under this bylaw shall consist of a lot that is shown on an Approved Plan, created and approved prior to January first, nineteen hundred and seventy-six, which contains at least five thousand (5,000) square feet of area and fifty (50) feet of frontage and shall be a lot that was joined in common ownership with others due to previous changes in the Town's zoning. The proposed lot shall conform with and compliment other lots and homes in the neighborhood.

2: SETBACKS: Development of the property shall comply with the pre-existing, non-conforming setbacks that existing properties in the same zoning area are required to abide by.

3: SIZE: The construction of the proposed dwelling shall have a footprint of at least fifteen percent (15%) of the lot area, but shall not exceed twenty percent (20%) of coverage. Based on a 5,000 square foot lot, the dwelling shall have a 750 to 1,000 square feet footprint. The dwelling shall not exceed 35 feet in height.

4: WATER and SEWER: The lot shall be served by a public water system adequate in terms of fire protection and domestic use. The lot shall also be within an area served by sewer, or shall be required to comply with Title V Sanitary Regulations without needing to obtain a Special Permit or Variance from the Board of Health.

5: PERMITTING: As this is a Local Initiative Program, the current owner of the existing property shall file a "Local Action Unit" Application with the Board of Selectmen, or their staff designee. As part of the application, the owner shall provide a copy of the original plan or Assessor's records that identify the lots that are currently joined under existing zoning, and a plan showing the proposed lot divided off the current property, and that the 5,000 square feet shall be satisfied by both the proposed lot and the contributing property.

6: FEES and APPROVALS: The Application Fee shall be \$100. The Inspectional Service (Building, Electricity, Plumbing) Fees, sewer connection fees, shall be calculated at fifty-percent of existing fees. The Board of Selectmen shall utilize staff to determine the appropriateness of the proposed Local Action Unit(s). The Board of Selectmen, or their staff designee, shall provide approval within 45 days of the application. If the proposal is rejected by a staff designee, the applicant may appeal to the Board of Selectmen. If it is rejected by the Board of Selectmen, the applicant may file an appeal in accordance with M.G.L. c. 40A, § 17.

7: DEED RESTRICTION REQUIREMENT: Once approved by the Town, the owner may do one of three options;

1. The current owner may choose to sell the newly recognized lot for a price not to exceed to ten percent (10%) of the sale price of an affordable three-bedroom home, as determined by the Massachusetts Department of Housing and Community Development for someone making 80% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property at the time of the sale. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.
2. The current owner may choose to develop the property themselves to sell. The property shall be deemed to have no value for determining costs of construction, but the owner shall be able to profit up to twenty percent (20%) of the construction costs. The total in construction costs and the twenty percent profit shall not exceed the Affordable Sales Price, as determined by DHCD for someone making 80% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property at the time of the sale. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.
3. The current owner may choose to develop the property, and keep it for rental income.
 1. If the newly developed property is a single family dwelling, the rental price shall be determined by DHCD rental limits for someone making 80% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property prior to a building permit is issued, and another in the Board of Selectmen's approved form, at the time of a occupancy permit is issued. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.
 2. If the newly developed property is a two-family dwelling, the rental price for each unit shall be determined by DHCD rental limits for someone making 60% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property prior to a building permit is issued, and another in the Board of Selectmen's approved form, at the time of an occupancy permit is issued. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.
4. Once the Town has achieved it's 10% affordable housing goal, it shall suspend this by-law until the next Census which will determine if the Town has fallen below the 10% threshold, at which time, the Town shall re-institute this bylaw until the Town achieves the 10% threshold again.

840. LOCAL INITIATIVE PROGRAM – LOCAL ACTION UNITS – AFFORDABLE HOUSING – EXISTING PROPERTIES

841: PURPOSE: To create a Local Initiative Program to provide the residents of Wareham the ability to have some control over, and to benefit from, the State's Affordable Housing Requirements by allowing residents to participate in and benefit from creating additions into deed restricted affordable apartments; to be allowed to deed restrict existing "in-law" apartments as affordable; and to provide "Amnesty" to residents with illegal apartments, allowing them to bring the illegal apartment up to code without penalties and to deed restrict it affordable; as conditioned within this zoning bylaw, to create affordable units that shall be included in the Town's Subsidized Housing Inventory (SHI).

842: GENERAL PROVISIONS: A single family residence may construct an "in-law" apartment or add on a traditional apartment, subject to the following standards and provisions, if the unit is deed restricted as Affordable. "Affordable" is defined as being able to be bought or rental by someone whose total annual household income does not exceed 80% earnings of the Area Median Income (AMI) or less, as identified by HUD's median family

incomes, derived from the American Community Survey and / or the Massachusetts Department of Housing and Community Development Income guidelines.

843: DEVELOPMENT STANDARDS – GENERAL

1: LOT SIZE: Any property that is to be developed under this bylaw shall consist of a lot with at least 50 feet of frontage and at least a 5,000 square foot lot. The proposed addition shall conform with and compliment other and homes in the neighborhood.

2: SETBACKS: The construction of an addition under this bylaw shall comply with the pre-existing, non-conforming setbacks that existing properties in the same zoning area are required to abide by.

3: SIZE: The construction of the addition shall limit the total dwelling footprint to no more than twenty percent (20%) of lot coverage. Based on a 5,000 square foot lot, the entire dwelling shall have a 750 to 1,000 square feet footprint. The dwelling shall not exceed 35 feet in height.

4: WATER and SEWER: The lot shall be served by a public water system adequate in terms of fire protection and domestic use. The lot shall also be within an area served by sewer, or shall be required to comply with Title V Sanitary Regulations without needing to obtain a Special Permit or Variance from the Board of Health.

5: ACCESS and EGRESS: All units that are to be developed under this bylaw shall have a legal access and egress, as determined by the State Building Code.

6: "IN-LAW" CONVERSIONS: An "in-law" apartment for this bylaw shall be defined as an apartment that consists of one bedroom or less, with a kitchen area, bathroom and sitting area. Any property that was granted a Board of Appeals Special Permit or Variance in the past to construct an in-law apartment with conditions that it could not be rented, may apply for the in-law apartment to be counted as a "Local Action Unit." The applicant shall provide a copy of the Zoning Board Decision to the Board of Selectmen with the application. Upon approval, the Board of Selectmen, or its staff designee, shall grant a deed restriction that shall be filed with the Registry of Deeds allowing the "in-law" apartment to be rented, as long as the rent shall not exceed a rent that can be afforded by people who meet fifty percent (50%) of Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development.

7: PERMITTING: As this is a Local Initiative Program, the current owner of an existing property shall file a "Local Action Unit" Application with the Board of Selectmen, or their staff designee. As part of the application, the owner shall provide a plot plan showing the proposed addition and the proposed floor plan. It shall not exceed two bedrooms. The Board shall also consider and approve plans of an existing home being modified or remodeled by the interior only, which takes a portion of the floor space and / or a level and make it an apartment. The rents shall not exceed rent that can be afforded by people who meet seventy percent (70%) of Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development. The Deed Restriction shall be filed by the owner before an occupancy permit shall be issued.

8: FEES and APPROVALS: The Application Fee shall be \$100. The Inspectional Service (Building, Electricity, Plumbing) Fees, sewer connection fees, shall be calculated at fifty-percent (50%) of existing fees. The Board of Selectmen shall utilize staff to determine the appropriateness of the proposed Local Action Unit(s). The Board of Selectmen, or their staff designee, shall provide approval within 45 days of the application. If the proposal is rejected by a staff designee, the applicant may appeal to the Board of Selectmen. If it is rejected by the Board of Selectmen, the applicant may file an appeal in accordance with M.G.L. c. 40A, § 17.

9: DEED RESTRICTION REQUIREMENT: A copy of the deed restriction shall be filed with the following the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.

844: Once the Town has achieved it's 10% affordable housing goal, it shall suspend this by-law until the next Census which will determine if the Town has fallen below the 10% threshold, at which time, the Town shall re-

institute this bylaw until the Town achieves the 10% threshold again. Section approved by the Attorney General
December 23, 2021.

ARTICLE 9: Parking

910 ADMINISTRATION

The inflexible application of parking standards to determine the number of parking spaces required for a particular use may result in a development either with inadequate parking spaces or parking spaces in excess of needs. Therefore, deviations from normally accepted standards may be permitted if such deviations will reduce traffic congestion or parking violations or adjacent unauthorized land and present no increased traffic hazard to pedestrian or vehicular movement.

The number of parking spaces required for any use not listed in a category above shall be determined by the Building Inspector.

Relief from parking space requirements may be granted subject to a Special Permit by the Board of Appeals.

920 NUMBER OF PARKING SPACES REQUIRED

921 TABLE OF PARKING REGULATIONS:

Minimum parking spaces shall be as specified in the following table, subject to the further provisions of this Article.

Use	Number of Parking Spaces Required
1-Family Dwelling	2 per dwelling unit
2-Family Dwelling	2 per dwelling unit
3,4, and 5+ Dwelling	
1 bedroom	1.5 per dwelling unit
2 or more bedrooms	2 per dwelling unit
Elderly	1 per dwelling unit
Bank	1 space per 200 ft. 2 Gross Leasable Floor Area (GFA)
Bowling Alley	3 per lane
Business, Retail < 1,000	1 per 200 ft. 2 GFA
Business, Retail > 1000	1 per 300 ft. 2
Convenience Store	1 space per 150 ft. 2 GFA
Day Care Center	1 space per employee at maximum capacity plus a drop-off or parking area capable of receiving 25 % of the capacity of the day care center as determined by the Office For Children (OFC)
Guest House	1 per unit plus 2 for residence
Health or Athletic Facility	.75 space per occupant as calculated under the Massachusetts State Building Code for maximum occupancy.
Hospital	1 per bed for hospital
Laboratories, research and development	1 space per 300 SF GFA
Manufacturing uses and Industrial non-manufacturing	1 per 1.5 employees on largest shift plus 1 per vehicle stored on premises
Marina and/or Yacht Club	.5 per slip (indoor facilities add 1 per 6 person capacity)

Motel or Hotel	1 per unit
Motor Vehicle Repair	2 per lift or bay
Nursing Home	1 per 4 beds
Offices (business, professional and Administrative)	1 space per 250 SF GFA
Personal Services	1 per 150 ft. 2 GFA
Recreations, Commercial Indoor	1 per 5 seats
Recreation, Commercial Outdoor	1 per 4 person capacity
Restaurant or Theater	1 per 5 seats
Restaurant w/o Seating	6 spaces

930 DESIGN

931 EGRESS

All driveway entrances and exits shall be located a sufficient distance from intersecting streets and from other driveways to provide safe and efficient ingress and egress to both pedestrian and vehicular traffic. No driveway serving more than twenty-five (25) parking spaces shall have its centerline closer than one-hundred (100) feet to the centerline of an intersecting street nor shall any exit driveway serving more than twenty-five (25) parking spaces have an unobstructed view of oncoming traffic of less than two-hundred (200) feet.

932 AISLE AND DRIVEWAY REQUIREMENTS

932.1 Parking Area Aisles:

Parking Angle Degrees	Aisle Width One Way	Aisle Width Two Way
0	13'	19'
30	11'	20'
45	13'	21'
60	18'	23'
90	24'	24'

932.2 Turnaround spaces shall be provided in all dead-end parking aisles.

932.3 Driveways shall not be less than ten (10) feet in width for one-way traffic and eighteen (18) feet in width for two-way traffic except that for two-way traffic a driveway may be not less than twelve (12) feet in width when (A) it is not longer than fifty (50) feet; (B) it serves not more than six (6) spaces; and, (C) sufficient space is provided so that vehicles need not back out on a public street. Driveways shall not exceed twenty-four feet in width unless the applicant can demonstrate the necessity for greater width. Access driveways shall be paved with an all-weather surface at least fifteen (15) feet inside of connecting streets unless the street itself is not paved.

933 PARKING SPACE DIMENSIONS

933.1 Each parking space, except spaces for parallel parking, shall contain a rectangular area at least nine and one-half (9.5) feet wide by nineteen (19) feet long exclusive of aisle width; however, in parking areas containing twenty spaces or more, up to twenty (20) percent of the spaces may be not less than eight (8) feet wide and fifteen (15) feet in length provided they shall be conspicuously marked for compact cars only.

933.2 Spaces for parallel parking shall be not less than nine (9) feet wide by twenty-two (22) feet long.

933.3 Handicapped parking spaces shall be provided in accordance with the Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts Department of Public Safety

and shall be clearly identified by a sign stating such stalls are reserved for persons physically handicapped.

934 **SURFACING AND CURBING**

All off-street parking areas shall be provided with an all-weather surface and proper drainage. The SPGA may allow an alternative surface for parking areas provided such areas are graded and surfaced with a suitably stable material such as crushed stone or gravel to prevent excessive dust, erosion or unsightly conditions and provided the perimeter of such parking areas shall be defined by bricks, stones, railroad ties or other similar material.

Curbing shall be placed at the edges of surfaced areas, except driveways, in order to protect landscaped areas and to prevent the parking of vehicles within required setback areas. Entrance and exit driveways shall be clearly defined by curb cuts, signs, striping.

940 JOINT USE OF REQUIRED PARKING SPACES

941 **GENERAL**

One parking area may contain required spaces for several different uses, but except as otherwise provided in this section, the required spaces assigned to one use may not be credited to any other use.

942 **COMPLEMENTARY USES**

Cooperative use of parking spaces may be permitted by different uses if it can be demonstrated that the hours of peak parking demand for the uses served occur at different times. In such cases the same parking space may be credited to more than one use.

943 **LEGAL CONTROL AND CONTINUITY**

If joint use of the same parking space by two or more principal uses involves off-site parking then the provisions of Section 950, herein, are also applicable.

950 OFF-SITE PARKING

951 **GENERAL**

If the number of off-street parking spaces cannot be provided on the same lot as the principal use associated with these parking spaces, then space may be provided on adjacent or nearby lots in accordance with the provisions of this section.

952 **PROXIMITY**

All off-site parking spaces (except for employees) must be located within three hundred fifty (350) feet of the building entrance housing the use associated with such parking need and shall not be separated by a street having a right-of-way width of sixty (60) feet or more. Off-site parking spaces for employee use may be located within any reasonable distance.

953 **LEGAL CONTROL AND CONTINUITY**

The developer wishing to take advantage of the provisions of this section must present written evidence that he has permission to use the off-site parking spaces from the owner of such spaces and the developer must sign written acknowledgment that the validity of his permit depends upon his continuing ability to provide the required number of parking spaces.

960 SPECIAL PROVISIONS FOR CHANGE IN USE OF EXISTING BUILDINGS

Notwithstanding any other provisions of this section, whenever (1) there exists a lot with one or more structures constructed prior to the adoption of this section and (2) a change in use that does not involve any enlargement of the structure is proposed for such lot, and (3) the parking requirements that would be applicable as a result of the proposed change cannot be satisfied because there is insufficient room on the lot then the developer may be allowed a reduction in the

number of parking spaces required commensurate with (1) the parking space practically available on the lot where the development is located and (2) the reasonable availability of off-site parking.

If off-site parking does become reasonably available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer obtain off-site parking when it does become available.

970 STANDING AND LOADING

971 OFF-STREET LOADING FACILITIES AND SPACE

Adequate off-street loading facilities and space must be provided to service all needs created through new construction, additions to existing structures, or changes in use to existing structures.

972 LOCATION AND DESIGN

The loading and unloading shall be located and designed so that vehicles intended to use them can (1) maneuver safely and conveniently to and from a public right-of-way and (2) complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

973 ADMINISTRATION

The dimensions of the loading space may be reduced by the Administrative Officer to not less than three hundred (300) square feet, which includes access, and maneuvering space, when it is clearly evident that service vehicles utilizing said space will not require the area listed above.

974 ACCOMMODATION FOR QUEUES

Any facility, which from time to time has queues of waiting vehicles, shall have sufficient on-site space for such queues to avoid having cars stand on any public way or across any public sidewalk.

ARTICLE 10: Landscaping

1010 PURPOSE

The purpose of this Article is to ensure that there are properly vegetated and maintained landscaped buffers between potentially incompatible land uses in order to minimize and mitigate the potential impacts of noise, lighting, stormwater runoff and air pollution. These regulations will also serve to enhance and preserve the rural and visual character of Wareham by promoting high quality development projects.

1020 APPLICABILITY

This Article applies to all new non-residential development and to multi-family residential developments with more than 6 dwelling units. Expansions of any non-residential or multi-family residential project which exceed ten (10) percent of the existing gross floor area or one thousand (1,000) square feet, whichever is less, shall comply with these regulations.

1030 PLAN SUBMITTAL REQUIREMENTS

A landscape plan shall be submitted in conjunction with any other submittal required for a Special Permit, Site Plan Review or building permit. The board or official to whom the plan is submitted shall be responsible for determining acceptable landscaping standards where otherwise not provided.

1031 LANDSCAPE ARCHITECT

For new projects or expansions exceeding five thousand (5,000) square feet of non-residential development or more than three (3) multi-family dwelling units, the landscape plan shall be prepared by a registered landscape architect whose seal shall appear on the plan.

1032 PLAN COMPONENTS

A landscape plan shall be deemed complete when it contains the following:

1. A description of the site;
2. Proposed project and parking site plan;
3. Location, general type, and quality of existing vegetation, including trees;
4. Existing vegetation to be preserved;
5. Mitigation measures employed for protecting existing vegetation during construction and a sediment and erosion control plan;
6. Locations and labels for all proposed plants;
7. Plant lists or schedules with the botanical and common name, quantity, and spacing and size of all proposed landscape material at the time of plantings;
8. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved areas; and
9. Planting and installation details, including planting schedule, as necessary to ensure conformance with this Article.

1040 LANDSCAPED BUFFERS

1041 LANDSCAPED BUFFERS BETWEEN LAND USES

Landscaped buffers shall be provided between land uses as specified in Section 1042, and between residential developments and collector streets or arterials as specified in Section 1043. Existing woodlands, which meet the minimum requirements of each section, may substitute for landscaping.

1042 MINIMUM LANDSCAPED BUFFER

The following table sets forth the minimum required additional landscaped buffer between a proposed use and an existing adjacent use.

Minimum Landscaped Buffer (feet)

Adjacent Use	Single Family House	Two Family Dwelling	Multi-Family	Commercial	Office	Industrial
Single Family Home *	NONE	NONE	10	20	20	40
Two Family Home	NONE	NONE	10	20	20	40
Multi-Family Dwelling	10	10	10	20	20	40
Commercial Use	20	20	20	10	10	10
Office	20	20	20	10	10	10
Industrial	40	40	40	10	10	10

* Note: This applies to subdivisions requiring new road (s) i.e., not ANR Lots.

1043 BUFFERS FOR RESIDENTIAL DEVELOPMENTS

1043.1 Residential developments shall provide a buffer to minimize and mitigate the visual and noise impacts of any collector street or arterial.

This buffer may be provided as:

1. part of the individual lot;
2. an easement; or
3. part of the common open space owned and maintained by a homeowner's association.

1043.2 The buffer between a residential development and a collector street or arterial shall be at least forty (40) feet in width and shall contain an adequate mixture of shade, ornamental and evergreen trees, and shrubs to screen the residences from the street

1050 LANDSCAPE STANDARDS AND SPECIFICATIONS

The following standards and specifications, shall apply for plant measurements, installation techniques and maintenance:

1051 PLANT STANDARDS AND SPECIFICATIONS

1051.1 The landscape contractor shall furnish and install and/or dig, ball, burlap, and transplant all plant materials listed on the plant schedule. Bare-root is typically not permitted for any tree.

1051.2 Plant materials shall conform to the requirements described in the latest edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery grown.

1051.3 Plants shall conform to the measurements specified in the plant schedule.

1. Caliper measurements shall be taken six (6) inches above grade for trees under four (4) inches in diameter and twelve (12) inches above grade for trees four (4) inches in diameter and larger.
2. Minimum branching height for all shade trees shall be six (6) feet
3. Minimum size for shade trees shall be two and one half (2 1 /2) inches in diameter and twelve (12) feet in height.
4. Minimum size for evergreen trees shall be between six (6) and eight (8) feet in height.

5. Minimum size for shrubs shall be three (3) feet in height.

1051.4 A professional horticulturist/nurseryman shall be consulted to determine the proper time to move and install plant material so that stress to the plant is minimized. Planting of deciduous material may be continued during winter months provided there is no frost in the ground and frost-free topsoil planting mixtures are used.

1051.5 A landscape contractor shall excavate all plant pits, vine pits, hedge trenches, and shrub beds as follows:

1. All pits shall be generally circular in outline, with vertical sides. The tree pit shall be deep enough to allow one-eighth (1/8) of the ball to be above the existing grade. Plants shall rest on undisturbed existing soil or well-compacted backfill. On every side the tree pit must be a minimum of nine (9) inches larger than the ball of the tree.
2. If areas are designated as shrub beds or hedge trenches, they shall be cultivated to at least eighteen (18) inches in depth. Areas designated for ground covers and vines shall be cultivated to at least twelve (12) inches in depth.

1051.6 Each tree, shrub, or vine shall be pruned in an appropriate manner, in accordance with accepted standard practice.

1051.7 All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod that has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches, and vine pockets.

1051.8 After cultivation, all plant materials shall be mulched with a layer between two (2) and three (3) inches deep of tan bark, peat moss, or another material over the entire area of the bed, or saucer.

1052 OTHER LANDSCAPE STANDARDS AND SPECIFICATIONS

1052.1 Earthen berms shall only be used in conjunction with vegetative planting

1052.2 Existing trees and woodlands shall be preserved to the greatest extent possible. Factors to be considered shall include the size, age, condition, habitat or historical significance of the tree. Trees to be preserved shall be selected early in the project planning process prior to establishing the site layout. Site grading shall be minimized in those areas to prevent damage to the preserved trees. Efforts shall be undertaken to protect the trees during construction.

1052.3 Vegetation in floodplains, steep slopes, and wetlands areas shall remain undisturbed to the greatest extent possible. Any alteration of these areas shall be in conformance with applicable local, state, and federal regulations.

1052.4 Landscape plans shall provide for a mix of evergreen, ornamental, shade trees, and shrubs to provide adequate visual and noise buffer between adjacent land uses. Fences, berms, and other structural features may also be used to provide an adequate buffering between the land uses.

1. Shrubs shall form a continuous visual screen of at least three (3) feet in height at the time of planting.
2. Berms shall be at least two and one-half (2 1/2) feet high and shall have a minimum three to one (3:1) side slope.
3. Every thirty-five (35) linear feet of landscaping shall contain one (1) shade tree and five (5) shrubs. Two (2) ornamental or two (2) evergreen trees may substitute for one (1) shade tree.

1052.5 Perimeter landscapes shall be provided to separate commercial, office, and industrial uses from the street. At least a ten (10) foot strip shall be landscaped with trees, shrubs, fences, berms or other means deemed acceptable by the Board or official.

1052.6 Preservation of existing large trees can be used to reduce new plantings required by this Article and the Board or official. Existing woodlands can also provide buffers that conform to Section 1040.

1060 PARKING LOTS

1061 VISIBILITY FROM PUBLIC ROADWAYS

When a parking lot is located adjacent to a public street, design alternatives shall be implemented to reduce the lot's visibility from the street.

1061.1 Along the perimeter of the parking lot a landscape strip shall be provided planted with shade trees and low shrubs in compliance with Section 1040.

The landscape strip shall provide a minimum of one (1) shade tree per every forty (40) feet of lot perimeter. Where appropriate, additional shade trees may be necessary to effectively shade/screen the parking lot.

In cases where quality woodlands exist, existing trees and shrubs shall be preserved to provide the minimum buffers set forth in Section 1040. Provide additional shrubs if needed.

1061.2 One or more of the following design alternatives shall be used for all parking lots located adjacent to public streets:

1. Landscape Setbacks

Provide at least a ten (10) foot wide landscaped area exclusive of that required for sidewalks or utility easements between the street and the parking lot to be planted with shade or ornamental trees, and at least a three (3) foot high **evergreen hedge, wall, or fence**.

2. Grade Changes

In cases where substantial grading is necessary and results in a parking lot lower in elevation than the surrounding or adjacent right-of-way, the resulting embankment should be planted with low shrubs and shade or ornamental trees. A minimum of ten (10) feet of landscaping should be provided between the street and the parking lot.

3. Landscape Berms

Where feasible, create at least a two and one-half (2 1/2) foot high berm with slopes not to exceed three to one (3:1) for planting lawn, ground cover, or shrubs.

4. Existing Woodlands

In cases where quality woodland exists, preserve existing trees between the parking lot and the right-of-way. Provide additional evergreen shrubs if needed to achieve an effective visual buffer. The vegetation should be preserved.

1061.3 Sight triangles shall include the area on each street corner that is bounded by the line which connects the sight or "connecting" points located on each of the right-of-way lines of the intersecting street. The planting of trees or other plantings that would obstruct the clear sight across the sight triangle shall be prohibited.

1062 INTERIOR LANDSCAPING ENHANCEMENTS

1062.1 A minimum of five (5) percent interior landscaping shall be maintained for the purpose of planting shade trees. In addition, all of the following design alternatives shall be included where appropriate:

1. Provide a continuous landscape strip between every four (4) rows of parking. This should be a minimum of eight (8) feet in width to accommodate a low hedge and shade trees.

2. Create large planting islands (over six hundred (600) square feet) to be located through the lot and planted with shade trees, low shrubs, and/or ground cover. These should preferably be located at the ends of parking rows.
3. Provide planting islands (a minimum of nine (9) feet wide) between every ten (10) to fifteen (15) spaces to avoid long rows of parked cars. Each of these planting islands should provide at least one (1) shade tree having a clear trunk height of at least six (6) feet.

1062.2 Within the interior of the parking lot, landscaping should be used to delineate vehicular and pedestrian circulation patterns. Clear and legible signs, different color and texture paving materials, raised areas, and other techniques should be used to further direct the flow of both vehicular and pedestrian traffic within the lot. Mechanical equipment, trash, and loading areas shall be screened by walls, fences, landscaping or a combination of the latter.

1062.3 Parking areas containing twenty-five (25) or more parking spaces shall be designed with landscaped islands to contain at least one tree per eight (8) cars. Such trees shall be at least two (2) inches caliper or larger at the time of planting and shall be surrounded by at least fifty (50) square feet of unpaved soil per tree.

1062.4 Each tree of the type described above shall be presumed to shade a circular area having a radius of fifteen (15) feet with the trunk at the center and using this standard, twenty (20) percent of the paved area must be shaded.

1062.5 No paving may be placed within a four (4) foot radius (measured from the center of the trunk) of any tree retained or planted to comply with the provisions of this section.

1062.6 In order to preserve landscaping islands from damage by parking cars and snow removal, all landscaped open spaces shall be provided with bumper overhang areas for parking spaces adjacent to landscaped islands to prevent vehicle overhang above the landscaped (non-paved) area.

1070 MAINTENANCE OF LANDSCAPING BUFFERS

1071 MAINTENANCE OF LANDSCAPING PLANTINGS

To ensure the implementation and long-term maintenance of landscaping plantings and requirements, the Board may require one or more of the following:

1. A two (2) year guarantee on all new plant material. If any required tree or shrub dies within this period of time, it shall be replaced.
2. Require the developer to post a performance or maintenance bond conditioned upon satisfactory implementation of the landscape plan.
3. Require the developer/owner/applicant to maintain a long-term maintenance agreement with a landscape company to maintain the landscaping on the site.

ARTICLE 11:

Signs

1110 PURPOSE

The purpose of this article is to promote the safety, comfort and wellbeing of the users of the streets, roads and highways in the Town of Wareham by:

1110. 1. Reducing the potential distractions and obstructions of signs that would adversely affect traffic safety and alleviating hazards caused by signs projecting over or encroaching upon public ways.
- 1110.2. Discouraging excessive visual competition in signage and ensuring that signs aid orientation.
- 1110.3. Preserving and enhancing the character of the Town by requiring new and replacement signage that is:
 1. Creative and distinctive,
 2. Compatible to the surrounding area and surrounding architecture,
 3. Appropriate to the type of activity to which it pertains,
 4. Expressive of the identity of individual proprietors or of the community as a whole,
 5. Appropriately sized in its context, so as to be easily read.

1120 PERMIT REQUIREMENTS

- 1121 General. Except as otherwise provided herein, no sign shall be erected, altered or relocated without a permit issued by the Director of Inspectional Services.
- 1122 Where multiple signs are to be attached to a building, the exact location of the signs on the building shall be subject to approval by the Director of Inspectional Services at the time the permit is issued, unless the sign is located in the Historic Districts or unless the sign permit is being issued pursuant to a decision of the Zoning Board of Appeals.
- 1122 Signs in Historic Districts. Each application with respect to a sign within an Historic District must be accompanied by a certificate of appropriateness from the Historic District Commission, unless such sign is exempt from the requirement of such certificate.
- 1123 Applications. The applicant must submit to the Director of Inspectional Services a completed sign permit application, together with all supporting materials specifying building and sign dimensions, materials of which the sign is composed, colors, attachment methods, and the position of the sign. A permit shall be issued only if the sign conforms to the provisions of this bylaw and all other applicable laws.
- 1124 Fees. Fees for sign permits shall be paid in accordance with the schedule of fees for permits.
- 1125 Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months from the date of the permit provided, however, that the Director of Inspectional Services may, in their discretion, issue extensions covering a period not to exceed one year from the date of issue of the original permit.
- 1126 Inspection. Any sign may be inspected periodically by the Director of Inspectional Services for compliance with this bylaw.
- 1127 Existing Signs. Existing signs are classified into one of four separate categories:
 - .1. Conforming signs that comply with all provisions of this bylaw in its most recently amended form.
 - .2. Prohibited signs, as specified in Section 1160.
 3. Non-conforming signs, which do not comply with one or more provisions of this bylaw in its form, but which are not described as prohibited signs in this Bylaw
 4. Historic and historic landmark signs
- 1128 Alteration of Existing Signs. Non-conforming signs which are enlarged, redesigned, replaced, or altered in any way including repainting in a different color, shall comply immediately with all provisions of this bylaw; and provided further that any such sign which has deteriorated to such an extent that the cost of restoration would exceed thirty-five (35) percent of the replacement value of

the sign at the time of replacement shall not be repaired or rebuilt or altered except to conform to the requirements of this bylaw.

- 1129 Removal of Signs. The Director of Inspectional Services may order the removal of any new sign erected or maintained in violation of this bylaw. Fourteen (14) days notice in writing shall be given to the owner of such sign, or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with the bylaw.

1130 ADMINISTRATION AND PENALTIES

- 1131 Enforcement. The Zoning Enforcement Officer is hereby authorized to enforce all of the provisions of this bylaw.

- 1132 Failure to Act on Permit. If no sign permit has been issued within thirty (30) days after the application therefor has been made, it shall be deemed to be denied.

- 1133 Zoning Board of Appeals.

- 1 Right of Appeal. Any applicant for a permit, any person who has been ordered by the Director of Inspectional Services to incur expense in connection with a sign, or any person aggrieved by refusal, order, or decision of the Director of Inspectional Services, may appeal to the Zoning Board of Appeals within 20 days from the date of such refusal, order, or decision. After notice given to such parties as the Board shall order, the Zoning Board of Appeals shall hold a public hearing. Applying the standards in clause (2) below, where applicable, and interpreting this bylaw, the Board shall affirm, annul or modify such refusal, order, or decision. The action of the Director of Inspectional Services may be annulled or modified only by a majority decision of the Board. If the action of the Inspector is modified or annulled, the Director of Inspectional Services shall issue a permit or order in accordance with the decision of the Board.

- 2 Variances. The Zoning Board of Appeals may vary the provisions of this bylaw in specific cases where

1. Variance is necessary to comply with other applicable laws,
2. The Zoning Board of Appeals determines that the circumstances involved with a particular sign were not contemplated by the bylaw; or
3. Unnecessary hardship will result to the owner of the sign, provided that the requested relief may be granted without substantially derogating from the intent and purpose of this bylaw.

- 3 Any decision to vary the provisions of this bylaw shall be by majority and shall specify any variance allowed and the reasons therefor. Each decision of the Zoning Board of Appeals shall be filed in the office of the Town Clerk within thirty days after the hearing and a copy of the decision shall be sent by mail or delivered to the appellant and any other person appearing at the hearing and so requesting in writing. Failure to file such a decision within thirty days after the hearing shall not be deemed to be approval of any variance sought.

- 4 Conditions and Safeguards. The Board may include appropriate conditions in furtherance of this bylaw in a permit issued under this bylaw.

- 1134 Penalties. Any sign owner or owner of property on which a sign is located who violates or permits a violation of this bylaw, may be subject to fines as established under the Non-Criminal Disposition Bylaw, said fine to begin after the later of:::

1. The date of issuance of any written notice given by the Director of Inspectional Services or
- 2 The date of conclusion of any appeal therefrom. Each day the violation persists shall constitute a separate offense.

1140 ILLUMINATION

1141. Exterior illumination of signs shall be so shaded, shielded or directed that they shall not reflect or shine on or into neighboring premises or into any public street.

- 1142 The intensity of such light shall be deemed acceptable if it does not exceed a factor of three (3) above the ambient light intensity at any point on the ground when measured with an incident light meter and the following procedure:

- 1 The intensity of the sign illumination, in foot candles, is measured with all normal background and ambient illumination on.
2. With the sign turned off, the same measurement is repeated.

3 The ratio of the measurement in (1) to that in (2) shall not exceed 3.

1143 No sign shall be illuminated between the hours of 11:00 P.M. and 7:00 A.M. unless authorized by the Zoning Board of Appeals.

1150 SIGNS ALLOWED IN ALL DISTRICTS

The following categories of signs are allowed in all districts under this bylaw in addition to any other sign allowed under this bylaw and, unless otherwise provided, such signs may be erected, altered or relocated without a permit issued by the Director of Inspectional Services pursuant to this bylaw:

1151 Non-Commercial Signs. Non-commercial signs, subject to the following conditions:

1 No such sign shall be affixed to a tree or utility pole or otherwise erected in a public way;

2 Non-commercial signs may be erected in the Town's right of way adjacent to a private property by the property owner only if

1. There is no protrusion of the sign into the public walkway or roadway;

2. Placement of the sign will not damage any plantings that are in the area; and

3. Placement does not pose a hazard to passersby

.3. Non-commercial signs may be erected on other Town Property only pursuant to such other administrative policy governing the placement of signs on Town property duly enacted by the Board of Selectmen or the Town Administrator;

1. The non-commercial sign complies with relevant sections of this bylaw;

2. Any such non-commercial sign must be no larger than the largest commercial sign permitted in the district in which it is located; and

3 The number of non-commercial signs permitted on one property shall be no more than the number of commercial signs permitted on the property pursuant to this bylaw, however non-commercial signs shall not count toward the allowable square footage or allowable number of signs on a parcel of land.

1152. Cautionary Signs. A sign containing cautionary messages such as "Beware of Dog" or "No Trespassing," provided such sign does not exceed two (2) square feet in area.

1153. Directional and Traffic Safety Signs. A sign indicating "entrance," "exit," "parking" or similar traffic directional information, provided such signs are erected on a lot pursuant to a federal, state, or local law or regulation. Such signs shall not be counted in calculating the maximum number of signs allowed on a property.

1154. Street Banners. A Street banner which is placed within the Town right-of-way in the WV-1 or OV-1 district providing notice of a public, non-commercial event and displayed in a location designated by the Town Administrator subject to their approval for a period of time not to exceed 14 consecutive days, the first of which shall occur not more than 13 days prior to such entertainment or event. All such banners shall be removed within 24 hours after such entertainment or event.

1155 Construction and Real Estate Subdivision Signs. Pursuant to a permit issued by the Director of Inspectional Services, a temporary sign identifying construction or real estate subdivisions provided such sign otherwise conforms to the requirements for signs in the district in which it is located.

1157 Non-Commercial Building Signs. One sign, including bulletin or announcement board, identification sign or entrance marker is allowed for the principal entrance to a noncommercial building, not exceeding twelve (12) square feet in area. One additional sign, not exceeding twelve (12) square feet in area is also allowed if the establishment has frontage on a second public way. Up to nine (9) additional square feet of signage is also allowed to provide additional information to users on the site, provided that no single sign exceeds three (3) square feet.

1158. Restaurant Menus. In addition to other signs permitted by this bylaw, restaurants and other food service establishments may post an actual menu on the building where the premises are located near the main entrance door of the establishment without obtaining a permit under this bylaw.

1159 Gasoline Service Station Signs. Gasoline service stations may maintain product identification signs, provided the total area of said signs does not exceed nine (9) square feet with no single sign to exceed three (3) square feet.

1160 PROHIBITED SIGNS

1161 Signs, other than historic markers or historic signs, which advertise a commercial activity, business, product or service not produced or conducted, or no longer produced or conducted, on the premises upon which the sign is located are prohibited. No such sign shall remain in place or on

vacated premises for more than ninety days from the date the vacancy commenced, unless otherwise permitted by this bylaw.

1162. Signs which contain or consist of pennants, ribbons, streamers, spinners, other moving devices, strings of light bulbs or other similar devices are prohibited.
1163. Signs which have blinking, flashing or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color, are prohibited.
1164. Signs illuminated by other than a stationary white or off-white steady light are prohibited.
1165. Signs which are pasted or attached to utility poles, trees, fences, or structures such as overpasses and bridges are prohibited. Signs pasted or attached to other signs are prohibited unless such subsidiary portions are an integral part of the total sign design.
1166. Mechanically activated signs, other than rotating barber poles, are prohibited.
1167. No free standing sign or part thereof shall be more than twenty (20) feet above ground level. No projecting or wall sign or part thereof may be higher than the wall to which it is attached. Roof mounted signs are prohibited, except that signs may be placed upon a Mansard roof or the roof of a porch provided the twenty (20) foot height limit is complied with.
1168. Signs which are not permanently affixed to a building, structure, or the ground including, but not limited to those used in conjunction with gasoline service station and automobile dealerships, 'sandwich board' or A-frame signs (except when permitted under 8(h)), and signs mounted on a truck or trailer chassis with or without wheels whose primary function is as a sign and not for the transport of goods or merchandise, are prohibited.
1169. Signs on a marquee or canopy are prohibited.

1170. SIGNS ALLOWED IN ZONING DISTRICTS.

In the zoning districts, only the following signs are permitted in addition to those allowed under section 1150:

1171 Signs in Residential Districts

1. A sign of not more than two (2) square feet in area, displaying the street number, the name of the occupant of the property or historical references, if any, without the need for a permit under this bylaw. Signs up to four (4) square feet may include identification of a home occupation, or other accessory use approved pursuant to the Zoning Bylaw.
2. Signs pertaining to the lease or sale of a lot or building without the need for a permit under this bylaw, provided that such signs do not exceed a total area of nine (9) square feet nor more than three and a half (3-½) feet in any dimension, until such time as all lots, apartments or houses have been rented or sold.
3. One contractor's sign, not exceeding nine (9) square feet in area (except as otherwise provided by law) maintained on the property while construction is in progress, and containing information relevant to the project. Such sign shall not require a permit under this bylaw and shall be removed promptly after completion of construction.
4. One sign identifying each public entrance to a subdivision or multi-family development such as apartments or town houses, of not more than nine (9) square feet in area, nor more than three and a half (3-½) feet in any dimension.
5. For agriculture, floriculture and related uses, one identification sign shall be in accordance with the requirements for signs in the business districts.

1172 Signs in Business and Commercial Districts

1. Total Sign Area. Unless otherwise hereinafter provided, the total area of all signs erected on a lot shall not exceed one and one-half (1½) square feet in area for each horizontal linear foot of the building face(s) parallel to, or substantially parallel to, a street line. However, if the primary facade is on a parking area, then said facade shall be used to determine the amount of allowable signage..
2. Principal Signs. No more than two principal signs shall be allowed for each business establishment.
 1. A principal sign may be a flat wall sign, a projecting sign, or a freestanding sign.
 1. The total area of all flat wall signs shall not exceed seventy-five (75) square feet on any one wall of the business establishment. Flat wall signs shall not project more than twelve (12) inches from the face of the wall. Subject to the approval of the Director of Inspectional Services,

a flat wall sign may be located anywhere on any wall of a building, provided that it does not conceal any part of a window, and that its length does not exceed seven-eighths (7/8) of the facade of the business establishment.

2. A projecting sign shall not extend beyond the curb line or more than 50 inches, exclusive of any supporting structure from the building. A projecting sign shall not be less than 10 feet from the ground level at the base of the building, over a vehicular way, 10 feet over a sidewalk, or a lesser distance so long as public safety is not endangered nor more than 20 feet from the ground level to the top of the sign. Allowable area of a projecting sign will be computed as one-half (½) square foot for each horizontal linear foot of the facade of the establishment on which it hangs. Such sign shall not extend above the building, nor be more than twelve (12) square feet in area.
3. A freestanding sign shall not exceed fifty (50) square feet of area when the establishment fronts on Route 28, or more than twenty-five (25) square feet of area when the establishment fronts on a street other than Route 28. No more than one freestanding sign shall be permitted on a lot. A freestanding sign shall not extend over a public way.
- .3 Secondary Signs. If a business establishment consists of more than one building and has secondary frontage on a street or parking area, a secondary sign may be affixed to one wall of each building or to the second side. Secondary signs shall not exceed one square foot for each horizontal linear foot of secondary frontage on a street or parking lot, and said area shall be in addition to the allowed total sign area for each building under 1172.1, but the size of the sign shall not exceed the maximum size allowed.
4. Directories. Where there are three (3) or more businesses on a lot, or there are businesses without an entrance on the street frontage, a directory may be permitted for the purpose of traffic direction and control. The size of the directory shall not exceed nine (9) square feet plus one and one-half (1½) square feet per business establishment. Such a directory shall be included in the calculation of total permitted sign area for the lot.
- 5 Awnings. Retractable, fabric awnings projecting from the wall of a building for the purpose of shielding the doorway or windows from the elements may include signage on the valance. Such signage shall not be included in the calculation of the total permitted sign area for the lot, provided that no lettering or symbol is greater than six (6) inches in height. No awning may extend within two (2) feet of a curbline.
- .6 Temporary Sale Signs. In a business district, temporary signs, advertising special promotions or sale of merchandise, may be attached to or located only within the interior of a window or door, and shall not require a permit under this bylaw or be considered in calculating the total permitted sign area for the lot.
- 7 Signs Painted on Windows. In a business district, painted script describing a commercial product and not including the name of the business. Such signage shall not require a permit under this bylaw or be included in the calculation of the total permitted sign area for the lot.
- 8 Sandwich Boards. One "A" frame Sandwich Board sign per building shall be permitted (including within the public right-of-way, sidewalk only, except in conditions of snow or ice), in addition to the other signs permitted under this bylaw, such signs shall not require a permit under this bylaw, subject to the following conditions:
 1. The sign shall only be displayed in front of the place of business, adjacent to the buildings only, and not along the curb.
 2. The sign shall not exceed 24" in width and 48" in height.
 3. The sign shall not protrude on the sidewalk in such a way as to obstruct pedestrian traffic or reduce the open sidewalk width to less than four feet.
 4. The sign shall be free of sharp corners, protrusions and devices which could inadvertently cause injury.
 5. In response to specific safety concerns, the Police Department may prohibit sidewalk displays in designated areas during holiday parades or other specified times or days due to sidewalk congestion.
 6. Commercial sandwich-board signs may be displayed only during business hours and must be removed from the sidewalk thereafter.

1173. Signs in Industrial Districts

- 1 In Industrial districts the same restrictions on signs shall apply as in Business and Commercial districts.
- .2 A directory sign, not exceeding one hundred (100) square feet in area may be placed at each public entrance to an industrial park and no more than one freestanding sign for the purpose of traffic direction and control may be erected, and shall not be included in the total permissible sign area calculations for the lot(s) within the industrial park.

1174. Signs in Institutional Districts

- 1 Total Sign Area. Unless otherwise hereinafter provided, the total area of all signs erected on a lot shall not exceed one square foot in area for each horizontal linear foot of the building face(s) parallel to, or substantially parallel to, a street line, up to 50 linear feet. If the primary facade is on a parking area, then said facade shall be used to determine the amount of allowable signage.
2. Principal Signs. No more than two (2) principal signs shall be allowed for each business establishment. A principal sign may be a flat wall sign, a projecting sign, or a freestanding sign.
 1. The total area of all flat wall signs shall not exceed seventy-five (75) square feet on any one wall of the business establishment. Flat wall signs shall not project more than twelve (12) inches from the face of the wall. Subject to the approval of the Director of Inspectional Services, a flat wall sign may be located anywhere on any wall of a building, provided that it does not conceal any part of a window, and that its length does not exceed seven-eighths (7/8) of the facade of the business establishment.
 2. A freestanding sign shall not exceed eighteen (18) square feet of area. No more than one freestanding sign shall be permitted on a lot. A freestanding sign shall not extend over a public way, shall be no more than 12 feet high, and shall clear the ground by seven (7) feet.

1180. DEFINITIONS

1181. "Sign" means any object, device, display or structure, or part thereof, which is placed outdoors or which is visible from the outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. "Sign" shall include, without limiting the generality of the foregoing, billboards, pennants, ribbons, streamers, moving devices, strings of lights, awnings, marquees, canopies, vending machines, and similar devices. "Sign" as regulated herein shall not include:
 1. National or state flags,
 2. Athletic scoreboards,
 3. Official announcements or signs of U.S., Massachusetts or Town government approved by the Board of Selectmen, or
 4. Temporary holiday decorations.
- 1182 "Area of Sign" means the area of a freestanding or attached sign and shall include all lettering and accompanying symbols or designs, together with the background, whether open or enclosed, on which they are displayed. The area shall not include basic supporting framework and bracing. The area of a sign painted directly upon a building shall include all lettering and accompanying designs or symbols, together with any background of a different color than the finished material of the building face on which the sign is painted. The area of a sign consisting of individual letters or symbols attached to, or painted directly on, a building, wall, or window shall be the area of the smallest rectangle which encompasses all of the letters or symbols. A double-faced sign shall be deemed to be one sign having an area equal to the area of one side.
- 1183 "Business Establishment" means as independent economic unit, in a single physical location, where a business is conducted.
- 1184 "Temporary Signs" means signs erected for a period not to exceed sixty (60) consecutive days.
- 1186 Other terms, including the names of districts, shall, where applicable, have the meanings given to them in the Wareham Zoning By-Law.

1190. INTERPRETATION AND CONFLICT

1191 These regulations are not intended to interfere with, abrogate or annul any other bylaw, regulation, statute, or other provision of law. Where any provision of these regulations imposes permissible restrictions different from those imposed by any other regulation, bylaw, or other provision of law, whichever provisions are more restrictive or impose higher standards shall apply.

1192 SEVERABILITY

The invalidity of any section or provision of this bylaw, or its application to any sign, shall not invalidate any other section or provision, or application of this bylaw.

ARTICLE 12: Performance Standards

1210 PERFORMANCE STANDARDS

1211 LAND CLEARING AND GRADING

1212 PURPOSES OF THIS BY-LAW ARE TO

- 1 Protect the health, safety and property of the residents of the Town by regulating clearing and grading activities associated with land development preserving existing trees and vegetation, preventing erosion and sedimentation of inland and coastal wetlands, ponds and other water bodies, controlling stormwater runoff, minimizing fragmentation of wildlife habitat and loss of vegetation;
- .2 Limit land clearing and alteration of natural topography prior to development review;
- 3 Protect specimen trees and significant forest communities from damage or removal during site development;
- .4 Protect water quality of adjacent wetlands and surface water bodies;
- .5 Encourage the use of Best Management Practices that prevent and reduce non-point source of pollutants;
- .6 Promote land development and site planning practices that are responsive to the Town's scenic character without preventing the reasonable development of land;
- .7 Protect archaeological and/or historic resources.

1213 DEFINITIONS

In this By-Law, the following words have the meanings indicated: Applicant - Any person proposing to engage in or engaged in any non-exempt clearing of trees or under-story vegetation or grading within the Town. Best Management Practices (BMPs) - A structural, nonstructural, or managerial technique recognized to be the most effective and practical means to prevent and reduce non-point source pollutants. BMPs should be compatible with the productive use of the resource to which they are applied, and should be cost-effective. Caliper American Association of Nurserymen - standard for measurement of trunk size of nursery stock. Caliper of the trunk shall be taken 6 inches above the ground up to and including 4-inch caliper tree, and 12 inches above the ground for larger sizes.

Certified Arborist

A professional who possesses the technical competence through experience and related training to provide for or supervise the maintenance of trees and other woody plants in the residential, commercial, and public landscape.

Clearing

Removal or causing to be removed, through either direct or indirect actions, trees, shrubs, sand and gravel and/or topsoil from a site, or any material change in the use or appearance of the land. Actions considered to be clearing include, but are not limited to: causing irreversible damage to roots or trunks; destroying the structural integrity of vegetation; and/or any filling, excavating, grading, or trenching in the root area of a tree which has the potential to cause irreversible damage.

Dripline

An area encircling the base of a tree, which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground.

Essential Root Zone

An area located on the ground between the tree trunk and 10 feet beyond the dripline of a tree which is required for protection of a tree's root system.

Diameter/Diameter Breast-Height (dbh)

The diameter of any tree trunk, measured at 4.5 feet above existing grade.

Filling

The act of transporting or placing (by any manner or mechanism) material from, to, or on any soil surface or natural vegetation.

Grading

Any excavating, filling, clearing, or the creation of impervious surface, or any combination thereof, which alters the existing surface of the land.

Hazardous Tree

A tree with a structural defect or disease, or which impedes safe sight distance or traffic flow, or otherwise currently poses a threat to life or property.

Landscape Architect

A person licensed by the Commonwealth of Massachusetts to engage in the practice of landscape architecture.

Protected Tree/Vegetation

A tree or area of understory vegetation identified on an approved landscape plan to be retained and protected during construction.

Specimen Tree

A native, introduced or naturalized tree that is important because of its impact on community character, its significance in the historic/cultural landscape or its value in enhancing the effects of wildlife habitat. Any tree with a dbh of 6 inches or larger is eligible to be considered a specimen tree. Trees that have a small height at maturity or are slow growing, such as flowering dogwood or American holly with a dbh of 4 inches or larger are eligible to be considered specimen trees.

Significant Forest Community

Unfragmented forests including forest types that provide habitat for rare species, unusual ecological processes, highly diverse forest communities, rare forest types, and those forest types which maintain connections between similar or different habitat patches.

Site Alteration Special Permit

A Special Permit issued by the Planning Board authorizing land clearing and grading activities in the Town.

Understory Vegetation

Small trees, shrubs, and groundcover plants, growing beneath and shaded by the canopy of trees.

1214 APPLICABILITY

The Special Permit Granting Authority under Section 1201 shall be the Planning Board. No person shall undertake clearing or grading activities of an area greater than 50,000 square feet at any one time or in increments such that the total land area of abutting property within the control of any person graded in a thirty-six (36) month period will exceed 50,000 square feet, without first obtaining a Site Alteration

Special Permit from the Planning Board unless specifically exempted under Section 1206 of this By-Law.

1215 REVIEW AND DECISION

Upon receipt of a completed application and required plans as described in Section 1207 below, the Planning Board shall transmit one copy each to the Conservation Commission, Zoning Enforcement Officer and Municipal Maintenance department. Within 45 days of receipt of completed application/plans, these agencies shall submit recommendations to the Planning Board. The Planning Board shall act on applications according to the procedure specified in G. L. c 40A, sec.9 and Section 1450 of the Zoning By-Law.

1216 EXEMPTIONS

The provisions of this By-Law shall not apply to the following activities:

1216.1 Clearing and grading in conjunction with construction of structures intended for residential habitation if the land area to be cleared or graded is less than 50,000 square feet.

1216.2 Removal of hazardous trees, as defined herein;

1216.3 Routine maintenance of vegetation and removal of dead or diseased limbs and/or trees necessary to maintain the health of cultivated plants, to contain noxious weeds and/or vines in accordance with a Department of Environmental Management (DEM)-approved Forest Management Plan, or to remedy potential fire or health hazard or threat to public safety;

1216.4 Construction and maintenance of public and private streets and utilities within Town approved roadway layouts and recorded easements;

1216.5 Work conducted in accordance with a valid earth removal permit issued pursuant to Section 7 of Article I of Division IV of the Town By-Laws;

1216.6 Agricultural activities work conducted in accordance with an approved Natural Resource Conservation Service Agricultural Plan;

1216.7 Construction of roadways, associated infrastructure and related slope and view easements for subdivisions, shown on a definitive plan approved and endorsed by the Planning Board in accordance with Wareham Subdivision Rules and Regulations;

1216.8 Construction or installation of public utilities; and

1216.9 Construction of structures, roadways, parking lots, and associated activities for residential or nonresidential structures or uses in receipt of a Special Permit from the Board of Appeals or Planning Board.

1217 APPLICATION REQUIREMENTS

The Planning Board may require the submission of some or all of the information listed as A through G below.

Said determination to be made in relation to the extent of clearing proposed by the applicant For example, the clearing of 55,000 square feet to create a residential dwelling would not typically require the same degree of information necessitated by a proposal to clear 100,000 square feet of land for a commercial structure.

1217.1 Survey of existing vegetation conducted by an individual qualified through appropriate academic credentials and field experience. A statement of credentials should be submitted with the survey.

1. Major upland vegetation communities located on the site, including trees, shrub layer, ground cover and herbaceous vegetation;

2. Size and height of trees, noting specimen trees and/or forest communities; and
3. Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage and Endangered Species Program.

1217.2 Submission of a locus map at a scale of 1"=500' showing the proposed site in relation to the surrounding area.

1217.3 Submission of a plan at a scale of 1"=40' of the project site showing existing and proposed contour lines at intervals of not more than 2 feet prepared by a registered land surveyor or a professional engineer.

1217.4 Soil survey or soil logs indicating predominant soil types on the project site, including information on erosion potential from the Natural Resources Conservation Service.

1217.5 Delineation of all bodies of water, including wetlands, vernal pools, streams, ponds, and coastal waters within 100 feet of the project site/limit of work and delineation of the 100-year floodplain.

1217.6 Submission of a plan at a scale of 1"=40' indicating the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. The plan or accompanying narrative shall document the species and quantities of specimen trees and/or other vegetation to be removed or relocated within the project area.

1217.7 Construction schedule that describes the timing of vegetation removal, transplanting or replacement in relation to other construction activities.

1217.8 Plans and/or description of Best Management Practices (BMP's) to be employed in development of the project site.

1217.9 Submission of an erosion and sedimentation control plan at a scale of 1"=40'. This plan shall include BMPs for erosion and sediment control (vegetative and/or structural) to prevent surface water from eroding cut and fill side slopes, road shoulders and other areas and measures to avoid sedimentation of nearby wetlands and ponds. The following information shall be submitted on erosion control and sedimentation plans submitted with the project application:

1. Plans and details of any sediment and erosion control structure drawn at a scale of 1"=40';
2. Spillway designs showing calculations and profiles;
3. Notes and construction specifications;
4. Type of sediment trap;
5. Drainage area to any sediment trap;
6. Volume of storage required;
7. Outlet length or pipe sizes; and
8. A description of the sequence of construction activities that specifies the time frame for soil stabilization and completion and any necessary winter stabilization measures.

1218 REVIEW STANDARDS

The applicant shall demonstrate that the following measures are employed in the clearing or grading of the site:

1218.1 Minimize site alteration/land clearing:

Site/building design shall preserve natural topography outside of the development footprint to reduce unnecessary land disturbance and to preserve natural drainage channels on the site.

1218.2 Clearing for utility trenching shall be limited to the minimum area necessary to maneuver a backhoe or other construction equipment. Roots should be cut cleanly rather than pulled or

ripped out during utility trenching. Tunneling for utility installation should be utilized wherever feasible to protect root systems of trees.

1218.3 Protect scenic views within Wareham:

Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend with the natural landscape. Building sites shall be directed away from the crest of hills, and foundations shall be constructed to reflect the natural terrain.

1218.4 Protect wildlife habitat:

Sites shall be designed in such a way as to avoid impacts to rare and endangered species and wildlife habitat on a site, and to maintain contiguous forested areas.

1218.5 Avoid impacts to archaeological resources:

Applicants shall submit a response from the Massachusetts Historical Commission (MHC) regarding the potential for archaeological or historical resources on the site.

1218.6 Preserve open space and specimen trees on the site:

In the design of a development, priority shall be given to retention of existing stands of trees, trees at site perimeter, contiguous vegetation with adjacent sites (particularly existing sites protected through conservation restrictions), and specimen trees.

1218.7 Understory vegetation beneath the drip line of preserved trees shall also be retained in an undisturbed state. During clearing and/or construction activities, all vegetation to be retained shall be surrounded by temporary protective fencing or other measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Barriers shall be large enough to encompass the essential root zone of all vegetation to be protected. All vegetation within the protective fencing shall be retained in an undisturbed state.

1218.8 Forested areas shall be preserved if they are associated with:

1. Significant forest communities as defined herein;
2. Wetlands, water bodies and their buffers;
3. Critical wildlife habitat areas; and
4. Slopes over 25%.

1218.9 Minimize cut and fill in site development:

1. Development envelopes for structures, driveways, wastewater disposal, lawn areas and utility work shall be designated to limit clearing and grading;
2. Other efforts to minimize the clearing and grading on a site associated with construction activities shall be employed, such as parking of construction vehicles, offices/trailers, stockpiling of equipment materials, etc. in area already planned for permanent structures. Topsoil shall not be stockpiled in areas of protected trees, wetlands, and/or their vegetated buffers;
3. Finished grades should be limited to no greater than a 2:1 slope, while preserving, matching, or blending with the natural contours and undulations of the land to the greatest extent possible;
4. Employ proper site management techniques during construction;
 - a) BMPs shall be employed to avoid detrimental impacts to existing vegetation, soil compaction, and damage to root systems, and
 - b) The extent of a site exposed at any one time shall be limited through phasing of construction operations. Effective sequencing shall occur within the boundaries of natural drainage areas.
5. Protect the site during construction through adequate erosion and sedimentation controls.

- 1218.10 Temporary or permanent stormwater diversions, berms, grassed waterways, special culverts, shoulder dikes or such other mechanical measures as are necessary may be required by the Planning Board to intercept and divert surface water runoff. Runoff flow shall not be routed through areas of protected vegetation or revegetated slopes and other areas. Temporary runoff from erosion and sedimentation controls shall be directed to BMPs such as vegetated swales. Retaining walls may be required where side slopes are steeper than a ratio of 3:1.
- 1218.11 Erosion and sedimentation controls shall be constructed in accordance with the Department of Environmental Protection's Stormwater Management Policy.
- 1218.12 Erosion control measures shall include the use of erosion control matting, mulches and/or temporary or permanent cover crops. Mulch areas damaged from heavy rainfalls, severe storms and construction activity shall be repaired immediately.
- 1218.13 Erosion control matting or mulch shall be anchored where plantings are on areas subject to mulch removal by wind or water flows or where side slopes are steeper than 2:1 or exceed 10 feet in height. During the months of October through March, when seeding and sodding may be impractical, anchored mulch may be applied at the Planning Board's discretion.
- 1218.14 Runoff from impervious surfaces shall be recharged on the site by stormwater infiltration basins, vegetated swales, constructed wetlands or similar systems covered with natural vegetation. Runoff shall not be discharged directly to rivers, streams, or other surface water bodies. Dry wells shall be used only where other methods are not feasible. All such basins and wells shall be preceded by oil, grease, and sediment traps. The inlets of all catch basins shall be fitted with filter fabric during the entire construction process to minimize siltation or such basins shall be designed as temporary siltation basins with provisions made for final cleaning.
- 1218.15 The applicant shall be required to conduct weekly inspections of all erosion and sedimentation control measures on the site to ensure that they are properly functioning as well as to conduct inspections after severe storm events.
- Revegetate the site immediately after grading:
1. Proper revegetation techniques shall be employed using native plant species, proper seedbed preparation, fertilizer and mulching to protect germinating plants. Revegetation shall occur on cleared sites within 7 (seven) calendar days of final grading.
 2. A minimum of four inches of topsoil shall be placed on all disturbed surfaces that are proposed to be planted.
 3. Finished grade shall be no higher than the trunk flare(s) of trees to be retained. If a grade change of six inches or more at the base of the tree is proposed, a retaining wall or tree well may be required.

1219 REQUIRED SECURITY

The Planning Board may require a performance guarantee in a form acceptable to the Town to cover the costs associated with compliance with this By-Law under a Site Alteration Special Permit

- 1219.1 The required performance guarantee in the amount of 150% of the cost of site restoration shall be posted prior to the issuance of a Site Alteration Special Permit for the proposed project.
- 1219.2 The performance guarantee shall be held for the duration of any prescribed maintenance period required by the Planning Board, and may be reduced from time to time to reflect completed work. Securities shall not be fully released without a final inspection and approval of vegetation replacement by the Town.

1220 MONITORING AND INSPECTIONS

- 1220.1 Prior to commencement of construction, the applicant, land owner, contractor and construction crew, Director of the Municipal Maintenance department, Zoning Enforcement Officer or their designee and site engineer shall conduct a meeting to review the proposed construction phasing and number and timing of site inspections.

1220.2 Initial site inspection of erosion and sedimentation controls and placement of tree protection measures shall occur after installation of barriers around preserved areas and construction of all structural erosion and sedimentation controls, but before any clearing or grading has begun.

1220.3 Routine inspections of preserved areas and erosion and sedimentation controls shall be made at varying intervals depending on the extent of site alteration and frequency and intensity of rainfall.

1220.4 Effective stabilization of revegetated areas must be approved by the Town before erosion and sedimentation controls are removed. The Town shall complete an inspection prior to removal of temporary erosion and sedimentation controls.

1221 ENFORCEMENT

The Town may take any or all of the enforcement actions prescribed in this By-Law to ensure compliance with, and/or remedy a violation of this By-Law; and/or when immediate danger exists to the public or adjacent property, as determined by the Zoning Enforcement Officer. The Town, in carrying out any necessary enforcement actions, may use securities described in Section 1209 above.

1221.1 The Zoning Enforcement Officer may post the site with a Stop Work order directing that all vegetation clearing not authorized under a Site Alteration Permit cease immediately. The issuance of a Stop Work order may include remediation or other requirements that must be met before clearing activities may resume.

1221.2 The Town may, after written notice is provided to the applicant or after the site has been posted with a Stop Work order, suspend or revoke any Site Alteration Special Permit issued by the Town.

1221.3 No person shall continue clearing in an area covered by a Stop Work order, or during the suspension or revocation of a Site Alteration Special Permit except work required to correct an imminent safety hazard as prescribed by the Town.

1230 ANALYSIS OF DEVELOPMENT IMPACT: IMPACTS ON TRAFFIC AND CIRCULATION

1231 PURPOSE

The division and development of land for residential and non-residential development leads to quantifiable impacts regarding traffic and circulation upon the Town of Wareham, private property abutting or nearby the development and the region in general. To analyze these impacts and adjudicate as to how to minimize these impacts while respecting the statutory purpose and intent of the Zoning Act unless otherwise exempted as noted below, all residential and non-residential applications shall contain answers to the following questions and/or related analysis. The Planning Board or Board of Appeals shall incorporate the following analysis in its deliberations of definitive plans, special permits and/or variance applications submitted to the Board(s) and shall approve an application only, if in the opinion of the Board(s), the resulting application will not threaten public health, safety or welfare of the residents of the Town of Wareham, or, violate any of the provisions of the Wareham Zoning By-Law.

1232 APPLICABILITY

The division and/or subdivision of land held in single ownership as of the effective date of this By-Law into five (5) or more lots, the construction of five (5) or more dwellings on land that does not require land division and/or subdivision whether on one or more contiguous parcels held in single ownership as of the effective date of this By-Law or anytime thereafter or the development of a non-residential project that will result in the need for ten (10) or more parking spaces pursuant to Section 920 of the Zoning By-Law, regardless of the number of parking spaces existing on the premises, shall be required to conform to the Levels of Service and Mitigation standards contained in Sections 1233 and 1234, below.

1233 LEVELS OF SERVICE

Any development or redevelopment of land subject to this By-Law shall not degrade existing levels of service (LOS) of surrounding roads and intersections based on summer peak hour traffic volumes. Levels of service shall be measured using performance indicators such as reserve capacity, delay at intersections and volume to capacity ratio as defined in the Highway Capacity Manual, latest edition.

1234 MITIGATION

Developments and redevelopment of land subject to this By-Law shall mitigate traffic impacts that would be created or exacerbated by such developments. The mitigation strategies shall include both structural and non-structural improvements with special emphasis on alternatives to automobile transportation. Necessary improvements shall occur concurrently with any development and/or a contribution of funds toward the necessary improvements deemed required by the Planning Board or Board of Appeals.

1240 ANALYSIS OF DEVELOPMENT IMPACT: LIGHTING

1241 PURPOSE

The Lighting Regulations contained in this Section are intended to provide for the erection, design, or placement of outdoor light fixtures which provide for illumination levels on individual lots which are adequate for the safe and efficient movement of individuals or vehicles to and from a lot and within a lot (i.e., areas that are dangerous if unlit, such as stairs, intersections or changes in grade); are designed to protect against the spillover of light onto abutting properties which may negatively impact occupants of abutting properties; and, are designed to protect against objectionable glare onto public rights-of-way which may impair the vision of motorists.

1242 GENERAL REQUIREMENTS

All outdoor light fixtures on a lot shall comply with the following regulations:

1242.1 Applicability.

The Lighting Regulations contained in this Section, unless specifically stated otherwise, are applicable in all non-residential zoning districts.

1242.2 Minimum Setback

A freestanding outdoor light fixture may be located within a required front yard, side yard or rear yard, provided that the freestanding outdoor light fixture is located adjacent to the interior edge of such yard and adjacent to a permitted driveway, parking area, interior access drive, interior access driveway, or other outdoor use area requiring illumination.

1243 LIGHTING STANDARDS

1243.1 Any luminaire with a lamp or lamps rated at a total of more than 2,000 lumens shall be of fully shielded design and shall not emit any direct light above a horizontal plane passing through the lowest part of the light emitting luminaire.

1243.2 All luminaries, regardless of lumen rating, shall be equipped with whatever additional shielding, lenses, or cutoff devices are required to eliminate light trespass onto any street or abutting lot or parcel and to eliminate glare perceptible to persons on any street or abutting lot or parcel.

1243.3 Lamp types shall be selected for optimum color rendering as measured by their color-rendering index (CRI), as listed by the lamp manufacturer. Lamps with a color-rendering index lower than 50 are not permitted. This paragraph shall not apply to temporary decorative lighting that may include colored lamps, such as holiday lighting.

1243.4 Outdoor lighting shall not be illuminated between 11:00 p.m. and 6:00 a.m. with the exception that a business open to customers, or where employees are working or where an institution or place of public assembly is conducting an activity, normal illumination shall be allowed during the activity and for not more than one half hour after the activity ceases.

1243.5 Low level lighting sufficient for the security of persons or property on the lot may be in operation between 11:00 p.m. and 6:00 a.m., provided the average illumination on the ground or on any vertical surface is not greater than 0.5 foot candles.

1244 MOUNTING OF FIXTURES

Full cutoff, cutoff and semi-cutoff outdoor light fixtures shall be mounted parallel to the ground and shall utilize a rigid mounting arm with no built-in up tilt and no adjustment feature.

1245 HEIGHT OF FIXTURES

All outdoor light fixtures used to illuminate a particular area on a lot (i.e. a parking area; a loading area; or, an entry way, sidewalk or walkway areas) shall, within those areas, be of uniform size, design and height.

1246 POWER SUPPLY

Outdoor light fixtures located on light poles shall be provided power by underground wiring.

1247 VEHICULAR CANOPY LIGHT FIXTURES

Outdoor light fixtures located under a vehicular canopy of drive through structures (e.g., gasoline service station canopies, bank drive through canopies, etc.) shall be full cutoff fixtures with a maximum intensity of four hundred (400) watts.

1248 AWNING AND CANOPY LIGHTING

Awnings and canopies used for building accents over doors, windows, walkways, and the like, may be internally illuminated or back-lit (i.e., lit from underneath or behind) provided, however, that the primary material is opaque and that translucent material is limited to the actual text or logo of the sign, if any, incorporated into the awning or canopy.

1249 GLARE ON PUBLIC RIGHT-OF-WAY

Flag and statue lights, architectural lights, floodlights, or sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public right-of-way.

1250 FLOODLIGHTS

Outdoor light fixtures equipped with floodlights may only be permitted on a lot as follows:

1250.1 Floodlights shall be focused on the primary building or the area of the lot located between the floodlight and the primary building; or,

1250.2 Floodlights shall be shielded to the extent that the main beam from the luminaire is not visible from or causes any glare onto adjacent properties or rights-of-way.

1251 SPECIAL REGULATIONS FOR SPORT AND ATHLETIC FIELD LIGHTS

Notwithstanding anything in this Section to the contrary, the following special regulations shall apply to Sport and Athletic Field Lights.

Freestanding outdoor light fixtures for sport and athletic fields shall not exceed one-hundred and ten (110) feet in height above grade and shall be of a type and manufacturer that offers a spill and glare control package and shall be fitted with the manufacturer's spill and glare control package.

1252 EXEMPT LIGHTS

The following types of outdoor light fixtures are exempt for the provisions of this Section:

1252.1 Holiday Decorations - Outdoor light fixtures used for holiday decorations.

- 1252.2 Public Lighting - All outdoor light fixtures originating from public areas and ways, including but not limited to parks, rights-of-way, public art or other public facilities, that are installed for the benefit of the public health, safety and welfare.
- 1252.3 Fossil Fuel Lights - All outdoor light fixtures producing light directly from the combustion of fuels (*i.e.* kerosene lanterns or gas lamps).
- 1252.4 Construction/Emergency Lighting - *All* outdoor light fixtures provided in connection with construction work or the abatement of an emergency situation necessitating said lighting, provided that the use of such outdoor light fixtures are discontinued during hours when construction activity or emergency abatement is not in progress and that such outdoor light fixtures are removed upon completion of the construction activity or the abatement of the emergency.
- 1252.5 Internal Illumination of Signs - All outdoor light fixtures which are completely enclosed within a sign cabinet and which provide illumination only for a sign face.
- 1252.6 Single Family Dwelling or Two Family Dwellings - All outdoor light fixtures used for the illumination of personal property, provided, however, that such outdoor light fixtures shall be subject to this Section regarding glare and the common law of nuisance.

1253 TEMPORARY LIGHTS

The following types of outdoor light fixtures may be approved on a temporary basis by the Zoning Enforcement Officer prior to placement or use.

1253.1 Civic Events - Temporary outdoor light fixtures used for civic events.

1253.2 Special Events - Temporary outdoor lighting fixtures for such activities as circuses, fairs, carnivals, sporting events, and the like. Such temporary lights shall not be installed more than thirty (30) days prior to the civic event.

1254 PROHIBITED LIGHTS

1254.1 Flashing Lights - Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.

1254.2 Floodlights - Floodlights not in compliance with the regulations set forth above, or other form of outdoor light fixtures not specifically authorized by this Section that are ground mounted or attached to light poles, and used to light poles, and used to illuminate the site, buildings or structures. (Amended April 2006)

ARTICLE 13:

Zoning Protection

1310 APPLICABILITY

These by-laws shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by MGL c. 40A, § 5, at which these bylaws, or any relevant part hereof, were adopted. Such prior, lawfully existing non-conforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder

1320 RESTORATION OF DAMAGED OR DESTROYED STRUCTURES

Any lawfully non-conforming building or structure which has been damaged or destroyed by fire or other accident or natural disaster may be repaired or rebuilt to its original dimensions, either in its original location or in a more conforming location, provided that the owner shall apply for a building permit to start operations for restoring and rebuilding of said premises within 18 Months after such catastrophe. An extension of time for 180 days may be requested through the Zoning Board of Appeals for matters beyond the applicant's control. Further, said reconstruction shall comply with all other state laws, codes, and regulations in place at the time of permit application.

1330 RESTORATION OF UNSAFE STRUCTURES

Nothing shall prevent the strengthening or restoring to a safe condition of any structure, or part thereof, declared unsafe by the inspector of buildings. Once made safe, all required permits must be applied for and secured prior to any reconstruction activities. If unsafe, a deck, porch, or stairway may be torn down and reconstructed to the same height and footprint providing that the applicant can prove existing dimensions at the time of permitting.

1350 NON-CONFORMING STRUCTURES

1351 A lawfully pre-existing, non-conforming, single or two family residential structure may be altered or extended by right if the Building Official determines that it meets the following criteria:

1. The proposed addition/extension will conform to current setbacks and coverage for the zoning district in which the existing structure and addition/extension are located; and
2. The non-conformance concerns the size of the lot in question and/or the frontage of said lot and/or an encroachment of the existing structure.

1352 If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conforming nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Official's decision, no such alteration or extension may occur unless the Board of Appeals issues a Special Permit for alteration or extension after finding that the alteration or extension will not be substantially

more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conforming nature would include but not be limited to:

1. A non-conforming structure built in the same footprint to an increased building height.
2. A structure that continues along the same line as an existing encroachment without increasing the encroachment.
3. A non-conforming structure rebuilt that decreases the pre-existing non-conforming setback.

1353 An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a Variance.

1354 A lawfully pre-existing non-conforming single or two family residential structure may, by right, be demolished and replaced with a new structure on the same site provided that:

1. The proposed new construction will conform to current building height, setbacks, and coverages for the zoning district in which it is located; and
2. The non-conformance concerns the size of the lot in question and/or frontage of said lot.

1355 A lawfully pre-existing non-conforming single or two family residential structure may, by Special Permit, be demolished and replaced with a new structure on the same site provided that the Zoning Board of Appeals determines:

1. The replacement structure will not be substantially more detrimental to the neighborhood than the existing structure.
2. The replacement of the structure will not cause or contribute to any undue nuisance, hazard, or congestion in the neighborhood, zoning district, or town.
3. The replacement structure will not intensify any of the following existing non-conformities: building coverage, impervious coverage, or setback encroachment.
4. The replacement structure will not create any new non-conformities.

1356 A proposal to demolish and replace a single or two family residential structure that is found to be substantially more detrimental to the neighborhood will require a Variance from the Zoning Board of Appeals pursuant to M.G.L. c 40A §10.

1357 Any proposed change that adds a new non-conformity will require a Variance from the Zoning Board of Appeals.

1358 For the purposes of this section, determination of "substantially more detrimental" shall include consideration of impacts to the general and immediate neighborhood from the resulting height, building coverage, impervious coverage, and width of the altered, reconstructed, extended, or structurally changed structure. Additionally, in determining whether an altered, reconstructed, extended, or structurally changed structure will be substantially more detrimental to the neighborhood, additional considerations may include impacts to abutting properties, increases in traffic, noise, surface water runoff, and related site planning issues.

1360 ALTERATION OR EXTENSION OF OTHER STRUCTURES

1361 A lawfully pre-existing non-conforming structure, other than a single or two family residential structure may be altered or extended provided that:

1. The alteration, extension, or structural change itself conforms to the current requirements of the Zoning By-law.
2. A finding by the Zoning board of Appeals is made that the change will not be substantially more detrimental to the neighborhood than the existing non-conforming structure.
3. The non-conformance concerns the size of the lot in question and/or the frontage of said lot. If the only non-conformity is lot size and/or frontage, a building permit may be allowed by right provided that all other aspects of the Zoning By-law are met.
4. Any proposed change that adds a new non-conformity or aggravates and/or intensifies an existing nonconformity will require a Variance from the Zoning Board of Appeals.

1370 NON-CONFORMING USES

- 1371 A non-conforming Use of a building or of land which has been abandoned shall not thereafter be returned to such non-conforming Use. A non-conforming Use shall be considered abandoned when said Use has been discontinued for a period of two years, or when the characteristic equipment and furnishings of the non-conforming Use have been removed from the premises and have not been replaced by similar equipment within two years.
- 1372 Once changed to a conforming Use, no structure or land shall be permitted to revert to a non-conforming Use.
- 1373 In no case shall a non-conforming Use be converted to another non-conforming Use.
- 1374 The lawful Use of any structure or land existing at the time of the enactment or subsequent amendment of the By-law may be continued, although such structure or Use did not conform to the provisions of the By-law as adopted or amended.

1380 NON-CONFORMING LOTS

- 1381 Existing lots lawfully laid out by plan or deed which complied at the time of layout with applicable provisions of zoning by-laws, if any, may be built upon for single or two family residential purposes, provided that:
1. Said lots have at least 5000 square feet, 50 feet of frontage, and were not held in common ownership and/or control after November 19, 1951.
 2. For lots that were held in common ownership or under common control, said lots may be buildable for single or two family residential Use provided that such lots have 7500 square feet and 75 feet of frontage and were lawfully laid out by plan or deed prior to November 19, 1951 or conformed to setback requirements in effect as of January 1, 1976. This protection is available to not more than three adjoining lots.
 3. The buildings to be located thereon are to be set back equal to the setback in effect at the time of lot creation or endorsement. For lots laid out prior to November 19, 1951, structures must meet the setback requirements of the first published regulation in effect for the applicable zoning district.
 4. Said lots are buildable under other applicable state and local regulations i.e. Conservation, Health, Fire, etc.
 5. If said lots are shown on a subdivision plan as defined in Subdivision Control Law, and have been approved by the Planning Board, said lots must be in compliance with all applicable sections of M.G.L. Ch. 40A, Ch. 41, and all of the aforementioned provisions noted in this By-law.

1390 DE MINIMIS

1391 Regardless whether there are increases in the non-conforming nature of a structure, the following alterations, enlargements, extensions, or structural changes to lawfully existing single or two family residential structures may be allowed in accordance with the procedures set forth below; provided that:

1. Relief is limited solely to that portion of the building or structure which is presently dimensionally non-conforming.
2. The resulting changes on the non-conforming side will be no closer than five feet from the side or rear property line.
3. The resulting distance to the nearest residence at the side where the proposed construction will take place is equal to or greater than the sum of the required setbacks of the adjacent lots.
4. The resulting construction will meet all building, fire, safety, conservation, and health requirements for said zoning district.

1392 In accordance with the aforementioned provisions, the following de Minimis alterations are allowed:

1. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area.
2. Enclosing an existing porch of any size.
3. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations.
4. Bay windows which protrude no more than two feet into the required front yard setback and are no less than five feet from the front property line.
5. A balcony or bay window limited to half the length of the building: not more than two feet.
6. Open terrace or steps, stoop, or similar structure under four feet in height: up to half the required setback.
7. Window sill, chimney, roof eave, fire escape, fire tower, storm enclosure or similar architectural structures or steps or stoops over four feet in height: not more than two feet.

ARTICLE 14:

Administration

1410 PERMIT AND SPECIAL PERMIT GRANTING AUTHORITY

1420 BOARD OF APPEALS

1. There shall be a Board of Appeals of five members and three associate members appointed by the Selectmen as provided in Chapter 40A, Section 12 of the General Laws which shall act on all matters within its jurisdiction under this By-Law in the manner prescribed in said Chapter of the General Laws.
2. The Board established hereunder shall act as the Board of Appeals under the local building and zoning By-Laws respectively, and under the provisions of Chapter 40A of the General Laws. The Board of Appeals shall be the "Permit Granting Authority" for the appeals under Section 8 and Section 10 of Chapter 40A, and shall be the "Special Permit Granting Authority" as provided in Chapter 40A, Section 9 of the General Laws, except where the Planning Board is specifically designated as the Special Permit Granting Authority by this By-Law.
3. All provisions of the building By-Laws, and the zoning By-Laws for the establishment of a Board of Appeals, the number of members thereof, their term of office and their powers and duties so far as the same are inconsistent herewith are hereby repealed and this By-Law is established in place thereof and in substitution thereof.

1421 PLANNING BOARD

1421.1 The Planning Board shall be the "Special Permit Granting Authority" as provided in Chapter 40A, Section 9 of the General Laws, for Residential Cluster Development, and for such other uses as this By-Law may designate.

1421.2 The Appointing Authority for the Planning Board shall have the authority to appoint an Associate Member to the Planning Board, under Chapter 40A, Section 9 of the General Laws.

1430 ENFORCEMENT

1431 ZONING ENFORCEMENT OFFICER

The Inspector of Buildings shall be the Zoning Enforcement Officer. He shall not approve applications of any kind or plans or specifications or intended uses, which are not in conformity in all respects with this By-Law. This enforcement power includes enforcement of Article 16, Site Plan Review.

1432 APPEALS

An appeal to the Board of Appeals may be taken by any person aggrieved by the decision of, or failure to act by, the Permit Granting Authority whether or not previously a party to the proceeding, and any municipal officer or board. Such appeals shall be made in accordance with the provisions of Chapter 40A of the General Laws.

1440 VIOLATIONS AND PROSECUTION OF VIOLATIONS

1441 VIOLATIONS

1441.1 The Zoning Enforcement Officer shall serve a notice of VIOLATION AND ORDER to any owner or person responsible for a violation of any structure or lot in violation of any approved plan, information or drawing pertinent thereto or in violation of a permit or certificate issued under the provisions of this By-Law. Violations shall include the erection, construction, reconstruction, conversion, and alteration of a structure or change in use, increase in intensity, or extension of displacement of use. Such order shall direct the immediate discontinuance of the unlawful action, use or condition and the abatement of the violation.

1441.2 Any owner who has been served with a notice and ceases any work or other activity shall leave the structure or lot in such condition as not to be a hazard or menace to the public safety, health, morals or general welfare.

1442 PROSECUTION OF VIOLATION

1442.1 If the notice of VIOLATION AND ORDER is not complied with promptly, the selectmen shall institute the appropriate action or proceeding at law or equity to prevent any unlawful action, use or condition and to restrain, correct, or abate such violation.

1442.2 Any person, firm or corporation violating any of the provisions of the By-Law shall be liable for a fine of not more than three hundred dollars (\$300.00) for each violation. Each day that a violation shall continue shall constitute a separate offense.

1450 APPLICATION AND VALIDITY

1451 APPLICATION

This By-Law shall not interfere with or annul any by-laws, rules or regulations, or permit, except that, where this By-Law imposes a greater restriction upon the use of buildings, structures, or premises than is imposed by existing provisions of law or by-laws, this By-Law shall control.

1452 ORDER OF APPLICATIONS FOR PERMITS

Whenever a use or structure requires a Special Permit pursuant to the requirements of the By-Law or the applicant seeks a Variance for use or dimension and the resulting use also requires license approval from the Board of Selectmen acting in their capacity as the Board of Selectmen and/or in other licensing capacities as the Local Licensing Authority, application shall be made first or simultaneously to the local Licensing Authority for license/permit approval. (added October 25,2004)

1460 SPECIAL PERMIT

The Board of Appeals shall have the authority to hear and decide applications for all changes, alterations, or extensions of a non-conforming structure or Use that requires a Special Permit. Special Permits shall only be issued following a public hearing held within 65 days after filing of an application with the Board of Appeals or Planning Board, a copy which shall forthwith be given to the Town Clerk by the applicant, and all notices and other requirements provided by the Zoning Act shall govern said hearing.

1461 The Board of Appeals or Planning Board shall not approve any application for a Special Permit unless it finds that in its judgement, all of the following conditions are met:

1. The Use as developed will not adversely affect the neighborhood.
2. The specific site is an appropriate location for such a Use, structure, or condition.
3. There will be no nuisance or serious hazard to vehicles or pedestrians.
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed Use. This includes the provision of appropriate sewage treatment facilities which provide for

- denitrification, when the permit granting authority deems such facilities necessary for protection of drinking water supply wells, ponds, or saltwater embayments.
5. The Use or structure as proposed does not pose a substantial detriment to the town or neighborhood in which it is proposed.
 6. The proposal, as approved, conforms to all other applicable provisions of the Wareham Zoning By-law.

1470 VARIANCES

The Board of Appeals shall have the power to hear and decide applications for Variances from the provisions of the Zoning By-Laws, including the power to grant a Variance authorizing a Use or activity not otherwise permitted in the district in which the land or structure is located. A Variance may be granted when factors relating to soil conditions, lot shape, or topography of such land creates an impracticality or limits the location or positioning of a new structure or addition on a site or location that previously conformed to zoning requirements. An applicant must demonstrate that a literal enforcement of the By-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

1471 USE VARIANCES

The Board of Appeals is specifically empowered to grant Variances from the restrictions imposed by this By-Law as to use.

1480 PROJECT REVIEW FEES

Fees for the employment of outside consultants may be collected and deposited in a special account subject to the rules and regulations adopted by the Planning Board and the Board of Appeals for Special Permits and Variances.

The applicant may appeal the Planning Board's selection of an outside consultant to the Wareham Board of Selectman. The grounds for such appeal shall be linked to claims that the selected consultant has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist of either an educated degree in the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for action by the Permitting Authority shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectman within one month following the filing of the appeal, the selection made by the Permitting Authority shall stand.

1490 SITE PREPARATION WORK

It is the intent of this By-Law to promote the health, safety and welfare of the community's inhabitants by preventing the unnecessary destruction of the natural physical environment. Therefore, in all zoning districts, no site preparation work shall begin, including the removal of trees, except for purposes of soil testing to obtain required permits, for any project which requires one or more of the following approvals – a subdivision plan, a Special Permit, a Site Plan Review – until such approvals have been obtained.

ARTICLE 15:

Site Plan Review

1510 PURPOSE

Each use for which a site plan submission is required is a potentially significant addition to a developing or developed area of the town, and to a residential, commercial or industrial neighborhood. The purpose of Site Plan Review Special Permit is to ensure the design and layout of certain developments permitted as a matter of right or by Special Permit will constitute suitable development and will not result in a detriment to the neighborhood or the environment. It is intended that the site plan for each use be prepared with due consideration for:

- 1510.1 Protection of adjacent areas against detrimental or offensive uses on the site by provisions of adequate surface water drainage, buffers against lighting, sight, sound, dust, vibration, and the allowance of sun, light, and air;
- 1510.2 Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- 1510.3 Adequacy of facilities of handling and disposal of refuse and other production by-products;
- 1510.4 Protection of environmental features on the site and in adjacent area;
- 1510.5 Promotion of appropriate arrangement of structures within the site and in relation to existing structures within the district and neighborhood;
- 1510.6 Coordination with and improvement of systems of vehicular and pedestrian access, drainage, water supply, sewage disposal, lighting, landscaping, wetlands, water courses, buildings and other features that support the neighborhood;
- 1510.7 Compliance with all applicable sections of the Zoning By-Laws

1520 APPLICABILITY

Any new development expansion, or change of use other than a single-family or two family residence which would, under the parking schedule "Number of Parking Spaces Required" of Section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces existing on the premises, shall be permitted only upon the issuance of a Special Permit from the Planning Board for Site Plan Review. In addition, any development of any type on 30 acres or greater shall be subject to Section 1510. A Special Permit shall be granted only if the Special Permit Granting Authority finds that it is consistent with the purposes outlined in Section 1510 of this By-Law.

The Special Permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Planning Board provided, however, that where the applicable development requires a Special Permit, Comprehensive Permit or Variance from the Board of Appeals, the Special Permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Board of Appeals. Special Permits under this Section 1510 shall be granted only in conformance with this Section 1510 and Section 1450 of the Wareham Zoning By-Law and the requirements of MGL Chapter 40A, Section 9. Applications shall be accompanied by at least fourteen (14) prints of the plans of the proposal.

1530 INFORMATION REQUIRED:

1531 GENERAL INFORMATION

- 1531.1 Developer name, address, telephone number;
- 1531.2 Property owner name, address, telephone number legal;
- 1531.3 Relationship between developer and property owner;
- 1531.4 Date of application;
- 1531.5 Statement briefly describing project;
- 1531.6 Locus map (1" = 2000');
- 1531.7 Location of property to surrounding area (This plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands with 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics.);
- 1531.8 Zoning district (square feet within each district if more than one district);
- 1531.9 Total area of project in square feet to include wetland and 100-year floodplain (both in square feet);
- 1531.10 All contiguous land owned by the applicant or by the owner of the property;
- 1531.11 At the discretion of the Permitting Authority, photographs of the site at size of 8" by 10".

1532 EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site.

Such plans are to include but not be limited to the following:

1532.1 Existing Natural Features

- 1. Tree line of wooded area;
- 2. Individual trees 18" dbh or over;
- 3. Bogs or agricultural areas;
- 4. All wetlands protected under 310 CMR 10.02 (1) (a-d);
- 5. Floodplain (100 years) with base flood elevation data;
- 6. Contour lines (2' intervals);
- 7. General soil types.

1532.2 Existing Man-Made Features

- 1. Vehicle accommodation areas;
- 2. Streets, roads, private ways, walkways;
- 3. Curbs, gutters, curb cuts, drainage grates;
- 4. Storm drainage facilities including manholes;
- 5. Utility lines including water, sewer, electric, telephone, gas, cable TV;
- 6. Fire hydrants and location of dumpsters;
- 7. Buildings, structures, and signs (free standing) including dimensions of each;
- 8. Exterior lighting fixtures.

1532.3 Existing Legal Features

- 1. Zoning of property (district lines);
- 2. Property lines (with dimensions identified);
- 3. Street right-of-way lines;
- 4. Utility or other easement lines;

5. Monuments.

1533 THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man-made features; and (c) existing legal features.

The development plan shall include:

1. Area of each new lot in square feet;
2. Lot dimensions;
3. Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street right-of-way;
4. Building elevations (side, front, and back) showing building height and any proposed signs;
5. Location, dimension, and designated use for all recreation areas;
6. Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or to remain private);
7. Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;
8. Curbs and gutters, curb cuts, drainage grates;
9. Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;
10. Sidewalks and walkways showing widths and materials;
11. Outdoor illumination with lighting fixture size and type identified;
12. Utilities; water, sewer, electric, telephone, gas, cable TV;
13. Fire hydrant locations;
14. Dumpster (trash collection facilities);
15. New contour lines resulting from earth movement (at 2 foot intervals) and indications of types of ground cover and other precautions to stabilize slopes;
16. Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways (see also Article 9);
17. Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements (see also Article 10).

1534 IMPACT STATEMENT

In order to evaluate the impact of the proposed development to town services and the welfare of the community, there shall be submitted for all Site Plan Reviews an impact statement in two parts.

1534.1 Part one (1) shall describe the impact of the proposed development on the following:

1. All applicable town services including but not limited to schools, sewer service, water systems, parks, fire, and police protection;
2. The roads in the immediate vicinity of the proposed development (include an estimate of both peak and average daily traffic counts);
3. The ecology of the area within the site and any significant off-site impacts.

1534.2 Part two (2) shall describe what actions have been taken to mitigate the impacts described in part one.

1540 EVALUATION STANDARDS:

In evaluating and rendering a decision on an application for a Site Plan Review Special Permit, the SPGA shall consider if the development could achieve the objectives listed below and may require conditions and safeguards deemed necessary to realize those objectives:

1541 NATURAL FEATURES

Finish site contours shall approximate the character of the natural site and the proposed development shall attempt to achieve the following objectives:

1. reduce the volume of cut and fill;
2. reduce the number of removed trees;

3. reduce the pollutants reaching the water table;
4. reduce the area of wetland vegetation displaced;
5. reduce soil erosion;
6. reduce the area of impervious surface;
7. reduce the amount of stormwater runoff from the site.

1542 RELATION OF BUILDINGS TO ENVIRONMENT

The proposed development shall visually relate to its environment; consideration shall be given to appropriate scale, massing, and height to ensure that the architecture shall be in harmony with the surrounding natural environment and neighborhood.

1543 VEHICULAR CIRCULATION

Vehicular circulation shall be designed to provide safe, efficient, and economical transportation. Wherever feasible, access and circulation shall adhere to the following standards.

1543.1 Vehicular and pedestrian circulation layout shall be designed to reduce traffic hazards to pedestrians and vehicles both on and off the site.

1543.2 Street layouts shall be designed to minimize through traffic movement, excessive vehicular travel, and excessive speed.

1543.3 Local streets shall not be over designed or overbuilt and their appearance shall be appropriate to their use.

1543.4 Ingress and egress points, commensurate with safety, shall be kept to a minimum along major abutting streets.

1543.5 A minimum amount of space shall be devoted to streets and streets shall be constructed to adhere to topography.

1543.6 Sufficient off-street parking shall be provided to minimize curb parking.

1543.7 All streets shall be designed to the specifications of the Planning Board's Rules and Regulations Governing the Subdivision of Land.

1544 PEDESTRIAN CIRCULATION

1544.1 Sidewalks shall ordinarily be provided along streets used for pedestrian access to schools, parks and shopping.

1544.2 Sidewalks shall be separated from the roadway edge by a border area of at least five (5) feet to increase pedestrian safety.

1544.3 Sidewalk ramps for handicapped accessibility shall be provided where appropriate.

PARKING

1545.1 Parking areas shall be designed so that vehicles may exit without backing onto a public street.

1545.2 Parking areas shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without backing unreasonable distances or making hazardous turning movements.

1545.3 Parking areas shall be designed so that vehicles cannot extend beyond the perimeter of such areas onto adjacent properties or public rights-of-way.

1545.4 Circulation within parking areas shall be designed so that vehicles can proceed safely without danger to pedestrian or other vehicles.

1545.5 Parking areas shall be designed to reduce their visual impact from adjacent land uses and from public ways by the use of vegetative buffers, berms, structural screening, such as a fence, or a combination of the above.

1545.6 Parking areas shall be designed to provide visual relief from large areas of unbroken pavement by including landscaped islands within the parking area.

1546 **LANDSCAPING**

All site plans shall be subject to the Landscaping requirements of this By-Law.

1550 RELATION TO SUBDIVISION PLAN

Permitting Authority approval of a Site Plan Review shall neither oblige the Permitting Authority to approve any related preliminary or definitive plan for subdivision nor substitute for such approval. However, the Permitting Authority may allow an applicant to combine a submission for a Special Permit or a Site Plan Review with a submission for preliminary or definitive subdivision approval if such submission conforms to all requirements for both a Special Permit or a Site Plan Review and subdivision approval. In such case, the Permitting Authority may conduct a combined public hearing for both a Special Permit or Site Plan Review and subdivision approval.

1551 **RELATION TO CONSERVATION COMMISSION APPROVALS**

1551.1 The applicant shall submit to the Planning Board or other Permit Granting Authority in addition to other requirements for Site Plan Review, either:

1. A Determination of Non-Applicability of Massachusetts Wetlands Protection Act Massachusetts General Laws, Chapter 131, Section 40 and, Wareham Wetland protective By-Law issued by the Conservation Commission, as described in that Act, or
2. An Order of Conditions or Order of Resource Area Delineation, covering the proposed work, or approving the wetland Resource Area delineations issued by the Conservation Commission for the purpose of protecting those interests described in the Massachusetts Wetlands Protection Act and the Wareham Wetlands Protective By-Laws, Division VI, Section 1, (Purpose).

1551.2 The Planning Board may issue Site Plan Approval only after receipt of the original certified copy of either 1551.1 (a) or (b). (added October 25, 2004)

1560 PROCEDURES

1561 **ENFORCEMENT**

The Zoning Enforcement Officer shall have enforcement powers over any Site Plan Approval and Orders of Conditions on Comprehensive Permits approved under MGL Chapter 40B. The Zoning Enforcement Officer shall inspect and enforce any and all stipulations and/or conditions placed upon the approval of any Site Plan. Failure to satisfy the conditions of any Site Plan Approval will result in the withholding of the Certificate of Occupancy.

1562 **PRE-APPLICATION REVIEW**

To promote better understanding and to avoid misunderstanding, applicants shall submit preliminary or completed plans and materials to the Town Planner or the Permitting Authority's designated agent for informal review to ensure that the requirements of Section 1530 have been met.

1563 **APPLICATION**

Subsequent to a completed Pre-Application Review, application for a Site Plan shall be filed with the Permitting Authority at a regularly scheduled meeting and a copy given forthwith to the Town Clerk. Rules and Regulations governing the issuance of Special Permits may be found in the Town of Wareham Zoning By-Laws Articles 14. The applicant for a Site Plan Review shall accompany the application to the Permitting Authority with fourteen (14) prints of the plans and fourteen (14) copies of

any additional plan information required of the applicant Failure of the applicant to submit the information required under Section 1530, herein, may be grounds for a recommendation of disapproval to the Permitting Authority or disapproval of the application for Site Plan Review.

1564 REVIEW AND DECISION

The Permitting Authority shall evaluate all site plans for uses subject to Site Plan Review. All site plans subject to Site Plan Review shall be filed with the appropriate Special Permit Granting Authority (SPGA) and a copy given forthwith to the Town Clerk by the applicant. Site plans whose use requires authorization by a SPGA other than the Permitting Authority shall be submitted for Site Plan Review to the Permitting Authority at the first regularly scheduled meeting following submission of the plans to the appropriate SPGA. The Permitting Authority shall evaluate such plans and within thirty-five days of receipt of such plans shall forward a written report to the SPGA recommending: approval of such plans without conditions; approval of such plans with conditions; or, disapproval of such plans. No SPGA shall make a decision upon the application of a Special Permit requiring Site Plan Review without receipt of a report from the Permitting Authority or until thirty-five days have elapsed from the date of receipt of such plans by the Permitting Authority without receipt of such report. The SPGA shall give due consideration to the report of the Permitting Authority and where the decision of the SPGA differs from such report or recommendation, the reasons for such difference shall be stated in writing.

1565 SITE PLAN REVIEW AND APPROVAL PROCEDURE

1565.1 Use of Outside Consultants

1. After the applicant has filed a Site Plan, the Permitting Authority may determine that the assistance of outside consultants is warranted due to the size, scale or complexity of the proposed project or its potential impact on the Town. In hiring outside consultants, the Permitting Authority may engage the services of engineers, planners, lawyers, urban designers or other appropriate professionals who can assist the Permitting Authority in analyzing the application and project to ensure compliance with all relevant laws, By-Laws and regulations. If the Director of Planning determines that such services are required, the applicant shall pay a Site Plan Review Fee prior to the public hearing and the substantive review of the application by the outside consultants.

1565.2 Review by Town Officials

1. The Permitting Authority shall not hold a public hearing on a Site Plan application until Town Boards, Commissions and Departments have been notified and have been allowed twenty-one (21) days from delivery of site plan documents to submit a written report or recommendations thereon. If reports are not received within the twenty-one (21) day period, this shall be deemed lack of opposition thereto.
2. The Permitting Authority shall circulate one copy of the Site Plan documents to the following boards, commissions, agencies and/or departments for their information and to request their review and comments:
 - a) Board of Selectmen/Sewer Commissioners
 - b) Conservation Commission
 - c) Fire Department
 - d) Police Department
 - e) Water Department
 - f) Health Department
 - g) Building Department
 - h) EMS
 - i) Town/Consulting Engineer
 - j) Municipal Maintenance
 - k) Others as determined to be appropriate

1565.3 Public Hearing

1. General
In cases where the Planning Board must approve a Site Plan for a by right use, the Planning Board shall hold a Public Hearing and act as the Permitting Authority. In cases

where the Site Plan involves a Special Permit, the Zoning Board of Appeals acts as the Permitting Authority with a recommendation on the Site Plan from the Planning Board. In cases where any Site Plan requires a Variance from the Zoning By-Law, the Zoning Board of Appeals will hold a Public Hearing on the Variance and the Planning Board, acting as the Permitting Authority, will hold another on the Site Plan itself.

2. Timing
The Permitting Authority shall hold a Public Hearing within 65 days of the submission of the Site Plan application.
3. Abutter Notice
The Permitting Authority shall provide the public hearing notice to the applicant who will notify all abutters and parties of interest within two hundred (200) feet of the parcel of the time, date and nature of the public hearing. Said notification shall be by certified mail, return receipt requested at least ten (10) days prior to the hearing. The cost of certified mailing shall be borne by the applicant. The signed green cards from all abutters and parties of interest shall be submitted to the Permitting Authority prior to the hearing.
4. Legal Notice
The Permitting Authority shall provide notice of the public hearing by advertisement in a newspaper of general circulation in the town, fourteen (14) days prior to the public hearing and, again, 5 days prior to said hearing. The cost of the advertisement shall be borne by the applicant who shall present a check for the advertisement(s) as part of the submission.
5. Permitting Authority Action
After the close of the Public hearing, the Permitting Authority shall approve, conditionally approve or deny a Site Plan within 60 days. If the Permitting Authority approves a plan with conditions, those conditions shall be stated on the Certificate of Approval. Four (4) copies of the final approved plans, with conditions, shall be provided to the Permitting Authority within 21 days of the decision and be distributed as follows:
 - a) Planning Board –2 sets
 - b) Building Inspector –1 set
 - c) Persons/Agency Inspecting the Site –1 set
6. Notice of Extension
If at any time during the process of Site Plan Review the applicant wishes an extension of the time period, the request shall be made in writing to the Permitting Authority.
7. Failure to Take Action
In the event that the Permitting Authority fails to hold a public hearing or take action on a Site Plan application within the times set forth in these regulations, or within any extended time period as requested by the applicant, the Site Plan shall be deemed to be approved.
8. Validity of Approval
The approved Site Plan shall be in effect for two (2) years from the date of approval. The applicant or assignees must have begun construction within the two (2) year period. At least thirty (30) days prior to the expiration date of the approval period, the applicant may request, in writing, that the Permitting Authority grant an extension of time. The request shall state the reasons for the requested extension and also the length of time requested.

1566 ADMINISTRATION

1566.1 Fee Structure

1566.2 Site Plan Filing Fee

A non-refundable filing fee shall be remitted to the Permitting Authority at the time the application is filed.

1566.3 The following fee schedule shall be followed:

1. Multi-family/Condominium \$500 (plus \$20 for each unit over 3 units)
2. Commercial/industrial Building (Up to 5000 sq. ft.) \$500
3. Commercial/industrial Building (Over 5000 sq. ft.) \$750

1566.4 Site Plan Review Fee.

1. Applicability: Pursuant to M.G.L Chapter 40, 22 f, a Site Plan Review Fee may be established by the Permitting Authority for review of the Site Plan based on an itemized budget estimate

prepared by an outside consultant. This fee shall be the reasonable costs to be incurred by the Permitting Authority to assist in the review of the proposed project. The Site Plan Review Fee shall not be a fixed amount but will vary with the costs incurred by the Permitting Authority.

2. Fee Submittal. The applicant shall submit the Site Plan Review Fee to the Permitting Authority upon the receipt of notice and estimate of fee from the Permitting Authority and prior to the Public Hearing. The failure to pay the Site Plan Review Fee shall constitute grounds for denial of the proposed Site Plan.
3. Additional Review Fees: If the consultant(s) review of the Site Plan exceeds the original estimate or should the services of outside consultants be required after the initial Site Plan Review fee has been expended, then the applicant shall be required to pay all additional fees incurred to cover the cost of additional reviews. A new estimate for additional review services shall be prepared and remitted to the applicant. The applicant's failure to pay these fees in their entirety shall be reason for the Permitting Authority to deny approval of the plan.

1566.5 Construction Observation/Inspection Fee

1. The Permitting Authority may decide that the assistance of outside consultants is warranted to observe and inspect the construction of required underground infrastructure and required public improvements that are not within the purview of the Building Inspector, due to the size, scale or complexity of the approved plan or because of its impact on the town.
2. If the Permitting Authority determines that construction observation/inspection services are required, the applicant shall pay a construction observation/inspection fee prior to the issuance of a building permit. This fee shall not be a fixed amount but will vary with the costs incurred. This fee shall be the reasonable costs to be incurred to observe and inspect the construction of the proposed improvements and shall be based on an estimate provided by the consultant.

1566.6 Other Costs and Expenses

All expenses for use of outside consultants reviews (consistent with Section 1565.1), ancillary report reviews, supplemental studies, advertising, publication of notices, postage and mailings and all other expenses in connection with the Site Plan including without limitation, sampling and/or testing, shall be borne by the applicant.

1566.7 Payment of Fees

1. Fees paid by the applicant shall be by a certified bank check made payable to the Town of Wareham and submitted to the Permitting Authority.
2. When the Site Plan Review Fee and the Construction Observation/Inspection Fee are received by the Permitting Authority pursuant to this Section, they shall be deposited with the Town Treasurer who shall establish an account for this purpose. Expenditures from this account may be made at the discretion of the Permitting Authority without further appropriation. Expenditures from this account shall be made only for services rendered in connection with a specific project or projects for which a fee has been or will be collected from the applicant. Accrued interest may also be spent for this purpose.
3. At the completion of the project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. For the purpose of these regulations, any person or entity claiming to be the applicant's successor in interest shall provide the appropriate Board with documentation establishing such succession in interest.

1566.8 Performance Guarantee

1. Requirement

The Permitting Authority may require that a performance guarantee be posted with the Town of Wareham to secure faithful and satisfactory construction of all proposed improvements in situations it deems appropriate. The Permitting Authority shall set the guarantee, which shall be in the form of a cash bond. The improvements shall be made within two (2) years of the approval of the plan unless an extension is approved by the Permitting Authority.

2. Performance Guarantee Filing Fee

Performance Guarantee Filing Fee shall be imposed and the minimum filing fee shall be \$200 or \$00.01/square foot of existing and proposed building footprint, whichever is greater.

3. Amount
The amount of the performance guarantee shall reflect the estimated cost to the Town of Wareham for completing the work or remediating environmental concerns caused by construction activities should the applicant fail to do so.
4. Cash Bond
If a performance guarantee is required by the Permitting Authority, a deposit of funds shall be made in a joint passbook with the Town of Wareham in an amount set by the Permitting Authority. A signed withdrawal slip shall be provided to the Permitting Authority for this account. The required funds shall be deposited in this account prior to the issuance of a building permit by the Director of Inspectional Services.
5. Release
Upon the submission of the as built plans, an electronic copy of the as-built plans, and a final inspection, the Permitting Authority shall vote to release the applicant from the performance obligation.

1566.9 Revisions to Approved Site Plans

1. Minor Revisions
If revisions to an approved site plan are needed, changes, which in the opinion of the Zoning Enforcement Officer are minor and not substantive, may be reviewed by the Permitting Authority and approved without a public hearing.
2. Major Revisions
 - a) If revisions to an approved Site Plan are needed, changes, which in the opinion of the Zoning Enforcement Officer, are significant in terms of size or location of the building, relocation of access and exit curbs, overall parking layout, landscaping and buffers, overall appearance of the building, or intensity of use, or in the conditions specifically addressed in the decision by the Permitting Authority, then a public hearing for these modifications is required.
 - b) The Permitting Authority shall review the proposed revisions and either approve, approve with conditions or deny the proposed revisions.
3. Revision Expenses
 - a) Whenever additional reviews by the Permitting Authority, its staff or consultants are necessary due to the proposed site plan modifications, the applicant shall be billed and be responsible for the supplemental costs incurred, including filing fees, review fees, and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific, limited aspects of the site, the Permitting Authority may reduce the scope of the required review and waive all or part of the filing and review fees. Supplemental fees must be paid in full before modifications to a Site Plan are approved by the Permitting Authority.
4. Project Completion Prior to receipt of an occupancy permit, the applicant shall:
 - a) Provide a written certification from a registered professional engineer in the Commonwealth of Massachusetts that the stormwater management system was constructed and completed in accordance with the approved site plan in accordance with Best Management Practices (BMPs)
 - b) Construct or install any improvements required by the Permitting Authority to the satisfaction of the Zoning Enforcement Officer.

1570 EXPENSES INCURRED

Expenses incurred by the SPGA in connection with site plan review, including the reasonable fees and expenses of any consultants retained by the SPGA, shall be borne by the applicants for site plan approval.

1571 PERFORMANCE GUARANTEE

As a condition of the granting of Special Permits for any uses or structures requiring a Special Permit under this Section, the SPGA shall require that construction and site alteration permitted and specified by said Special Permit be secured by one, or in part by one and in part by the other, of the following

methods, which method may be selected and from time to time varied by the applicant upon receiving written approval from the Planning Board:

- 1571.1 By a proper bond or deposit of money or negotiable securities sufficient in the opinion of the SPGA to secure performance of the construction of buildings, parking areas and appurtenances thereto required for completion of the project as noted in the Special Permit and shown on any accompanying plans. The SPGA may require that said construction shall be completed within a specific period of time; or
- 1571.2 By a covenant executed and duly recorded by the owner of record, running with the land, whereby said construction will be completed before such buildings or appurtenances thereto may be eligible for an occupancy permit

1572 RELEASE OF GUARANTEE

Performance bonds, deposits or covenants may be released in whole or from time to time, in part, when the work has been satisfactorily completed in the opinion of the SPGA. The SPGA shall then release the interest of the town in such bond and return the bond or the deposit to the person who furnished the same or release the covenant by appropriate instrument duly acknowledged which shall be recorded at the Plymouth County Registry of Deeds. Request for all releases shall be by certified, return receipt letter to the SPGA and the Town Clerk and shall outline that portion of the work to be released and shall be accompanied by an engineer's or surveyor's certification that the work has been done in accordance with the requirements of the granted Special Permit. If the SPGA determines that said construction or site alteration has not been completed, it shall specify in a notice sent by registered mail to the applicant and to the Town Clerk, the details wherein said construction or site alteration fails to comply with the Special Permit and upon failure to do so within forty-five (45) days after the receipt by said Town Clerk of said request by the applicant all obligations under the bond shall cease and terminate by operation of law, any deposit shall be returned, and such other covenant shall become void. In the event that said forty-five day period expires without such specification, or without the release and return of the bond or return of the deposit or release of the covenant as aforesaid, the said Town Clerk shall issue a certificate to such effect, duly acknowledged, which may be recorded.

1580 OTHER REGULATIONS

This Section 1510 is supplementary to the other existing Zoning By-Laws affecting the access, circulation, design and landscaping of parking areas. Where the application of Section 1510 imposes a greater restriction than is imposed by other Zoning By-Laws, the application of Section 1510 shall control.

1590 DECISION

Special permits may be granted and plans may be approved provided that the SPGA determines that subject to any conditions that may be imposed the requirements of Sections 1510 and 1450 will be satisfied and that no other conflicts between the proposal and the Zoning By-Laws have been observed.

ARTICLE 16:

Definitions

For the purpose of this By-Law certain terms and words shall have the following meanings. Words used in the present tense include the future, the singular number includes the plural, the plural the singular, the word "used" or "occupied", include the words "designed", "arranged", "intended" or "offered", to be used or occupied, the words "building", "structure" "lot", "land", or "premises" shall be constructed as though followed by the words or any portion thereof", and the word "shall" is always mandatory and not merely directory. Terms and words not defined herein but defined in the State Building Code or Subdivision Regulations shall have the meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Unabridged Dictionary, Third Edition.

1-FAMILY DWELLING

(See Section 340 Use Definitions)

2 FAMILY DWELLING

(See Section 340 Use Definitions)

3 TO 4 FAMILY DWELLING

(See Section 340 Use Definitions)

5 OR MORE FAMILY DWELLING

(See Section 340 Use Definitions)

ABANDONMENT

The visible or otherwise apparent intention of an owner to discontinue a use or structure, or removal of the characteristic equipment or furnish used in the performance of the non-conforming use, without its replacement by similar equipment or furnishings, or the replacement of the non-conforming use or building by a conforming use or building for a period of two years or more.

ACCESSORY USES TO SCIENTIFIC RESEARCH, SCIENTIFIC DEVELOPMENT, OR RELATED PRODUCTION ACTIVITIES

(See Section 340 Use Definitions)

ADULT CABARET

Any establishment which provides live entertainment for its patrons, which includes the display of nudity, as that term is defined in Chapter 272, Section 31 of the General Laws.

ADULT MOTION PICTURE THEATER

An enclosed building used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conductor sexual excitement as defined in Chapter 272, Section 31 of the General Laws.

ADULT STORE

An establishment which has more than 10 percent of its gross floor area or a substantial/significant portion of its stock in trade, books, magazines, photographs, videos, computer software, computer discs, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in Chapter 272, Section 31 of the General Laws.

ADULT USE

(See Section 340 Use Definitions)

AGRICULTURAL USES

(See Section 340 Use Definitions)

ALTERATION

Any construction, reconstruction or other action resulting in a change in the structural parts of height, number of stories or exits, size, use, or location of a building to other structure.

ANIMAL KENNEL

(See Section 340 Use Definitions)

ANTENNA TOWER

A self-supporting structure tapering from base to top and without anchor guy wires that support a platform and/or structure for the purposes of wireless communications. An auxiliary building housing electronics and communications equipment is permitted as part of this use.

ANTENNA, DIRECT BROADCAST

(See Section 340 Use Definitions)

APARTMENT IN MIXED USE BUILDING

(See Section 340 Use Definitions)

APARTMENT, ACCESSORY

(See Section 340 Use Definitions)

APARTMENT (Apartment House, Apartment Dwelling)

(See 2, 3 and 5+ family dwelling)

AUXILIARY COMMUNICATIONS BUILDING

An unmanned, self-contained structure housing electric and communication equipment, which shall not be more than 600 square feet in area, not more than 12 feet in height.

AVIATION FIELD

(See Section 340 Use Definitions)

BANKS

(See Section 340 Use Definitions)

BASEMENT

A portion of a building partly below grade which has more than one-half of its height, measured from finished floor to finished ceiling above the average finished grade of the ground adjoining the building. A basement is not considered a story unless its ceiling is six feet or more above the average finished grade.

BED AND BREAKFAST:

(See Section 340 Use Definitions)

BOWLING ALLEY:

An establishment that devotes more than 50 percent of its gross floor area to bowling lanes, equipment and playing area.

BUILDING AREA:

The aggregate of the maximum horizontal plane area of all buildings on a lot measured to their outer walls, including porches, enclosed porches, enclosed stairs, decks, bay windows and balconies.

BUILDING COVERAGE:

The building area expressed as a percentage of the total lot area.

BUILDING LINE:

The line, parallel to the street line, which passes through the point of the principal building nearest to the front lot line.

BUILDING, ACCESSORY:

A detached building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building.

BUILDING, ATTACHED:

A building having any portion of one or more walls in common with an adjoining building.

BUILDING, DETACHED:

A building having open spaces on all sides.

BUILDING, PRINCIPAL:

A building in which is conducted the principal use of the lot on which it is located.

BUILDING:

A combination of any materials, whether portable or fixed, having a roof, and enclosed within exterior walls or firewalls; built to form a structure for the shelter of persons, animal or property. For the purpose of this definition, "roof" shall include any awning or any similar covering, whether or not permanent in nature.

BUSINESS, RETAIL

(See Section 340 Use Definitions)

BUSINESS, WHOLESALE:

(See Section 340 Use Definitions)

CAMPGROUND:

(See Section 340 Use Definitions)

CELLAR:

A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average established finished grade of the ground adjoining the building. A cellar is not deemed a story.

CEMETERY:

(See Section 340 Use Definitions)

CLUB, GOLF:

(See Section 340 Use Definitions)

CLUB, MEMBERSHIP:

A social, sports or fraternal association or organization, which is used exclusively by members and their guests and is not conducted as a gainful business.

CLUB, TENNIS:

(See Section 340 Use Definitions)

CLUSTER DEVELOPMENT:

A division of land into lots for use as residential building sites where said lots are arranged into one or more groups having area and yard measurements less than the minimum required in the Table of Dimensional and Density Regulations. These clusters of groups shall be separated from adjacent

property and other groups of lots by intervening 'common land". The number of lots over the entire tract of land shall not exceed the number of lots permitted under normal application of the area regulations of the zone in which the tract of land is located.

CONDOMINIUM:

An arrangement of dwelling units that may or may not be located in one building but which are located within one parcel of land comprised of a common estate and individual unit estates. For the purpose of this By-Law, a "Condominium" and Town House" shall be designed and treated in the same manner as an "Apartment" or "Multi-Family Dwelling" depending upon the number of units and shall be subject to the same zoning restrictions as said apartment or multi-family dwelling.

CONFERENCE CENTER:

(See Section 340 Use Definitions)

CONVENIENCE STORE:

A small retail establishment, usually located within or associated with another use that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods.

DAY CARE CENTER:

(See Section 340 Use Definitions)

DISTRICT:

A zoning district as established by this By-Law.

DRIVE-IN ESTABLISHMENT:

(See Section 340 Use Definitions)

DRIVEWAY:

An open space, located on a lot, which is not more than 24 feet in width for access to a garage, or off-street parking or loading space.

DRY CLEANING ESTABLISHMENTS:

(See Section 340 Use Definitions)

DWELLING UNIT, SEASONAL:

A dwelling unit that cannot be occupied on a year-round basis without alteration(s) being made requiring a permit from the Building Department.

DWELLING UNIT:

One or more living or sleeping rooms arranged for the use of one or more individuals living as a single housekeeping unit with cooking, living, sanitary, and sleeping facilities.

DWELLING, MULTIPLE FAMILY:

(See 2, 3 and 5+ family dwelling)

DWELLING, YEAR-ROUND:

Any dwelling which is suitable for human occupancy on a permanent, year-round basis and meets the requirements of the Massachusetts State Building Code and State Health Code for a dwelling.

DWELLING:

A privately or publicly owned, permanently fixed structure, containing a dwelling unit or dwelling units. The terms "one-family" "two-family" or "multi-family" dwelling shall not include hotel, lodging house, hospital, membership club, trailer, mobile home or dormitory.

EDUCATIONAL USES, EXEMPT:

(See Section 340 Use Definitions)

ESSENTIAL SERVICES:

Services provided by public utility or governmental agencies through erection, construction, alteration or maintenance of underground or overhead gas, electrical, steam or water transmission and distribution systems; and collection, communication, supply or disposal systems. Facilities necessary for the provision of essential services include poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, and other similar equipment and accessories in connection therewith. Specifically excluded from this definition are buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety or general welfare.

EXCEPTION:

The use of a structure or lot, or any action upon a premises, which may be permitted under this By-Law only upon application to and the approval of the Board of Appeals.

FAMILY:

An individual or two or more persons related by blood or marriage living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further including not more than three lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit may constitute a family. For purposes of controlling residential density each such group of five individuals shall constitute a single family.

FARM STAND OR ROADSIDE STAND:

(See Section 340 Use Definitions)

FILLING STATIONS:

(See Section 340 Use Definitions)

FISH PROCESSING PLANTS:

(See Section 340 Use Definitions)

FLOODWAY:

The floodway is that portion of the available flow cross section that cannot be obstructed without causing an increase in the water-surface elevations resulting from a flood with a 100-year average return period of more than a given amount.

Floor Area Ratio:

The relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands. This ratio is determined by dividing the total, or gross, floor area of the building by the gross area of the lot.

FLOOR AREA, GROSS:

The sum of areas of the several floors of a building measured from the exterior faces of the walls. It does not include cellars, unenclosed porches or attics not used for human occupancy or any floor space in accessory buildings or in the main building intended and designed for accessory heating and ventilating equipment.

FRONTAGE:

The property line dividing a lot from a street providing access to the lot measured from one side lot line to the other. In cases of corner lots, the total shall include the distance between both side lot lines and the radius measurement of the corner if applicable

GOLF COURSE:

(See Section 340 Use Definitions)

GRAVEL, LOAM, SAND OR STONE REMOVAL:

(See Section 340 Use Definitions)

GUEST HOUSE:

(See Section 340 Use Definitions)

HAZARDOUS WASTE FACILITY:

(See Section 340 Use Definitions)

HEALTH OR ATHLETIC FACILITY:

(See Section 340 Use Definitions)

HEIGHT:

The distance from the average ground elevation as defined in 780 CMR, Massachusetts Building Code, to the highest structural member of the building. For structures other than buildings, height shall be measured from the mean grade of the natural ground around the structure to the highest point on the structure.

HOME OCCUPATION:

(See Section 340 Use Definitions)

HORTICULTURE:

(See Section 340 Use Definitions)

HOSPITAL:

(See Section 340 Use Definitions)

HOTEL:

(See Section 340 Use Definitions)

INCIDENTAL USE:

Premises to which it pertains.

INDUSTRIAL:

(See Section 340 Use Definitions)

INTERMEDIATE CARE CENTER:

(See Section 340 Use Definitions)

JUNK:

Any worn out, castoff, or discarded articles or materials which are ready for destruction or disposal or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged or without further reconditioning, can be used for its original purpose as readily as when new, shall not be considered junk.

JUNKYARDS:

(See Section 340 Use Definitions)

LARGE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION:

A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum nameplate capacity of 250 kW DC. Included in this definition are canopy-mounted systems, where a structure is used to raise the solar photovoltaic system above grade, which, when meeting the minimum rated nameplate capacity of 250 kW DC, shall be considered a large-scale ground-mounted solar photovoltaic installation.

LAUNDROMATS:

(See Section 340 Use Definitions)

LIGHT MANUFACTURING:

(See Section 340 Use Definitions)

LOADING SPACE:

Any off-street space at least twelve (12) feet in width, fifty (50) feet in length and with a vertical clearance of at least fourteen (14) feet, having an area of not less than thirteen hundred (1,300) square feet which includes access and maneuvering space used exclusively for loading and unloading of goods and materials from one vehicle.

LODGING UNIT:

One or more rooms for the use by one or more individuals not living as a singular housekeeping unit and not having cooking facilities. A "Lodging Unit" shall include rooms in boarding houses, tourist houses, or rooming houses.

LOT COVERAGE:

The maximum percent of lot area allowed to be covered by buildings, parking areas and driveways (regardless of surface) and all impervious surfaces.

LOT DEPTH:

The mean horizontal distance between the front lot line and the rear lot line.

LOT FRONTAGE:

Lot lines, or in the case of corner lots, the distance between one side lot line and the midpoint of the corner arc length. (Amended 4/28/87)

LOT LINE, FRONT:

The property line dividing a lot for a street (right-of-way). On a corner lot the owner shall designate one street line as the front lot line.

LOT LINE, REAR:

The lot line opposite from the front lot line.

LOT LINE, SIDE:

Any lot line not a front or rear lot line.

LOT WIDTH:

The horizontal distance between the side lot lines as measured parallel to the street line at the minimum front yard depth required by this By-Law at the building line and at all points between.

LOT, CORNER:

A lot at the point of intersection of and abutting on two or more intersecting streets, the interior angle of intersection of the street lot lines, or in case of a curved street, extended lot lines, being not more than 135 degrees.

LOT, THROUGH:

An interior lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.

LOT:

An area or parcel of land or any part thereof, not including water area, in common ownership, designated on a plan duly filed by its owner or owners as a separate lot and recorded in the Plymouth County Registry of Deeds.

MANUFACTURED HOME PARK:

(See Section 340 Use Definitions)

MANUFACTURED HOME:

(See Section 340 Use Definitions)

MANUFACTURING:

(See Section 340 Use Definitions)

MARIJUANA ESTABLISHMENT

A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or other type of licensed marijuana related business as defined according to State Regulations; 935 CMR 500, et seq., including any subsequent updates.

MARINA:

(See Section 340 Use Definitions)

MARINE CONNECTED USES:

(See Section 340 Use Definitions)

MEDICAL MARIJUANA TREATMENT CENTER

Any medical marijuana treatment center, as defined under state law, as a not-for-profit entity (as defined by Massachusetts law only), that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers, which is properly licensed and registered by the Massachusetts Department of Public Health pursuant to all applicable state laws and regulations.

MOBILE HOME PARK:

A parcel of land upon which two or more mobile homes or house trailers are parked or intended to be parked for living purposes.

MOBILE HOME:

(See Manufactured Home)

MOTEL:

(See Section 340 Use Definitions)

MOTOR VEHICLE SALES:

(See Section 340 Use Definitions)

MOTOR VEHICLE SERVICE:

(See Section 340 Use Definitions)

NEIGHBORHOOD GROCERY STORE:

(See Section 340 Use Definitions)

NON-CONFORMING BUILDING OR LOT:

A building or lot that does not conform to a dimensional regulation prescribed by this By-law for the district in which it is located or to regulations for signs, off-street parking, off-street loading, or accessory buildings but which building or lot was in existence at the time the regulation became effective and was lawful at the time the building or lot was established.

NON-CONFORMING USE:

A use of a building or lot that does not conform to a use regulation prescribed by this By-law for the district in which it is located, but which was in existence at the time the use regulation became effective and was lawful at the time it was established.

NONCONFORMING STRUCTURE:

A structure lawfully in existence or lawfully begun at the time of the enactment of this By-Law or any amendment thereof.

NONCONFORMING LOT:

A lot that is not in accordance with all provisions of this By-Law, but that lawfully existed at the effective date of this By-Law or conformed to all dimensional requirements of the By-Law prior to any amendment thereof.

NON-PROFIT RECREATION:

(See Section 340 Use Definitions)

NURSING HOME:

(See Section 340 Use Definitions)

OFFICE:

(See Section 340 Use Definitions)

ON-SITE SOLAR PHOTOVOLTAIC INSTALLATION:

A solar photovoltaic installation that is constructed at a location where other uses of the underlying property occur. The exception is canopy-mounted systems, where a structure is used to raise the solar photovoltaic system above grade, which, when meeting the minimum nameplate capacity of 250 kW DC, shall be considered a large-scale ground-mounted solar photovoltaic installation.

OPEN SPACE:

The space on a lot unoccupied by buildings, unobstructed to the sky by man-made objects other than walks, swimming pools, and terraced areas, not devoted to streets, driveways, or off-street parking or loading spaces and expressed as a percentage of total lot area.

OUTDOOR ADVERTISING:

(See Section 340 Use Definitions)

OVERNIGHT CABIN:

An overnight cabin is any cabin, trailer or any building, tent, or structure, house, car or automobile trailer used for or adaptable to use for living quarters.

OWNER:

A party or/ parties that possess the exclusive right to hold, use, benefit-from, enjoy, convey, transfer, and otherwise dispose of an asset or property.

PHOTOVOLTAIC:

The technology that uses a semi-conductor material to convert light directly into electricity.

PLACE OF ASSEMBLY:

(See Section 340 Use Definitions)

PLANNING DEVELOPMENT:

A development involving the construction of two or more principal buildings on the same lot for any permitted use.

PUBLIC SERVICE OR OTHER PASSENGER STATIONS:

(See Section 340 Use Definitions)

RATED NAMEPLATE CAPACITY:

The maximum rated output of electric power production of the photovoltaic system in Direct Current (DC).

RECREATION, COMMERCIAL FACILITIES:

(See Section 340 Use Definitions)

RECREATION, COMMERCIAL INDOOR:

A commercial recreational land use conducted entirely within a building.

RECREATION, COMMERCIAL OUTDOOR:

Primarily participant uses conducted in open or partially enclosed or screened facilities.

RELIGIOUS USES:

(See Section 340 Use Definitions)

RESIDENTIAL CLUSTER DEVELOPMENT:

(See Section 340 Use Definitions)

RESTAURANT

(See Section 340 Use Definitions)

RIDING STABLE:

(See Section 340 Use Definitions)

SALVAGE YARDS:

(See Section 340 Use Definitions)

SEASONAL CONVERSION:

(See Section 340 Use Definitions)

SERVICE ESTABLISHMENTS:

(See Section 340 Use Definitions)

SERVICES, PERSONAL:

Establishments primarily engaged in providing individual services generally related to personal needs, such as beauty and barbershops, and tailor shops.

SIGN, BUSINESS:

A sign used to direct attention to a service, product sold or other activity performed on the same premises upon which the sign is located.

SIGN, DIRECTIONAL:

A sign guiding or directing traffic, not exceeding (3) square feet.

SIGN, GENERAL ADVERTISING:

Any sign advertising products or services other than products or services available on the lot on which the sign is located, or any sign which is not located within 200 feet of the building or other structure at which the products or services advertised thereon are available.

SIGN, IDENTIFICATION:

A sign used simply to identify the name, address, and title of an individual family or firm occupying the premises upon which the sign is located.

SIGN, ROOF:

A sign erected on or affixed to the roof of a building.

SIGN, FREE STANDING:

A sign erected on or affixed to the land including any exterior sign not attached to a building.

SIGN, SURFACE AREA OF:

For a sign, either free-standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or closed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself. For a sign consisting of individual letters, designs, and symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest quadrangle which encompasses all of the letters, designs and symbols. One side only of a flat, back-to-back sign shall be counted.

SIGN, TEMPORARY:

A sign erected or placed for a period not to exceed thirty (30) days for the purpose of notifying availability of a new service, product, or facility. Such sign shall not exceed 12 square feet

SIGN, WALL:

A sign affixed to the exterior wall of a building and extending not more than 15 inches therefrom.

SIGN:

Any structure or device either temporary or permanent, used as, or which is in the nature of an advertisement, announcement, or direction, or is designed to attract the eye by any means. The following shall not be considered signs within the context of this By-Law:

1. Flags and insignia of any government except in connection with commercial promotion;
2. Legal notices or informational signs erected or required by government bodies;
3. Temporary signs erected for a charitable or religious cause;
4. Temporary signs inside display windows, covering not more than 20% of window area;
5. Standard gasoline pumps bearing the name, type, and price of gasoline either upon the pump surface or an attached area not exceeding 1.5 square feet.

SOLID WASTE FACILITY:

(See Section 340 Use Definitions)

STORAGE FACILITIES:

(See Section 340 Use Definitions)

STORY, HALF:

A story under a gable, hipped or gambrel roof, the floor area of which does not exceed two-thirds of the floor immediately below when measured where the vertical distance between the floor and ceiling is four (4) feet or more.

STORY:

That part of a building comprised between a floor and the floor next above. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be classified as a story when its ceiling is six or more feet above the average finished grade.

STREET:

A way, which is dedicated or devoted to public use by legal mapping or by any other lawful procedure. A street includes all public ways, a way which the Town Clerk certified is maintained and used as public way, a way shown on a plan approved and endorsed in accordance with the "Subdivision Rules and Regulations" of Wareham, Massachusetts, and a way having in the opinion of the Planning Board sufficient width, suitable grades and adequate construction to provide for needs of vehicular traffic thereon or served thereby, and for the installation of municipal services to serve such land and the buildings to be erected thereon.

STRUCTURE, NONCONFORMING:

A structure lawfully existing at the effective date of this By-Law, or any subsequent amendment thereto, which does not conform to one or more provisions of this By-Law.

STRUCTURE:

A combination of materials assembled at a fixed location to give support or shelter, such as building, bridge, trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, fence, sign, flagpole or the like.

THEATRE:

A building or part of a building devoted to showing motion pictures, or for dramatic dance, musical, or other live performances.

TRANSPORTATION TERMINAL

(See Section 340 Use Definitions)

TRUCKING TERMINALS:

(See Section 340 Use Definitions)

UPLAND:

All land not defined herein as wetland.

USE, ACCESSORY:

A use incidental and subordinate to the principal use of a structure or lot, or a site, not the principal use, which is located on the same lot as the principal structure. Accessory use by area shall be interpreted not to exceed 40 percent of the area to total use of the structure and/or lot on which it is located.

USE, NONCONFORMING:

A use lawfully existing at the time of this By-Law, or any subsequent amendment thereto, which does not conform to one or more provisions of this By-Law. Non-conformity may be either of use or dimension.

USE, PRINCIPAL:

The main or primary purpose for which a structure or lot is designed, arranged, or intended or for which it may be used, occupied, or maintained under this By-Law. Any other use within the main structure or the use of any other structure or land on the same lot and incidental or supplementary to the principal use and permitted under this By-Law shall be considered an accessory use.

USE, SUBSTANTIALLY DIFFERENT:

A use which by reason of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment or similar characteristics from the use to which it is being compared.

USE:

The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained.

UTILITY, PUBLIC:

(See Section 340 Use Definitions)

VETERINARY HOSPITAL:

(See Section 340 Use Definitions)

WETLAND:

Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, meadow, or swamp bordering on the ocean or on any estuary, creek, river, stream, pond, or lake or from land under said waters or land subject to tidal action. The meaning of words used in this definition of a wetland shall be as defined in Chapter 131, Section 40 of the General Laws and in 310 C.M.R. 10.00, Wetland Protection.

WIRELESS COMMUNICATIONS FACILITY:

(See Section 340 Use Definitions)

WIRELESS COMMUNICATIONS SERVICES:

The provision of personal wireless services such as cellular telephone, personal communications and enhanced specialized mobile radio services; but not including the provision of video programming through over-the-air television broadcast signals, multi-channel multi-point distribution services, or direct broadcast satellite services.

YARD, FRONT:

A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.

YARD, REAR:

A yard unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the building wall and the rear lot line.

YARD, SIDE:

Yard extending for the full length of a building between the nearest building wall and the side lot line.

YARD:

A portion of a lot, upon which the principal building is situated, unobstructed artificially from the ground to the sky, and unoccupied except by fences, walls, poles, paving, and other customary yard accessories, and having at least two sides open to lot lines.

YOUTH CAMP:

(See Section 340 Use Definitions)

DEFINITIONS FOR THE NATIONAL FLOOD INSURANCE PROGRAM FLOODPLAIN MANAGEMENT REGULATIONS

National Flood Insurance Program (NFIP) definitions are found in Title 44 of the Code of Federal Regulations, section 59.1. The definitions below refer to their source; if the definition is from the State Building Code, it is from the 9th Edition, which meets the minimum standards of the NFIP.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway.

FLOOD HAZARD BOUNDARY MAP (FHBM.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship

repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONES, FLOOD

Definitions of Flood Zones

The community shall use the pertinent definitions for flood zones delineated within the community. All of these terms are defined in the US Code of Federal Regulations, Title 44, Part 64.3.

ZONE A means an area of special flood hazard without water surface elevations determined

ZONE A1-30 and ZONE AE means area of special flood hazard with water surface elevations determined

ZONE AH means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined

ZONE AO means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

ZONE A99 means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

ZONES B, C, and X means areas of minimal or moderate flood hazards or areas of future-conditions flood hazard. (Zone X replaces Zones B and C on new and revised maps.)

ZONE V means area of special flood hazards without water surface elevations determined, and with velocity, that is inundated by tidal floods (coastal high hazard area)

ZONE V1-30 and ZONE VE (for new and revised maps) means area of special flood hazards, with water surface elevations determined and with velocity, that is inundated by tidal floods (coastal high hazard area)

APPENDIX 1:

Boundaries of Districts

The location and boundaries of the zoning districts described hereinafter and shown on a map entitled "Town of Wareham, Massachusetts, Zoning Map" dated November 19,1951,(revise date) and on file in the office of the Town Clerk, are declared to be a part of the Town of Wareham Zoning By-Laws:

BUSINESS DEVELOPMEN OVERLAY DISTRICT

Parcels to be rezoned to Business Development Overlay District being described as those parcels or portions of parcels shown on Town of Wareham Assessors' Map 109, Parcels 1000,1001,1001-A, 1002 thru 1012,1051,1052,1053 and Map 109-A, Parcel 1038 and Mosquito Dam Road, currently zoned as Residential R-60:

Southerly 5,700 feet more or less by Tihonet Road, to a point at the intersection of the southeasterly corner of Assessors' Parcel 1012 on Map 109 at the intersection of Tihonet Road and the Lot line, thence running;

Westerly and Northwesterly 330 feet more or less by the southerly lot line of Assessors' Parcel 1012 on Map 109, to a point at the intersection of the Lot Line and the Zone Line that divides the Residential R-60 and Strip Commercial Zone, thence running;

Westerly 4500 feet more or less by the current Zone Line and land owned by A.D. Makepeace to the easterly sideline of Interstate Route 195, thence running;

Northeasterly 2,500 feet more or less by the easterly sideline of Interstate Route 195, to the point of beginning. Containing 300 Acres more or less. (April 2006)

MULTIPLE RESIDENTIAL MR-30 DISTRICT:

All of that part of the Town of Wareham not hereinafter described as being within the limits of Residence R-130, Residence R-60, Residence R-43, Residence R-30, Onset Village 1, Onset Village 2, Wareham Village, Strip Commercial, Conference Recreational, Marine, Institutional or Industrial.

MR 30 DISTRICT

- A. That area of land from the southwesterly corner of Charlotte Furnace Road at the intersection of Route 28, in a northwesterly direction to the Weweantic River, thence, northerly along the Weweantic River to a point where the Weweantic River meets the southerly layout of Route 25, thence in a southeasterly direction along the southerly layout of Route 25 to a northwesterly point at the juncture of the southerly layout of Route 25 and Charlotte Furnace Road, thence southeasterly to the southwesterly corner of Charlotte Furnace Road and Route 28. (Revised Oct. 23, 2012).
- B. That area of land beginning at the northwest corner of Lot 1028 with Route 25 and Besse's Brook; Thence easterly along the southern Right of Way of Route 25 to the eastern corner of Lot 1022A as shown on Wareham Assessors' Map 115; Thence southwesterly along the eastern property line of Lot 1022A to the northern Right of Way of Route 28; Thence easterly along the northern Right of Way of Route 28 to a point directly across from the northeastern corner of Lot 1003 as shown on Wareham Assessors' Map 133;Thence South across Route 28 and along the eastern property line of Lot 1003 to a point 500 feet south of Route 28 as shown on Wareham Assessors' Map 133;Thence Westerly by a line Parallel to and 500 feet from the southerly sideline of Route 28 to the eastern property line of Lot 1043 A as shown on Wareham Assessors' Map 132; Thence North along the eastern property line of Lot 1043 A across Route 28 to the northern Right of Way of Route 28 as shown on Wareham Assessors' Map 132; Thence easterly along the northern Right of Way of Route 28 to the corner of Lot 6 and Division Avenue as shown on Wareham Assessors' Map 115. Thence North along the property line of Lot 6 and Division Avenue to the Northern Right

of Way of Route 28 as shown on Wareham Assessors' Map 115; Thence westerly along the rear lots lines of Lots 9,8,7A and 6 to Division Avenue as shown on Wareham Assessors' Map 115; Thence westerly from the rear Lot corner of Lot 9, across Willard Street and along southern property lines of Lot 1020B and 1020A to Besse's Brook as shown on Wareham Assessors' Map 115; Thence northerly along Besse's Brook to the point of beginning. (April 24, 2006).

- A. West Wareham or Tremont northwesterly by Tremont Pond; Northerly by Main Street; Easterly by Lots L,T, U, S, R, a Private Way and Main Street as shown on plans of the Bass River Land Company situated in West Wareham; Southerly by land formerly of Alice Tobey Jones; Southwesterly by land of New York, New Haven and Hartford Railroad Company.
- B. Bounded on the West by the Lazy Harbor; Thence on the northwest by the center line of Marion to Wareham 23KV Electric transmission Line; Thence on the northeast by a line parallel to and 200 feet from the centerline of Cromessett Road to the southern property line of Lot 10 as shown on the Wareham Assessors' Map 54; Thence along the southern property lines of lots 10 and 9 as shown on Wareham Assessors' Map 54 to the point of beginning". New from Strip Commercial. (April 2006)

RESIDENTIAL R-130 DISTRICT: (Formerly Agricultural Watershed)

Westerly: by Charge Pond Road; Northerly: by the Plymouth-Wareham Town line; Southerly: by the Plymouth-Wareham Town line; Generally in an easterly direction by Red Brook (Plymouth-Wareham Town line); Southerly: by the present Commercial District D boundary from Red Brook Road on the East to Glen Charlie Road on the West, and continuing westerly by the proposed sideline of Route 25, so called, and Route 25 as presently laid out.

RESIDENTIAL R-60 DISTRICT: (formerly Residential C-2 and Rural Residential)

Wickets Island plus Indian Neck and Great Neck, bounded and described as follows: Northerly by Crooked River; Westerly by Indian Neck Road; Northerly again by Crooked River Road; Westerly again by Great Neck Road; Northerly again by brook draining out of the cranberry bog of Frank Lane et al and running through Broad Marsh. Northeasterly by Sunset Cove sometimes called Shell Point Bay and Onset Bay; Easterly and southerly by Buzzards Bay; Westerly by the Wareham River; except that portion now known as Wareham Shores owned by Resort Properties, Inc., and bounded as described in Section B-10. (Article #85; April 28, 1986) and further,

- A. Northerly by Fearing Hill Road, Horseshoe Pond and the Weweantic River; Easterly by Route 195; Southerly by the Wareham-Marion and the Wareham-Rochester Town Lines.
- B. Northerly by the rear property lines of parcels of land fronting on Paper Mill Road; Easterly and northerly by the Weweantic River; Southerly by Fearing Hill Road; and westerly by the Wareham-Rochester Town line.
- C. Northerly by the Carver-Wareham Town line and the Plymouth-Wareham Town line; Easterly by Charge Pond Road; Southerly by the rear lot lines of parcels of land fronting on Route 28 to Parker Mills Pond, then by the sideline of Tihonet Road, then five hundred (500) feet back from the northerly sideline of Route 28; Westerly by the westerly sideline of Route 195; Southerly by the southerly sideline of Route 25; Westerly by the Rochester-Wareham Town line; Southerly and westerly by the Middleboro-Wareham Town line; excepting therefrom the area now known as Westfield or Bayberry Estates on the plans approved as of this date.

RESIDENTIAL R-43 DISTRICT: (formerly Residential C-1 and C-3)

Land reserved by Henry M. Channing, Jr., adjacent to the Town Forest, bounded as follows: Northerly by a line 150 feet southerly of and parallel to the southerly line of Minot Avenue; Northeasterly by the Town Forest southeasterly by land of Frank Lane et al; Southeasterly by a line about 100 feet northeasterly of and about parallel to the northeasterly line of Indian Neck Road leading from said Indian Neck Road to the Agawam Cemetery and further, Sias Point, Robinwood, Nemasket Park, Long Neck and that portion of Butlerville, bounded as follows: Northwestery by Onset Avenue; Northerly by Onset Avenue and land

of the New York, New Haven and Hartford Railroad Company; Easterly by Cohasset Narrows and Buzzards Bay; Southerly by Onset Bay; Westerly by Pleasant Harbor, Lot H-4 shown on Land Court Plan 2433L and Powers Avenue; Southerly again by Lot H-TB, J-18, Wild Rose Avenue and Lot J-13 as shown on Sheet 3 of the Wareham Assessors' Plans; Westerly again by land of Constantimos Goulopoulos et al, formerly of Abbie M. Ramsdell.

RESIDENTIAL R-30 DISTRICT: (formerly Single Residential B)

- A. Weweantic Shores, bounded as follows: Northerly by a line shown on the County Commissioner's layout of Hathaway Street, Decree No. 904, as being the division line between land of Hills Brothers Company and Alice Tobey Jones Estate; Easterly by Hathaway Street; Southerly by the southerly line of lots 1,3,4,5,6,7,8,9,10,11,12,13,14, and 14a in said Weweantic Shores; Westerly by the Weweantic River so-called.
- A. Briarwood Beach, bounded as follows: Northerly by a straight line that extends from Marion Road to Beaver Dam Creek, said line being the division line or its extension thereof in an easterly direction between the subdivision known as Briarwood Beach and land of Peter LeSage formerly of John W. Dodge; Easterly by Beaver Dam Creek and Lazy Harbor; Southerly by the Weweantic River; Westerly and northeasterly by the Weweantic River and the Southeasterly line of said Marion Road.
- B. Cromesett Point, Cromesett Park, Swift's Beach, Swift's Neck, Hamilton Beach and adjoining areas, bounded as follows: Northwesterly by the southeasterly right of way line of the Marion to Wareham 22KV electric transmission line now or formerly owned by the New Bedford Gas and Edison Light Company; Northeasterly by Broad Marsh River; Easterly by the Wareham River; Southerly and southwesterly by the Weweantic River; Northwesterly and westerly by the bounds of the Weweantic River Marine District.
- C. Pinehurst Beach, Pine Point and area South of Church Avenue bounded as follows: northeasterly by Church Avenue and Warr Avenue; Northwesterly by Fourth Street or its extension to Wareham River; Northeasterly and easterly by the Wareham River; Southerly and southwesterly by Broad March River; Northwesterly by the southeasterly side line of Kennedy's Lane and its extension in a southwesterly direction to said Broad Marsh River.
- D. Tempest Knob Terrace and vicinity, bounded as follows: Northerly by Narrows Road; Northeasterly and southeasterly by land now known as the Town Forest; Southerly by land of Jeremiah Murphy; Southwesterly and westerly by the Wareham River.
- E. Parkwood Beach, bounded as follows: Northerly by Crab Cove and land of Jeremiah Murphy; Easterly by Indian Neck Road; Southerly by Crooked River; Westerly by Wareham River.
- F. Riverside and Kenmere Beach, bounded as follows: Northerly by land of the New York, New Haven and Hartford Railroad Company; Easterly by Long Neck Road; Southeasterly by land of Smith Hammond Company and Broad Cove; Southwesterly and westerly by Muddy Cove or Swift's River.
- G. Onset Heights and adjacent area, bounded as follows: Northerly by land of Smith Hammond Company; Easterly by Long Neck Road and Cahoon Road Extension; Southerly by Town Road shown of the Harry C. Gleason plan recorded with Plymouth County Plans Book, Page 458; Westerly by land of the Hammond Estate; Southerly again by land of the Hammond Estate; Westerly again by Broad Street and Broad Cove.
- H. Indian Heights, Cohasset Park, Buzzards Bay Terrace, Buzzard's Bay Highlands, Jefferson Shores and adjacent areas, bounded as follows: Northeasterly by Red Brook; Easterly by Buttermilk Bay; Southerly by a line 200 feet northerly of and parallel to the northerly line of the Massachusetts State Highway Route No. 28 sometimes known as Sawyer Road; Westerly by Cedar Street and Cohasset Road; Northwesterly by Red Brook Road.

- I. Wareham Shores (now Standish Shores), bounded and described as follows: Northwesterly by Wareham River; Northerly by Crooked River; Easterly by Indian Neck Road; Southerly by Indian Neck Road, Long Beach Road, and the southerly lines of Lots 93,94,95,96,97, and 98; Southwesterly by the southwesterly lines of Lots 99,100,101,102,103, the southwesterly line of Eldredge Road and the southwesterly lines of Lots 136,137,138, and 139; Southerly again by the southerly line of Lots 140,141,142,143,144,145,146,147, Covell Road and the southerly line of Lot 166; Southwesterly again by land of Joseph A. Locke.
- L. Rose Point, bounded as follows: Westerly by Sippican River and Cohackett Brook; Northerly by Route 1-195; Easterly and southerly by the Weweantic River and further. All that area South of Minot Avenue and Onset Avenue which is now zoned Residential A, bounded and described as follows: Northerly by the southerly line of Minot Avenue; thence northeasterly by the southwesterly bound of an area zoned Commercial D as of January 1,1981, along the southerly side of Onset Avenue; thence northeasterly by a line drawn 300 feet southerly of the southerly sideline of Onset Avenue; thence southeasterly by a ditch beginning roughly 50 feet northerly of North Avenue and running westerly to Sunset Cove; thence southeasterly and southerly by Sunset Cove; thence southerly by the fresh water brook draining out of the cranberry bog now or formerly of Frank Lane, et al and running through Broad Marsh; thence southeasterly and easterly by Great Neck Road; thence southerly by Crooked River Road; thence westerly and southwesterly by that area zoned Single Residential B as of January 1,1981, and generally known as Parkwood Beach; thence westerly by the waters of Crab Cove; thence northerly and westerly by that area zoned Single Residential B as of January 1,1981, and generally known as Tempest Knob Terrace; thence northerly along Minot Avenue to a point where the southerly line of Minot Avenue begins. (Amended 4/28/87)

ONSET VILLAGE 1 DISTRICT: (formerly Onset Village Commercial, Village Commercial D-1 and Resort Commercial D-2)

Land in the vicinity of Onset Avenue, Union Avenue, and East Central Street, comprising lots on Assessors' Sheet 1 (revised December 31,1969) numbers 201 through 212, 227,228A, 228B, 229, 537, 538, 539, 589 53A, 53B, 54A, 54B, 55, 74, 75, 76, 89, and 90, plus intervening public land; Also, in Point Independence an area bounded by North Water Street, South Water Street, Myrtel Street, the south sideline of Lots 79 and 82A on Assessors' Sheet 2, revised December 31,1975, Fourth Avenue, Grove Street, Locust Street, and Holly Street and further, Land in the vicinity of Onset Avenue, Wareham Avenue, and the East River comprising the following parcels on Assessors' Map 1 revised December 31,1969:50,51 A, 51B, 52, 56A, 56B, 57, 58B, 72,73,77,78,86,87,88,91,92,93,117A, 117B, 118 through 124,125A, 125B, 126 through 131,132A, 132B, 132C, 136 through 141,213 through 219,230, 231,485 through 490,503 through 508, 510, 512, 514, 515A, 515B, 516A, 516B, 517, 518, 532,533, 534A, 534B, 536, 540, 541 B, 5428, 5438, 560, 590, 591,1000 through 1014,1017,1032,1033,1048 from the Town Pier to South Boulevard extended to Onset Bay, 1052A,1052B,1053, and 1054 plus intervening public lands.

ONSET VILLAGE 2: (formerly Onset Village Residential and Village Development D-3)

- A. Onset Avenue, North: All of the area within a strip of land 300 feet in width on the north-easterly side of Onset Avenue extending from a line parallel to and 400 feet southerly of the railroad right-of-way in the vicinity of Great Neck Road, southeasterly to the area described under "3. Onset" below.
- B. Onset Avenue, South: All of the area within a strip of land 300 feet in width on the south-easterly side of Onset Avenue extending from a line parallel to and 300 feet southeasterly of Great Neck Road southeasterly to the area described under "3. Onset" below.
- C. Onset: All that area bounded by Swifts River, Broad Cove, Onset Bay, Sunset Cove, a ditch roughly 200 feet northerly of North Boulevard, a ditch roughly diverging 100 to 300 feet westerly of Camp Street, a westerly headed ditch beginning roughly 50 feet northerly of North Avenue and running westerly to Sunset Cove, and the areas described under "1. Onset Avenue, North" and "2. Onset Avenue, South" above: except excluding those areas zoned Village Commercial D-1 or Resort

Commercial D-2. (Article #85; April 28,1986); Also, in Point Independence an area bounded by Broad Cove, the East River, Onset Bay, Seventh Avenue, and the extension of its center line across Onset Avenue, and a line parallel to and 200 feet northeasterly of the northeast sidelines of Onset Avenue, Grove Street and Locust Street, extended to Broad Cove, excluding those areas zoned Village Commercial D-1.

WAREHAM VILLAGE I DISTRICT: (formerly Center Residential Commercial D-5 and Center Commercial D-6)

A. Beginning at the northeasterly corner of Lot 1088 and running easterly along the northern lot line of Lot 1088 as shown on Wareham Assessors' Maps 61 and 132 to the western side of Wankinco River; Thence northeasterly along the Western side of the Wankinco River to the southern Lot line of Lot 1008C as shown on Wareham Assessors' Map 132;thence easterly to the southeastern corner of Lot 1008C as shown on Wareham Assessors' Map 132; Thence northerly along the eastern lot line of 1008C across to the centerline Elm Street as shown on Wareham Assessors' Map 132;thence easterly along the centerline of Elm Street to the center of the intersection with Route 28 /Cranberry Highway (Lot 1005A) as shown on Wareham Assessors' Map 132; thence westerly along the centerline of Route 28/Cranberry Highway to the center of the intersection with Tihonet Road (Lot 1000A) as shown on Wareham Assessors' Map 132; Thence southerly along the centerline of Tihonet Road to the center of the intersection with Elm Street (Lot 1000B) as shown on Wareham Assessors' Map 132; Thence southerly crossing Elm Street to the west side of the Railroad Right of Way (Lot 1210) as shown on Wareham Assessors' Map 61.

thence southerly along the western side of the Railroad Right of Way to the northwestern corner of Lot 1088, more or less to the point of beginning.

B. That area of land beginning at the centerline of Sandwich Road (Route 6) directly south of the eastern property line of Lot 1006 as shown on Wareham Assessors' Map 134; Thence North for a distance of 250 feet along the eastern property line of Lot 1006 and 16 as shown on Wareham Assessors' Map 134; Thence westerly by a line parallel to and 250 feet from the centerline of Sandwich Road (Route 6) across Avenues A and B to the present Wareham Village 1 district as shown on Wareham Assessors' Map 134 and 47: Thence Easterly along the Centerline of Sandwich Road (Route 6) to the southern Right of Way line of Narrows Road as shown on Wareham Assessors' Map 45; Thence southeasterly along the southern Right of Way of Narrows Road to a point directly across from the southeastern corner of Lot 1000B as shown on Wareham Assessors' Map 45; Thence across the Narrows Road and the Railroad Right of Way and along the eastern lot line of Lot 1000B to the centerline of Sandwich Road (Route 6) as shown on Wareham Assessors' Map 45; Thence easterly along the centerline of Sandwich Road (Route 6) to the point of beginning.

WAREHAM VILLAGE II

Description of Proposed Wareham Village II District

A. Beginning at the intersection of the existing Institutional and MR-30 Districts on Lots 1123B and 1123C and Cedar Street as shown on Wareham Assessors' Map 47 and running WESTERLY along the Centerline of Cedar Street and along the Southern property lines of Lots 1044 and 1045 and across a portion of Lot 1041 to the centerline of Church Avenue as shown on Wareham Assessors' Map 47.

Thence NORTHERLY along the Centerline of Church Avenue to a point directly across the intersection of Kennedy Lane on Lot 1008 as shown on Wareham Assessors' Map 47. Thence WESTERLY along the Centerline of Kennedy Lane to the Western Corner of Lot 1006 as shown on Wareham Assessors' Map 47.

Thence NORTHEASTERLY along the Westerly Lot lines of Lots 1006, 1009 and 1010 to a point on the Centerline of Marion Road / Route 6 across from Lot MI 5 as shown on Wareham Assessors' Map 61.

Thence WESTERLY along the Centerline of Marion Road to the Easterly side of the Center of the intersection with Gibbs Avenue (Western corner of Lot G11) as shown on Wareham Assessors' Map 61.

Thence NORTHERLY along the Centerline of Gibbs Avenue to the Center of the intersection of High Street as shown on Wareham Assessors' Map 61.

Thence NORTHERLY along the Centerline of Gibbs Avenue to the Center of the intersection with Main Street to a point on the Northern Side of Lot 1011 as shown on Wareham Assessors' Map 61.

Thence WESTERLY along the Centerline of Main Street to the Center of the intersection with Tremont Road as shown on Wareham Assessors' Map 84.

Thence NORTH along the Centerline of Tremont Road to the Center of the intersection with Route 28 / Cranberry Highway (Lot 1041) as shown on Wareham Assessors' Map 109A.

Thence EASTERLY along the Centerline of Route 28 / Cranberry Highway to the Center of the intersection with Tihonet Road (Lot 1049) as shown on Wareham Assessors' Map 109A.

Thence SOUTHEASTERLY along the Centerline of Tihonet Road to the Southwestern corner of the Railroad Right of Way (Lot 1210) as shown on Wareham Assessors' Map 61.

Thence SOUTHEASTERLY along the Western sideline of the Railroad Right of Way (Lot 1210) to the Northern point of the existing Wareham Village I District.

Thence West along the Existing boundary line with the existing Wareham Village I District (along the Northern Lot line of Lot 1021) to the Centerline of Main Street.

Thence Southeasterly along the Existing Boundary line with the Wareham Village I District to more or less to the point of beginning (Lots 1123B and 1123C and Cedar Street.

- B. That area of land beginning at the Centerline of Sandwich road (Route 6) directly south of the eastern property line of Lot 1006 as shown on Wareham Assessors' Map 134;

Thence North for a distance of 250 feet along the Eastern property line of Lot 1006 and 16 as shown on Wareham Assessors' Map 134;

Thence Westerly by a line Parallel to and 250 feet from the Centerline of Sandwich Road (Route 6) Across Avenues A and B to the present Wareham Village 1 district as shown on Wareham Assessors' Map 134 and 47;

Thence Easterly along the Centerline of Sandwich Road (Route 6) to the Southern Right of Way line of Narrows Road as shown on Wareham Assessors' Map 45;

Thence Southeasterly along the Southern Right of Way of Narrows Road to a point directly across from the Southeastern corner of Lot 1000B as shown on Wareham Assessors' Map 45;

Thence across the Narrows Road and the Railroad Right of Way and along the eastern lot line of Lot 1000B to the Centerline of Sandwich Road (Route 6) as shown on Wareham Assessors' Map 45;

Thence Easterly along the Centerline of Sandwich Road (Route 6) to the Point of beginning.

STRIP COMMERCIAL DISTRICT: (formerly Commercial D)

- A. Route No. 28 North: All of the area within the limits of a strip of land 500 feet in width on the Northerly side of Route No. 28 extending from County Road on the West, Easterly to the Town Park or the extension of its Westerly boundary line in a Northerly direction at Tihonet Road; also all of the area within the limits of a strip of land 500 feet in width on the Northerly side of Route 28 extending from the Easterly side of Parker Mills Pond Easterly to Maple Spring Road; also all of the area within the limits of a strip of land 200 feet in width on the Northerly side of Route No. 28 extending from Maple Spring Road on the West; Easterly to Dick's Pond sometimes called Swift's Pond; also all of the area within the limits of a strip of land 500 feet in width on the Northerly side of Route No. 28 extending from said Dick's Pond on the West, Easterly to Red Brook Road; also all of the area within the limits of a strip of land 200 feet in width on the Northerly side of Route No. 28 extending from Red Brook Road on the West, Easterly to the waters of Buttermilk Bay at Cohasset Narrows. Except that area North of Route 28 zoned Industrial and described under "Description of Industrial E (5); also the area bounded Southerly by Route 28, Westerly by Carver Road, Northerly by Route 25, and Easterly by the Westerly boundary of the Industrial Zone; also the area bounded on the South by Route 28, on the North by proposed layout of Route 25, Westerly by Glen Charlie Road, and Easterly as follows: by the Westerly shore of Dick's Pond, the Easterly boundary of Lake Breeze, Inc, Lot47, and the Westerly boundary of land now or formerly of Charles E Whitlock and Helen E. Rice.

- B. Route No. 28 South: All of the area between the Southerly line of Route 28 and the following described line, said line beginning at a point in the Easterly line of County Road and situated 500 feet Southerly of the Southerly line of said Route 28,

thence running Easterly and Southeasterly by a line parallel to and 500 feet Southerly of said line with Northerly Right of Way line of the New York, New Haven and Hartford Railroad Company near Mackies Bridge;

thence running Easterly and Southeasterly by said Railroad Right of Way line to the Wareham River;

thence turning and running Northwesterly and Northerly by the Wareham River to a point 500 feet Southerly of the Southerly line of Route No. 28;
 thence turning and running Easterly and Southeasterly by a line parallel to and 500 feet Southerly from the Southerly line of said Route No. 28 to the Northerly line of Sandwich Road;
 thence turning and running Easterly along the Northerly line of Sandwich Road, crossing the new By-Pass for South bound traffic at East Wareham to a point in the Northeasterly sideline thereof; thence turning and running Southeasterly crossing Sandwich Road and by the Northeasterly sideline of said By-Pass to the Easterly line of Tyler Avenue;
 thence turning and running Southerly by the Easterly line of Tyler Avenue and by a line, being the extension of the Easterly sideline of Tyler Avenue in a Southeasterly direction to the intersection of said line with the Northeasterly Right of Way line of the New York, New Haven and Hartford Railroad Company; thence turning and running Easterly and Southeasterly in said Northerly Right of Way line of the New York, New Haven and Hartford Railroad Company to the waters of Buttermilk Bay at Cohasset Narrows. Except that portion of the above described area lying between Weaver Street on the North and Gault Road on the South; and that said area be included under the Multiple Residence MR-30 District. Also except that area South of Route 28 zoned Industrial and described under "Industrial District".

- C. Sandwich Road North "Lot 4A Agawam (or Sandwich) Road North, Southeasterly by Agawam Road; Westerly by Wareham River; Northerly by a line three hundred (300) feet from and parallel to the center line of Agawam Road; Easterly by the Easterly sideline of the property formerly known as Anderson's Boat Shed." (Amended May 12,1982)
- D. Depot Street, West: Bounded Southerly by the Southerly sideline of the New York, New Haven and Hartford Railroad Company, being the North boundary of Commercial D, Minot Avenue, North about 1600 feet; Westerly and Northerly by the Agawam River; Northeasterly by the northeasterly boundary of Lots 1067 and 1066; Southeasterly by Lot 1054; Northeasterly by Lots 1054,1055 and 1056; Southeasterly by Lots 1058,1059, and 1060; Northeasterly by Lot 1060; and Easterly by Depot Street. All of the Lot numbers mentioned in this paragraph refer to Assessors' Plat No. 43.
- C. Onset Avenue, North: All of the area within a strip of land 200 feet in width on the Northeasterly side of Onset Avenue extending from intersection of Great Neck Road and Onset Avenue in East Wareham to line 300 feet southerly of a parallel to the railroad right-of-way in the vicinity of Great Neck Road.
- D. Onset Avenue, South: All of the area within a strip of land 200 feet in width on the Southwesterly side of Onset Avenue extending from Great Neck Road in East Wareham, Southeasterly to the north boundary of lot 1006 and the west boundary of lots 1006 and 1013 on Assessors' Sheet 17, revised December 31,1972.
- E. Marion Road, Northwest All of the area bounded and described as follows: Beginning at a point at the intersection of the Easterly side of Weweantic River and the Northwesterly line of Marion Road; thence running Northeasterly and Northerly by the Northwesterly line of Marion Road to the Westerly line of Hathaway Street; thence turning and running Northerly by Hathaway Street to the Southerly line of Lot No. 1 in Weweantic Shores; thence turning and running Westerly in the Southerly line of Lots 1 to 14A inclusive in Weweantic Shores, and in said line extended in a Westerly direction to Weweantic River; thence turning and running in a general Southwesterly and Southerly direction by the Weweantic River to the point of beginning.
- F. Marion Road, Southeast All of the area within a strip of land 500 feet in width on the Southeasterly side of Marion Road, extending from a line on the Southwest which line is known as the division line of land of Peter LeSage and Briarwood Beach. Northeasterly to a line running Southeasterly and at right angles to the Southeasterly line of Marion Road at Station 27 plus 84.38 of the 1930 Alteration Layout of said Marion Road. Sixty (60) acres of land, more or less situated on the Northwesterly side of Marion Road (Route 6) and the Easterly side of the old road to Lincoln's Hill (Hathaway Road) bounded and described as follows: Southeasterly by said Marion Road, ten hundred thirty (1030) feet more or less; Westerly by the center line of a brook, three hundred (300) feet more or less; Southwesterly by an old

road known as Nichols right-of-way, five hundred (500) feet more or less; Southerly by land now or formerly of Peter LeSage sixteen hundred (1600) feet more or less; Westerly by said Hathaway Road, eight hundred (800) feet more or less; Northerly by land now or formerly by Jeremiah Murphy, twenty-six hundred seventy (2670) feet more or less; Easterly by land or owners unknown and by land now or formerly of Gurney, Seven hundred fifty (750) feet more or less, and; Southeasterly by Gibbs Avenue, two hundred (200) feet more or less. Said premises being known as Kiernan land containing sixteen (16) acres more or less, the Galligan land containing twenty and 17/100 (20.17) acres more or less, the Nichols land containing one (1) acre more or less and the Walter E. Nichols lot containing twenty-two (22) acres more or less.

CONFERENCE RECREATION DISTRICT:

All land known as the Wareham Golf Course being described as recorded in Book 4798, Page 362 at the Plymouth County Registry of Deeds and at the office of the Assistant Recorder for Plymouth County Registry, certificate of Title No. 63221, excluding that portion on the southerly bound defined by a line drawn parallel to and 150 feet back from the northwesterly sideline of Onset Avenue.

MARINE DISTRICT:

Lot 1002, Assessors' Sheet 46, now the property of Warr's Marina. Bounded on the West by Lazy Harbor, on the Northwest by the Center line of the Marion to Wareham 23KV Electric Transmission Line, on the Northeast by a line parallel to and 200 feet Southwesterly from Cromesett Road, on the Southeast by the Northwesterly line of Cromesett Park, and on the Southwest by the Weweantic River.

INSTITUTIONAL DISTRICT:

Description of Proposed Institutional District

Beginning at the intersection of the existing Institutional zoning district with the Centerline of Cedar Street said intersection being situated 200 feet southwesterly of the Centerline of Main Street; and running SOUTHWESTERLY by the Centerline of Cedar Street to the southeasterly corner of Lot 1044 as shown on Wareham Assessors' Map 47; it being land now or formerly of Marvin D. Spinner;

Thence SOUTHEASTERLY in the easterly line of land of Tobey Hospital a distance of 350 feet more or less to the southerly line of land of Tobey Hospital;

Thence SOUTHWESTERLY in the southerly line of land of Tobey Hospital and the extension thereof the Centerline of Church Avenue;

Thence SOUTHEASTERLY In the Centerline of Church Avenue to the Centerline of Driftwood Lane (formerly First Street);

Thence SOUTHWESTERLY in the Centerline of Driftwood Lane and the extension thereof to Broad Marsh River;

Thence WESTERLY, NORTHERLY and WESTERLY by Broad Marsh River a distance of 5780 feet more or less to the southeasterly corner of lot 1006 as shown on Wareham Assessors' Map 48; it being land now or formerly of The Donamon Co, Inc;

Thence NORTHERLY, SOUTHEASTERLY AND NORTHEASTERLY in line of said Lot 1006 to the southeasterly corner of Lot L-21 as shown on Wareham Assessors' Map 48;

Thence NORTHERLY in line of said Lots L-21, L-22, L-23< L-24, L-25, L-26, and L-27 as shown on Wareham Assessors' Map 48, a distance of 469.92 feet, more or less to the Centerline of Marion Road;

Thence NORTHEASTERLY in the Centerline of Marion Road a distance of 1435 feet more or less to Lot 1010 as shown on Wareham Assessors' Mao 47; it being land now or formerly of the Town of Wareham;

Thence SOUTHEASTERLY in line off said Lot 1010 and Lot 1009 as shown on Wareham Assessors' Map 47 and the extension thereof a distance of 290 feet more or less to the Centerline of Kennedy Lane;

Thence NORTHEASTERLY in the Centerline of Kennedy Lane to the Centerline of Church Avenue;

Thence SOUTHEASTERLY in the Centerline of Church Avenue a distance of 1450 feet more or less to a point opposite the northwesterly extension of Lot 1041 as shown on Wareham Assessors' Map 47; it being land now or formerly of Tobey Hospital;

Thence NORTHEASTERLY across Church Avenue in line of said Lot 1041 to the southwesterly line of Lot 1039 as shown on Wareham Assessors' Map 47; it being land now of formerly of Karen I. Cascone;

Thence SOUTHEASTERLY in line of said Lot 1039 and Lot 1040 as shown on Wareham Assessors' Map 47; it being land now or formerly of Deolinda Souza Life estate and NORTHEASTERLY by said Lot 1040 and the extension thereof to the Centerline of High Street; Thence NORTHWESTERLY in the Centerline of High Street to the northwest corner of Lot 1118 as shown on Wareham Assessors' Map 47; it being land now or formerly of Tobey Hospital. Thence EASTERLY, SOUTHERLY AND EASTERLY in line of said corner being northwesterly corner of the current Institutional zoning district; said corner being southwesterly a distance of 200 feet from the southwesterly sideline of Main Street. Thence SOUTHEASTERLY in the southwesterly line of the current Institutional Zoning District by a line running parallel to and 200 feet distant southwesterly from the southwesterly sideline of Main Street a distance of 1100 feet, or more or less to the point of beginning.

BUSINESS DEVELOPMENT OVERLAY DISTRICT

Lots 1002,1002P, 1003,1013,1014 and 1016 of the Town of Wareham Assessors' Map 105; Lots 1001,1002,1005, 1006,1007,1011,1013,1014,1000A, 1000B, A, B, C, D and 1002P, Town of Wareham Assessors' Map 106; and Lots 1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010 and 1012, Town of Wareham Assessors' Map 107 (April 28,2003)

METES AND BOUNDS DESCRIPTION

Parcels to be rezoned to Business Development Overlay District being described as those parcels or portions of parcels shown on Town of Wareham Assessors' Map 109, Parcels 1000,1001,1001-A, 1002 thru 1012,1051,1052,1053 and Map 109-A, Parcel 1038 and Mosquito Dam Road, currently zoned as Residential R-60:

Southerly 5,700 feet more or less by Tihonet Road, to a point at the intersection of the southeasterly corner of Assessors' Parcel 1012 on Map 109 at the intersection of Tihonet Road and the Lot line, thence running;

Westerly and Northwesterly 330 feet more or less by the southerly lot line of Assessors' Parcel 1012 on Map 109, to a point at the intersection of the Lot Line and the Zone Line that divides the Residential R-60 and Strip Commercial Zone, thence running;

Westerly 4500 feet more or less by the current Zone Line and land owned by A.D. Makepeace to the easterly sideline of Interstate Route 195, thence running;

Northeasterly 2,500 feet more or less by the easterly sideline of Interstate Route 195, to the point of beginning. Containing 300 Acres more or less. (April 2006).

INDUSTRIAL DISTRICT:

Beginning at a point on Route 28 marking the westerly corner of land owned now or formerly by Josephine V. Lopes; thence southerly by Route 28 to a point in the Westerly sideline of a road known as Bates Nail Works Road; thence northeasterly by this road to a point in the southerly sideline of the proposed Route 25, thence northwesterly by said sideline of Route 25 to a point in the northwesterly sideline of land owned now or formerly by Josephine V. Lopes, thence southerly by said northwesterly boundary to the point of beginning. The area bounded southerly by Route 28, westerly by the easterly boundary of the existing industrial zone, northerly by Route 25 and easterly by Route 6 relocation (Route 195). The area bounded northeasterly by Route 28 approximately 1,750 feet; Southeasterly by a line drawn from Route 28 to the Penn Central Railroad, which follows in part the northwesterly line of the land of Tobey Old Ladies Home, Inc., and its extension in a northeasterly and southeasterly direction; Southwesterly by the right-of-way of the Penn Central Transportation Company and Main Street approximately 2,220 feet; Northwesterly by a line drawn from Main Street to Route 28, which follows in part the northwesterly line of the Taylor and Holmes land and its extension in a northeasterly direction, terminating at a point approximately opposite the boundary of the Industrial area which lies on the north side of Route 28. Also, the area

Northwesterly by the boundary of the area now zoned "Industrial", Northeasterly by Route 28; Easterly by Route 195; Southwesterly by Main Street and by land now or formerly of the New York, New Haven and Hartford Railroad.

BUTTERMILK BAY OVERLAY DISTRICT

(As Amended: April 23, 1991)

The enclosed map "Buzzaards Bay Overlay District Amended April 23, 1991" is intended to serve as the description of the Buzzards Bay Overlay District.

GENERAL COMMERCIAL DISTRICT

- A. Beginning at the South westerly corner of Lot 1001A and Route 195 as shown on the Assessors' Map 84 (as of 2005);
Thence Northerly along Route 195 across Route 28 Along the western property lines of Lots 1018-A, 1018-B, 1017-A and 1002 to a depth of 500 feet north of the Northern Right of Way line of Route 28 as shown on the Assessors' Maps 109 and 109A (as of 2005);
Thence Southeasterly parallel to Route 28 at a depth of 500 feet from the Northern Right of Way line to the Western Right of Way line of Tihonet Road as shown on Assessors' Maps 109 and 109A (as of 2005);
Then along the Northern Right of Way line of Route 28 Westerly to the intersection of Tremont Road as shown on Assessors Maps 109 (as of 2005);
Thence along the existing Wareham Village II and MR-30 districts westward along the Northern Boundary Line of the Railroad Right of Way (Former New Haven RR) to a depth of 560 feet north of the Northern Right of Way line of Route 28 as shown on the Assessors' Map 83 and 84 (as of 2005);
Thence Northwesterly parallel to Route 28 at a depth of 560 feet from the Northern Right of Way line to a point more or less of the beginning as shown on Wareham Assessors Maps 83 and 84 (as of 2005);
- B. Beginning at the southwesterly corner of Lot 1044 and Wankinco River and running northerly across Route 28 to the Northwesterly corner of Lot 17 and Parker Mill Pond as shown on Wareham Assessors' Map 132 (as of 2005);
Thence Easterly by a line Parallel to and 500 feet from the Northern Right of Way line of Route 28 to the Center line of Charge Pond Road;
Thence Northeasterly along the Centerline of Charge Pond Road to the Southern Right of Way of Route 25;
Thence easterly along the Southern Right of Way of Route 25 to Besse's Brook as shown on Wareham Assessors' Maps 110 and 115 (as of 2005);
Thence Southerly along Besse's Brook to the South west corner of Lot 1020B as shown on Wareham Assessors' Map 115 (as of 2005);
Thence easterly along Southern property lines of Lot 1020B and 1020A across Williard Street to the rear Lot corner of Lot 9 as shown on Wareham Assessors Map 115 (as of 2005);
Thence Easterly along the rear lot lines of Lots 9, 8, 7A and 6 to Division Avenue as shown on Wareham Assessors' Map 115 (as of 2005);
Thence South along the Property line of Lot 6 and Division Avenue to the Northern Right of Way of Route 28 as shown on Wareham Assessors' Map 115 (as of 2005);
Thence West along the Northern Right of Way of Route 28 to a point directly across from the Northeast corner of Lot 43A as shown on Wareham Assessors' Map 132 (as of 2005);
Thence south across Route 28 and along the Eastern property line of Lot 1043A to a depth of 500 feet south of Route 28 as shown on Wareham Assessors' Map 132 (as of 2005).

APPENDIX 2: Zoning By-Law History

The material in this Appendix is for reference use only and is NOT part of the Town of Wareham Zoning By-Law. This material was compiled August 17,1981, by the Clerk of the Wareham Planning Board. The references cited should be consulted for more complete explanation of the specific listed item.

ITEM Description and Reference

1. Wareham Planning Board was first established under the provisions of Chapter 41 of the General Laws, by Article 34 of the March 5,1951, Annual Town Meeting.
2. First Meeting of the Wareham Planning Board was held on March 23,1951, with a full Board of five members present.
3. Rules and Regulations" of the Wareham Planning Board were first adopted on May 11,1951.
4. A protective Zoning By-Law was first adopted by vote of a Special Town Meeting held on November 19, 1951, in accordance with Chapter 40, Section 25 through 30B of the General Laws. Four (4) Zoning Districts were first established, as follows:
Designation Minimum Dimensions
Residential A - 65 feet frontage and 6,500 square ft area
Residential B - SAME
Residential C - 100 feet frontage and 15,000 sq. ft area.
Commercial D - 65 feet frontage and 6,500 sq. ft area.
A Town of Wareham Zoning Map, dated November 19,1951, drawn by Walter E. Rowley, Town Engineer, was also first established by this Special Town Meeting. The article number was 9 for both the Zoning By-Law and Map.
5. Town of Wareham Board of Appeals was established also by Article 9 of the November 19,1951, Special Town Meeting, this called for five (5) Members and three (3) Associate Members.
6. Industrial E District was established by Article 28 of the March 6,1967, Annual Town Meeting.
7. Institutional F District was established by Article 29 of the March 6,1967, Town Meeting.
8. Marine G District established by Article 46 of the March 3,1969, Annual Town Meeting.
9. Agricultural-Watershed District was established by Article 15 of the May 30,1973, Special Town Meeting. This set minimum requirements of 200 feet frontage and three (3) acres lot size.
10. Rural-Residential District was established by Article 30 of the April 20,1976, Annual Town Meeting. This set minimum requirements of 180 feet frontage and 60,000 sq. ft. lot size.
11. Three new zoning districts for the Onset area were added by Article 31 of the October 18,1977, Fall Annual Town Meeting, as follows: Village Commercial D-1 Resort Commercial D-2 Village Development D-3
12. A large number of new Definitions was added to the Zoning By-Law (Section V) by Article 26 of the October 18,1977, Annual Fall Town Meeting.
13. Extensive revisions in the Zoning By-Laws were made by Articles 33,34,44,45,46,47,and 48 of the April 18, 1978, Town Meeting to make it conform to the requirements and provisions of Chapter 808 of the Acts of 1975 of the Massachusetts Legislature now generally known as "New Chapter 40A of the General Laws."
14. Wareham first adopted Flood Plain regulations by Article 19 of the June 13, 1972, Special Town Meeting. These required "Any construction or substantial improvements of structures within the special flood hazard area shall be constructed or improved in such a way as to have the lowest floor elevated to or above the elevation of the 100-year flood level."
15. New Flood Plain requirements were adopted by Articles 48 and 53 of the April 18,1978, Annual Town Meeting.
16. Present minimum frontage and lot area requirements were established by Article 7 of the June 21,1971, Special Town Meeting, as follows:

District	Frontage	Lot Area
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Residential A		150 feet	30,000 sq. ft.
Single Residential B	150 feet		30,000 sq.ft.
Commercial D		150 feet	30,000 sq. ft
Single Residential C1 & C3	180 feet	One Acre	
Single Residential C2	200 feet		60,000 sq.ft.

17 Additional minimum frontage and lot area requirements were established by Article 25 of the March 6, 1972, Annual Town Meeting as follows:

<u>District</u>	<u>Frontage</u>	<u>Lot Area</u>	
Industrial E		150 feet	30,000 sq. ft
Institutional F		150 feet	30,000 sq.ft.
Marine G		150 feet	30,000 sq.ft.

18 Residential uses (dwellings of all types) were no longer allowed in the Industrial E area under the provisions of Article 40 of the April 15, 1975, Annual Town Meeting.

19 A special new zoning district for the Wareham Golf Course area was established by Article 16 of the April 27, 1981, Town Meeting entitled, "Conference Recreation Commercial D-4."

20 A new residential zoning district entitled, "Single Residential District C-4" with minimum requirements of 150 feet frontage and 30,000 sq. ft lot area was established by Article 19 of the April 27, 1981, Annual Town Meeting.

21 Four scenic Roads as provided in Chapter 40, Section 15C of the General Laws were established by Article 48 of the April 28, 1980, Annual Town Meeting. These are: Stillman Drive, Great Neck Road, Stockton Shortcut and Indian Neck Road from Minot Avenue to Indian Neck.

22 The following amendments to the Wareham Zoning By-Law were made at Town Meeting on April 27, 1987: Article 25 established Section VI, Site Plan Review; Articles 29 and 30 established Section VII, Parking Regulations; Articles 31 and 32 amended the Zoning on Minot venue; Article 34 made required changes to the floodplain regulations; Article 36 required 45,000 square feet for a duplex in districts A and D; Articles 37, 38, 39 and 40 made changes to the density requirements for multiple-family and apartment dwellings in districts A and D; Articles 49, 50, 51, 52, 53, 54 and 55 made changes to Section II-A, Residential Cluster Development.

23 On October 19, 1987, the following amendments were made: Section III, subsection G was added; definitions for "day care center, hospital, nursing home, intermediate care facility" were added; the definition for Section III, E. Height of Buildings was changed; and, flood district zone names were changed to conform to current federal use.

24 At the Town Meeting on April 25, 1988, the following amendments were made: Section II, Use Regulations, subsection Agricultural Watershed (R-130) was amended to provide for more protection to the aquifer; Section IV (VII), Exceptions and Administration, was amended by adding O. Seasonal Conversions.

25 At the Town Meeting on October 17, 1988, the following amendments were made: Article 23 changed the Special Permit Granting Authority for motor vehicle related uses from the Board of Selectmen to the Board of Appeals; Article 24 deleted filling stations and car sales as a use in the D-2 (now Onset village Commercial) district; Article 25 allows the Planning Board to conduct a combined public hearing for projects requiring site plan Review and subdivision approval; Article 26 required the applicant to notify the abutters for a public hearing; Article 28 comprehensively recodified the zoning By-Law and consolidated 18 districts into 13 districts.

26 At the Town Meeting of October 16, 1989, the following amendments were made: Article 28 added 200 feet to the frontage table for duplex apartments; Article 29; Article 31 added Wetlands definition; Article 32 added Upland definition; Article 36 New procedures for Site Plan Review Applications; Article 37 New Definition Lot Coverage; Article 39 Lot Coverage in Industrial District.

27 At the Town Meeting of April 23, 1990, the following amendments were made: Article 19 New Definition Accessory Apartment; Article 21 added new paragraph E. in Section IV, Density and Dimensional Regulations, Lot Area Calculation for Zoning Compliance; Article 22 deleted Subparagraph 9f, in Section II Use Regulations MR-30 District;

28 At the Town Meeting of April 23, 1991, the following amendment was made: Article 46, Buzzards Bay Overlay District was added.

29 At the Town Meeting of April 7, 1992, the following amendments were made: Article 9, revise the

- 30 PURPOSE section Land Use Regulations Associated with the Wellhead Protection for Onset and Ware-ham Fire Districts; Article 11 delete paragraph (2), Site Plan Review shall not apply to development within the Wareham Industrial Park.
- 31 At the Town meeting of October 19, 1992 Article 2 was amended to remove portion of Industrial "E" in vicinity of Patterson's Brook and Strow's Folly Brook and revert to MR-30 district.
- 32) At the Town meeting of November 22, 1993 Article 1 was amended to revise the Land Use Regulations associated with the Onset and Wareham Fire District Wellhead Protection Districts. Prohibited uses were added.
- 33) At the Town Meeting of October 21, 1996, Article 24 was amended to revise zoning districts and re-designate a portion of R-60 to R-130, Wellhead Protective/Agricultural District at Charge Pond Road.
- 34) At the Town Meeting of October 21, 1997 Article 27 was voted to amend Section VII M. Flood Plain District regulations. (now Article 420)
- 35) Article 28 was amended to add a new Subsection R. Communication Facilities to Section VII and added definitions to Section IX. (now Article 540)
- 36) Article 29 was amended to add a new subsection to Section VII, Adult Use Regulations (now Article 550)
- 37) At the Town Meeting of October 16, 2000 Article 25 was amended to delete certain uses in the R-30 zoning district.
- 38) Article 25 amended Section II pertaining to uses allowed as of right in the Multiple Residential MR-30 District.
- 39) Article 26 amended Section II Use Regulations for the Wareham Village District for motels, bed and breakfast uses.
- 40) Article 28 amended Section II Use Regulations for Strip Commercial District for mobile home parks, seasonal camps, campgrounds, temporary habitation, aviation fields, piggeries, fur farms or junkyards and motor vehicle wrecking yards.
- 41) Article 29 amended the Zoning By-Laws by adding Section IV, Density and Dimensional Regulations,
Table 6, Onset Village Commercial
Table 8, Wareham Village District
Table 9, Strip Commercial District
Table 11, Marine District
Table 13, Industrial District
- 42) Article 30 Amended the Zoning By-Law by deleting Section VII, Parking Regulations, Bufferyards and Bufferyard Requirements and adding "Landscaping". (now Article 10)
- 43) At the Town Meeting of October 16, 2000 Article 31 amended Section IX, Definitions to add "bed and breakfast". (Article 356)
- 44) Article 35 amended Section VIII, Administration and Exceptions, paragraph J(d) for Special Permits to lapse if not commenced within 2 years. (now Article 1451.4)
- 45) At the Town Meeting of April 23, 2001 Article 34 amended Section VIII, Administration and Exceptions by adding "B(2)" that the appointing authority for the Planning Board is to appoint an Associate Member. (now Article 1412.2)
- 46) Article 36 amended Section IV, E, Lot Area Calculations for zoning compliance by adding a requirement for building area not to include Riverfront Areas. (now Article 612)
- 47) Article 39 amended Section VII, Administration and Exceptions (D) by increasing fines from \$50 to \$200.00. (now Article 1432)
- 48) Article 40 amended Section I, Districts General by adding (6) Underground Utilities to be required in all zoning districts. (now Article 700)
- 49) At the Town Meeting of October 15, 2001 Article 25 amended Section VII, Administration and Exceptions by deleting and replacing certain portions of paragraph M, Flood Plain District Regulations regarding new construction and substantial improvements which equal or exceed 50% of a structure's market value.
- 50) Article 26 amended Article VIII, Site Plan Review, Subsection B, Objectives by removing references to Minor and Major Site Plan Review and adding a requirement that all site plans are subject to landscaping requirements.

Under Subsection C, Information Required, by deleting references to Minor and Major Site Plan Review, and Subsection C, Impact Statement by deleting reference to Major Site Plan Review. Under Subsection D, Applicability, by deleting reference to Minor and Major Site Plan Review and adding requirements for site plan review for certain commercial and residential uses and for subdivisions of 30 acres or more.

Under Subsection E, Relation to a Subdivision Plan, by deleting reference to Minor and Major Site Plan Review and replacing with Site Plan Review.

Under Subsection F, Procedures, by deleting the section for Minor Site Plan Review, Major Site Plan Review-Special Permit and replacing it with Site Plan Review-Special Permit. (there are no more Minor or Major SPR)

- 51) Article 27 amended Article VI, Landscaping, Section D-1, Table 10 by replacing the number "30" with the number "10" for minor landscape buffer. (there is no minor landscape buffer now in the table)
- 52) At the Town Meeting of April 22, 2002 Article 32 amended Article II, Zoning Districts, Use Regulations, Strip Commercial by adding certain prohibited uses and deleting certain Group 2 uses.
- 53) Article 35 amended Article VIII, Site Plan Review by adding under Section F, Procedures, the paragraph "Enforcement". (now Art. 1561)
- 54) Article 36 amended Article VII, Administration and Exceptions, Subsection C, Enforcement, by adding reference to Site Plan Review, Article VIII. (now Article 15)
- 55) Article 37 amended Article VIII, Site Plan Review, Section C, Information Required for the number of sets of plans required for submittal. (now Art. 1520 and 1563)
- 56) Town Meeting Article 38 amended Article VIII, Site Plan Review, Section F, Procedures at "Major Site Plan Review-Special Permit" by changing the number of sets of plans to be submitted. (there is no Minor or Major SPR. Refer to Art. 1520)
- 57) Article 39 amended to add two new sections under Article VIII, Site Plan Review under "Review and Decisions", use of consultants and setting fees under "Administration". (now Art. 1565.1 and 1566.1)
- 58) At the Town Meeting of October 21, 2002 Article 17 amend Article II, Zoning Districts-Use Regulations, Onset - Village Commercial District, Allowed Uses to add after "any wholesale or retail business except junk yards" the words "used car lots"
- 59) Article 19 amended Article II, Zoning Districts- Use Regulations, Wareham - Village District, Allowed Uses, Note 1(b) by adding at the end of the sentence "and used car lots".
- 60) At the Town Meeting of April 28, 2003 Article 5 amended Article II, Zoning District-Use Regulations and related articles by adding "Business Overlay District" and Article I, Districts General, Business Development Overlay added. (currently in Article 4)
Article II, Zoning Districts-Use Regulations by inserting after Industrial District the words "Business Development Overlay District" as a new subsection together with related subparagraphs. (now Art. 450)
- 61) Article 6 amended both the Zoning By-Law and the Zoning Map to include within the Business Development Overlay District certain lots shown on Assessors Maps 105, 106 and 107. The warrant article included a map with the text.
- 62) At the Town Meeting of April 26, 2004 Article 5 amended the Zoning By-Law and to accept complete recodification of the town's existing Zoning By-Law. A complete description of all changes in Sections, Section numbering and other changes can be found in the office of the Town Clerk for the April 26, 2004 town meeting vote. The effective date of the amendment was November 1, 2004.
- 63) At the Town Meeting of October 25, 2004 Article 15 amended the Zoning By-Law by adding a new Section 1443 entitled "Order of Application for Permits".
- 64) Article 16 amended Article 15, Site Plan Review by adding new Sections 1555, 1551.1, and 1551.2.
- 65) Article 17 amended Article 16, Definitions by deleting the words "parking space". The definition of a parking space is contained in Article 9-Parking.
- 66) Article 18 amended portions of Article 6-Density and Dimensional Regulations Section 612 with respect to 80% contiguous upland requirements.

- 67) Article 19 amended Article 6-Density and Dimensional Regulations by adding a new section for "Lot Shape Factor". (Art. 615)
- 68) Article 20 amended Article 6-Density and Dimensional Regulations by replacing Tables 1-17 with a new Section 620 Table of Dimensional Regulations and including Subsections 621 through 625 inclusive.
- 69) Article 22 amended Article 8-Alternative Site Development Section 812 Use Regulation, Subsection 812.1 for the requirements for residential cluster development and for granting a Special Permit for such development in all zoning districts.
- 70) At the Town Meeting of April 25, 2005 Article 11 was voted to accept a revised zoning map of the Town of Wareham dated April 26, 2004 and Section 221 of the By-Law. See Map dated April 25, 2005 on file at office of Town Clerk. Also see letter of Acceptance from Attorney General dated May 19, 2005 to see which proposed changes in Use Table were accepted.
- 71) Article 12 amended zoning map dated 4/26/04 by creating a new zoning district, Wareham Village II (WV II) by replacing certain portions of the MR-30 and Institutional districts with WV II.
- 72) Article 13 amended the zoning map dated 4/26/04 and the description of Wareham Village I (WV I) by replacing certain portion of the Strip Commercial and MR-30 districts with WV I including Tremont Nail from CS.
- 73) Article 14 amended the zoning map and description of the Institutional District to include the general area around the high school, Memorial Town Hall and Tobey Hospital.
- 74) Article 15 amended Section 620, Table of Dimensional Regulations including Subsections 621 through 625.
- 75) Article 16 amended Section 321, Provisions for Tables for Use and Use Definitions and Section 350, to describe Principal and Accessory Use.
- 76) Article 17 amended Article 3 "Use Regulations" at Multiple Principal Uses and Structures" by deleting Section 362 and modifying Section 361.
- 77) Article 18 amended Article 2 by deleting paragraph 211.5 (c) and replacing it with paragraph 211.5 (c) Institutional (INS).
- 78) At the Special Town Meeting of October 24, 2005 Article 5 zoning map and change section of Strip Commercial in West Wareham to MR-30 zoning district.
- 79) Article 6 amended the Zoning By-Law by adding Section 7, Subsection 740 Industrial District (IND) and all subsections through 742. (now through 742.80)
- 80) At the Special Town Meeting of April 24, 2006 Article 25 amended the zoning map dated October 25, 2005 to change a portion of the Strip Commercial District near Tremont Pond to MR-30.
- 81) Article 28 amended the zoning map dated October 24, 2005 by changing the Marine District near Lazy Harbor to MR-30 Zoning District.
- 82) Article 30 amended the zoning map dated October 24, 2005 by changing a portion of the Strip Commercial District near Besse's Brook to MR-30 Zoning District.
- 83) Article 36 amended the zoning map dated October 24, 2005 by changing land from Strip Commercial and MR-30 in the vicinity of Sandwich Road to Wareham Village I Zoning District.
- 84) Article 37 amended the Zoning By-Law, Article 5, Supplemental Regulations by adding Subsection 570, Wind Energy Facilities and re-numbering the article in accordance with the Zoning By-Law format. (previously Section 580, now removed)
- 85) At the Fall Town Meeting of October 23, 2006 meeting was adjourned before articles were finished.
- 86) At the Spring Town Meeting of April 23, 2007 Article 31 amended Zoning By-Law, Dimensional Standards for Industrial District by replacing the words "Maximum % Coverage" with "Maximum Impervious Lot Coverage" and by replacing "NA" with "60,000 s.f." in the "Other" Column.
- 87) Article 32 amended Article 6, Table of Dimensional Standards, General Commercial (CG) District by replacing "Maximum % Coverage" with "Maximum Impervious Lot Coverage".
- 88) Article 33 amended Article 7, Design Standards and Guidelines by adding a new section entitled "760 Design Standards and Guideline for Commercial Districts" together with Subsections 761 through 765.6 inclusive.
- 89) Article 34 amended the Zoning Map dated June 12, 2006 by changing a portion of Strip Commercial District (CS) from east of Route 195 to Wareham Village II and a portion of the R-60 District to Commercial General (GC) District. The amendment also provides for a description of the General Commercial District in this area.

- 90) Article 35 amended the Zoning Map dated June 12, 2006 by changing Strip Commercial District (CS) from east of Parker Mill Pond to Division Avenue and a portion of the R-130 District south of Route 25 to Commercial General (CG). The amendment also provides a description of the General Commercial District in this area.
- 91) At the Spring Town Meeting of April 28, 2008 Article 27 amended Article 3, Table 320, Table of Principal Use Regulations by adding "medical related facility" under Educational and Institutional Uses, Commercial General and Under the General Commercial (CG) column by replacing "N" with "Y". (has not been changed)
- 92) Article 28 amended Article 3, Use Regulations, Section 356 Commercial Uses at "Drive-In Establishment" by deleting this heading and replacing it with "Drive-In/Drive-Through Establishment" and by revising the definition of the same. (has not been changed)
- 93) 105 At the Spring Town Meeting of April 26, 2010 Article 56 amended the Zoning By-Law by rezoning Lots 1000, 26 and 27 on Map 133 from MR-30 to Commercial General (CG) District. Article 36 of the April 23, 2012 Town Meeting amended Article 222 and Article 421 to 425 relative to the Flood Plain District in Order to be in compliance with Title 44, Chapter I, Part 67, Section 67.11 of the Code of Federal Regulation.
- 94) Article 51 of the April 23, 2012 Town Meeting repealed Article 5, Section 580, "Wind Energy Facilities" in its entirety.
- 95) Article 31 of the October 22, 2012 Town Meeting amended the Commercial Strip (CS) zoning district by removing from the Multiple Residence 30 (MR-30) district the following:
Bounded to the south by Cranberry Highway, to the west by Carver Road, to the north by Route 25 and to the east by the Weweantic River.
- 96) At the Special Town Meeting of April 24, 2016 Article 7 amended Site Plan Review Subsection 1561 by adding a requirement for Orders of Conditions for Comprehensive Permits (Ch. 40B).
- 97) Article 8 amended Article 3, Section 350, Use Definitions by deleting Subsection 356 "Service Establishments" and replacing it with Subsection 356 "Service Establishments and/or Service Related Shopping".
- 98) Also amended Article 3, Section 350, Subsection 356 Commercial Use by adding the definition of "office".
- 99) Article 9 amended Article 5 by adding a new subsection 514, Permitted Signage for home occupations.
- 100) Article 10 amended Article 15, Subsection 1556.1 (a) 2 with new language regarding fee submittals. (now subsection 1566.1 (B) 2)
- 101) Article 12 amended Article 3, Table of Principal Use Regulations at Table 321 by deleting under Commercial uses in the Industrial Zone, Retail Business, the symbol "SPZ" and inserting in its place "N".
- 102) Article 13 amended Article 3, Section 320, Table of Principal Use Regulations by deleting "Manufactured Home" and in Subsection 354 deleting the definition of "Manufactured Home".
- 103) At the Spring Town Meeting of April 24, 2016 Article 14 amended the Zoning By-Law by adding to Article 12, Performance Standards, Subsection 1201, Land Clearing and Grading together with Subsections 1202 through 1211 inclusive.
Also Subsection 1230, Analysis of Development Impact, Impacts on Traffic and Circulation and Subsections 1231 through 1234 inclusive.
Also Subsection 1240, Analysis of Development Impact, Lighting and Subsections 1241 through 1254 inclusive.
- 104) Article 15 amended Article 13, Nonconforming Uses by deleting Subsections 1330 through 1333 and adding new Subsections 1330 through 1340. (now through 1342)
- 105) Article 17 amended Article 15, Site Plan Review Special Permit by deleting Subsections 1510 and 1520 and adding new language under Subsections 1570 through 1590.
- 106) Article 21 amended Article 2, Subsection 211 by adding a new section, Definitions 211.3(d) Planned Commercial (CP) District.
- 107) Article 22 amended Article 33, Table 320 by adding a new zoning district and use designations for Planned Commercial (PC) and to fill in Use Designation General Commercial (CG).
- 108) Article 20 of the October 24, 2016 Town Meeting approved the following amendments: Section 321 Use table - Motor Vehicle Service, and Motor Vehicle Sales changed from Y to N in R130; Section 354 added "Storage Container for Construction" and "Storage Container, Accessory";

- Section 340 Table of Accessory Use Regulations add two rows for Storage Containers under Residential Use “Storage Container for Construction” and “Storage Container, Accessory”; Section 625 Accessory Building Setback: footnote A revised; Article 16 definitions “Building Area” and “Height” were revised; new Section 381 added.
- 109) Article 3 of the April 10, 2017 Spring Town Meeting approved to add “Marijuana Moratorium” to Article 3.
- 110) Article 14 of the October 24, 2017 Fall Town Meeting approved to add Section 590 “Solar Generation Facility” as well as adding solar use categories under “Utilities” in tables 320 and 330 of the Wareham Zoning By-Law. Solar energy definitions were also added to Article 16.
- 111) Article 15 of the October 24, 2017 Fall Town meeting approved to recodify and make technical amendments to the entire Zoning By-Law.
- 112) At the Spring Town Meeting of March 12, 2018 Article 2 replaces language of the Zoning By-Law Article 3, Section 291 and 392 and replaces it with the existing language. Article 3, Table 320 is also revised to include “Marijuana Establishments” in the Use Table, having an “N” in all zoning districts except for zones “CS” “INS” and “IND” where it is allowed under Special Permit through the Zoning Board of Appeals. Asterisk is added to SPZ in CS with footnote under chart.
- 113) At the Spring Town Meeting of April 23, 2018 Article 12 amended Zoning By-Law Article 3, Section 340 revised definition of “Riding Stables”
- 114) Article 13 of the April 23, 2018 Spring Town Meeting re-wrote Zoning By-Law Article 13 in its entirety.
- 115) Article 14 of the April 23, 2018 Spring Town Meeting amended Zoning By-Law Article 14 re-writing Section 1460 “Special Permit” and adding Section 1470 Variances, Use Variances becomes Section 1471.
- 116) Article 15 of the April 23, 2018 Spring Town Meeting amends Zoning By-Law Article 3 Table 320 Restaurant Drive-Thru; amends Zoning By-Law Article 3 Section 386.
- 117) Article 16 of the April 23, 2018 Spring Town Meeting amends Zoning By-Law Article 16 revising definition for Floor Area Ratio, Owner, and add definition of Non-Conforming Building or Lot, Non-conforming Use.
- 118) Article 13 of the October 22, 2018 Fall Town Meeting added in Section 4 Article 460 – Tremont Nail Factory Redevelopment Overlay District
- 119) Article 15 of the October 23, 2018 Fall Town Meeting amended Table 625 in Section 6– Accessory Buildings, and added Table 628 – Table of Dimensional Standards for Existing Small Lots in Section 6
- 120) Article 11 and 12 of the April 22, 2019 Spring Town Meeting amended Article 530, Outdoor storage and Article 11, Signs
- 121) Articles 12, 13, 15, 24 and 26 passed at 2021 Spring Town Meeting, amending Floodplain Overlay district, adding Affordable Housing [Local Action Units], and amending Large Ground Mounted Solar, Definition of Duplex