

SECTION VII

Development of Sites and Location of Buildings and Structures

A. Height Regulation:

1. The height of any building or structure shall not exceed forty (40) feet, as measured in accord with the Hanson Building Code.
2. Limitations of height shall not apply to spires, domes, steeples, radio towers, chimneys, broadcasting and television antennae, bulkheads, cooling towers, ventilators and other appurtenances usually carried above the roof, or to farm buildings, churches, municipal or institutional buildings, provided that, if the use requires a permit, one has been granted.
3. Heights permitted in paragraphs 1 and 2 above shall not exceed the limits permitted in Chapter 756 of the General Laws of 1960 and any more restrictive amendments thereto.

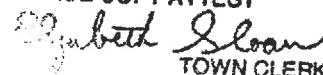
B. Area, Frontage, Yard and Floor Area Requirements:

No building shall be erected unless in conformity with the requirements on the Table of Dimensional Requirements: (10/2004)

Except that:

1. Eaves, sills, steps, cornices, belt cornices, fences, walls or uncovered patios and similar features may project into the specified yards, and provided that:
2. On a corner lot, in order to provide visibility unobstructed at intersections, no sign, fence, wall, tree, hedge or other vegetation, and no building or other structure more than three (3) feet above the established street grades, measured from a plane through the curb grades on height of the crown of the street, shall be erected, placed, or maintained within the area formed by the intersecting street lines and a straight line joining said street lines at points which are twenty-five (25) feet distant from the point of intersection, measured along said street lines.
3. Further, no yard, lot area, or other open space required for a building by this bylaw, shall, during the existence of such building, be occupied by or counted as open space for another such building. No lot area shall be so reduced or diminished so that the yards or other open space shall be smaller than prescribed by this bylaw.

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B.1 – Estate/Retreat Lots:

1. The minimum required frontage may be reduced to forty (40) feet in a residential district according to the provisions of this section. Back lots with less than the required frontage, commonly known as “Estate” or “Retreat” lots, shall be subject to the following requirements:
 - a. All setbacks shall be at least fifty (50) feet.
 - b. Each Estate/Retreat lot must be serviced by its own separate driveway located in the access portion of the lot.
 - c. The width of the lot between the street line and the proposed building setback line shall be no less than forty (40) feet, which area shall be known as the *access portion* of the lot.
 - d. No *access portion* of another Estate/Retreat lot shall be allowed to abut within that distance equal to the frontage requirement of the zoning district of the lots.
 - e. One (1) building for residential use shall be permitted and buildings shall comply with maximum percent coverage requirements.
 - f. The area of the lot exclusive of the *access portion* shall be twice that otherwise required in the applicable zoning district.
 - g. No more than ten (10) percent of the total number of lots in a definitive subdivision plan may be Estate/Retreat lots, (rounded to the nearest lot). In the case of a definitive subdivision plan of less than ten lots, one (1) hammerhead lot shall be permitted (10/1998)
4. The Planning Board shall determine adequate access for that portion of a lot used as qualifying lot frontage and that frontage shall be the actual access for that lot for vehicles, water service and other normal uses of lot frontage. (05/2002)
5. A structure containing more than one dwelling unit shall have a minimum floor area of six hundred (600) square feet for each such unit. (10/1986)
6. **LOT ACCESS - DRIVEWAYS**
 - Driveways that are in excess of 150 feet in length that provide the principal means of vehicular access from a street to a one- or two-family residential structure shall be subject to the following regulations:
 - The driveway shall have a minimum width of 12 feet with a 2-foot clear zone on each side of the driveway. (16 feet overall)

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- The driveway shall have an unobstructed vertical clearance of 13 feet, 6 inches.
- Driveways in excess of 250 feet in length shall be provided with an approved area for turning around fire apparatus.
- Driveways, including bridges and other supporting structure of driveways, must be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
- The grade of the driveway may not exceed 10% at any point.
- One driveway access opening per lot allowed within all residential districts. Driveway access permits shall be issued by the Hanson Highway superintendent.

(05/2023)

C. Accessory Building:

1. A detached accessory building may be erected in the rear or side yard area at least ten (10) feet from the principal building in conformance with the yard requirements of the district in which it is located. An accessory building attached to its principal building shall be subject to the front, side and rear yard requirements applicable to the principal building (10/2015)
2. Detached Accessory structures or buildings with a footprint of two hundred (200) square feet or less may be located ten (10) feet from a rear or side property line but shall conform with front yard setback requirements.
3. For Detached Accessory structures (i.e. garages) located on a lot having frontage on more than one (1) street, the front yard requirements shall apply to one abutting street from which vehicular access to said structure is proposed. Proposed structure must meet side yard setback requirements for second street.
4. Detached Accessory structures and buildings shall be located on the same lot as the principal structure on the premises.

D. Off-Street Parking and Loading Areas:

1. **Requirements for off-street parking and loading areas** shall be as specified below for specific uses. These requirements shall be met in the case of all new construction, including expansions, additions, or changes of use. Where applicable, such parking areas shall be noted on a required Site Plan under Section VII.F of this By-Law. Where stipulated, "gross floor area" shall mean floor space, exclusive of enclosed or inaccessible floor areas. In applying for a building or occupancy permit, the applicant must demonstrate that the following minimums will be met for the new demand without counting existing parking:

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- a. **Dwellings:** Two (2) spaces per dwelling unit, garage space inclusive.
 - b. **Motels, hotels, lodging houses:** One (1) space per guest unit plus one (1) additional space per eight (8) guest units or fraction thereof, plus one (1) space for each employee on the largest shift.
 - c. **Retail stores, offices, municipal offices, banks:** One (1) space per one hundred fifty (150) square feet of gross floor area.
 - d. **Motor vehicle service station or repair or body shop:** Three (3) spaces for each service bay plus one (1) space per employee on the largest shift.
 - e. **Industrial or wholesale:** A minimum of five (5) spaces, plus one (1) space for each 2,000 sq. ft. gross floor area for the first 20,000 sq. ft., plus one (1) space for each additional 1,000 sq. ft. on gross floor area, plus one (1) space per employee on the largest shift.
 - f. **Places of assembly, restaurants:** One (1) space per three (3) seats, or one (1) space per twelve (12) square feet of seating area, whichever is greater.
 - g. **Hospitals:** One (1) space per bed.
 - h. **Nursing homes:** One (1) space per each two (2) beds, plus one (1) space per employee on the largest shift.
 - i. **Bowling alleys:** Four (4) spaces per lane.
 - j. **All others:** As determined by the Board of Appeals.
2. **Design of Off-Street Parking and Loading Spaces** shall meet the requirements specified below:
- a. **Location:**
Required parking shall be either on the same premises as the activity it serves, or on a separate parcel if said parcel is located within three hundred (300) feet of the building's major entrance, and if not separated by a state-numbered highway, and if in a zoning district allowing the activity it serves.
 - b. **Minimum Dimensional Requirements for Parking Facilities.** The following Table establishes the minimum dimensions for parking lot design. Parking aisle requirements, as specified below, shall not apply to parking for single family and two-family dwellings.

Angle of Parking (degrees)	Stall Width (ft.)	Stall Depth (ft.)	Curb Length (ft.)	Aisle Width (ft.)
Parallel	9	9	20	12
30	9	17	18.5	12
45	9	19	12.75	13
60	9	19.75	10.5	18
90	9	18	18	24

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- c. **Loading Requirements.** Each loading bay shall be not less than ten feet in width and thirty-five feet in length exclusive of drives and maneuvering space and all required bays, drives and maneuvering space shall be located entirely on the lot with direct access to the building intended to be served
- d. **Loading Design Requirements.** The following minimum requirements shall be provided off-street and on premises.

Category of Use	Number of Loading Bays Required for New Structures by Gross Floor Area of Structure (x 1000 sq. ft)					
	Less than 4	4-15	15-20	51-100	100-150	Next 150
Retail Trade Wholesale Storage Transportation Terminals Manufacturing Consumer Service Office Buildings	0	1	2	3	4	1
Multifamily Uses Recreation Research Laboratories	0	1	1	2	3	1

- e. **Special Permit.** The Zoning Board may, by special permit, reduce the requirements of this Section if specific site or public safety considerations warrant such a reduction and no substantial detriment shall result.

f. **Backing:**

All parking areas shall be designed and located so that their use does not involve vehicles backing onto a public way. This shall not apply to residential uses.

- g. All required parking spaces shall be provided with unobstructed access to and from a street and shall be properly maintained in such a manner as to permit them to be used at all times. All required parking spaces shall be located on the same lot as the use with which such spaces are connected or, in the case of unenclosed spaces, within two hundred (200) feet of the lot, except that two (2) or more businesses may jointly provide the required spaces on one (1) or more of their lots. The number of spaces in any such joint facilities shall at least equal the total number required under the provisions of this Section for their individual uses.
- h. Required off-street parking and loading spaces shall not be counted as or substituted for the other.
- i. Whenever off-street parking in Business or Commercial-Industrial Districts is required in accordance with Section VII D, there shall be an area at least twenty (20) feet deep between the street line and the balance of the lot

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which shall be separated from the street and the balance of the lot by a curb which shall encompass an area that shall be seeded and landscaped except at an access. Such access shall be at least twenty (20) feet wide and at least one hundred twenty (120) feet center to center apart and further provided that there shall be only one (1) access if the street frontage is two hundred (200) feet or less. If the street frontage is greater, additional accesses may be allowed in the ratio of one (1) such access for each additional two hundred (200) feet or portion thereof of frontage.

End of revisions to this section of bylaw

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