

SECTION III

Districts

A. Establishment of Districts:

For the purpose of this bylaw, the Town of Hanson is divided into the following types of districts:

1. Agriculture-Recreation District
2. Residence A District
3. Residence AA District
4. Residence B District
5. Business District
6. Commercial-Industrial District (04/1979)
7. **Flexible Zone – Overlay District (10/1998)**

B. Location of Districts:

Said districts are hereby established as shown, located, defined and bounded on a map entitled "Zoning District Map of the Town of Hanson", dated June 24, 1969, signed by the Planning Board and filed with the office of the Town Clerk; which map, together with all explanatory matter thereon is hereby incorporated in and made a part of this bylaw.

C. Location of Boundaries of Districts:

1. Where the boundary lines are shown upon said map within the street lines of public and private ways, or utility transmission lines, the center lines of such ways or lines shall be the boundary lines, unless otherwise indicated.
2. Boundary lines located outside of such street lines or transmission lines, and shown approximately parallel thereto, shall be regarded as parallel to such lines, and dimensions shown in figures placed upon said map between such boundary lines and such transmission lines are the distances in feet of such boundary lines from the center line of such lines, such distances being measured at right angles to such lines unless otherwise indicated.
3. Where the boundary lines are shown approximately on the location of property or lot lines, and the exact location of property, lot or boundary lines is not indicated by means of dimensions shown in figures, then the property or lot lines shall be the boundary lines.

4. Contour lines used as boundary lines are the elevation above the datum mean sea level as indicated by the U.S. Geological Survey, revised 1962.

5. Soil Association lines used as boundary lines are the soil association boundary lines as shown on the Soil Association Map, prepared by the U.S. Soil Conservation Service, dated 1965, and on file with the Planning Board.

6. In all cases which are not covered by other provisions of this Section, the location of boundary lines shall be determined by the distance in feet, if given, from other lines upon said map, by the use of identifications as shown on the map, or by the scale of said map.

D. Lots In Two Districts:

Where a district boundary line divides a lot in existence at the time such line is adopted, the regulation for the less restricted portion of such lot shall extend not more than thirty feet (30') into the more restricted portion, provided that the lot has required frontage on a street in the less restricted district. For purposes of this section, the degree to which a district is restricted is determined by the order in which the district appears in the Table of Dimensional Requirements, with the Agricultural/Recreational district as the most restrictive district and the Commercial/Industrial district as the least restrictive district. (10/2006)

E. Municipal Exemptions:

The use of land in any of the above described Districts by the Town of Hanson or by the Hanson Housing Authority shall be exempt from all of the provisions of this Zoning Bylaws, except site plan approval by the Board of Appeals, when and as authorized by a two-thirds vote of the town.