

Zoning Amendment #9

Article XX: To see if the Town will vote to amend the Westminster Zoning Bylaw (Chapter 205 of the Code of the Town of Westminster, Massachusetts) by revising the Table of Use Regulations (Section 205, Attachment 1) as follows (new language appears in **red font** and deleted language appears in strikethrough), or act in relation thereto:

**Table of Use Regulations
Chapter 205, Zoning
(Part 1)**

Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
A. Residential Uses								
(1) Detached dwelling on a separate lot occupied by not more than 1 family	Y	Y	Y	N	N	N	N	N
(2) 1 2-family or 1 duplex dwelling on a separate lot	Y	Y	N	N	N	N Y	N	N
(3) Townhouse Apartments Attached dwelling occupied by not more than 1 family in each unit between side walls, provided that no row of such units shall consist of fewer than 3 or more than 8 such units (See Article IX.) <i>(For dimensional requirements, see Section 205-37 "Apartments and Attached Dwellings").</i>	SP Y	N SP	N	N	N	N SP	N	N
(4) Apartments <i>(For dimensional requirements, see Section 205-37 "Apartments and Attached Dwellings").</i> Article IX.)	SP	N	N	N	N	N	N	N
(5) Motels and hotels <i>(See Section 205-36 "Motels".</i> Article IX.)	N	N	N	Y	Y	Y	SP	SP
(6) Bed-and-Breakfast	SP	SP	SP	Y	Y	Y	N	N
(7) Renting rooms in a dwelling existing at the time of adoption of this chapter to not more than 4 persons, provided that there are no separate cooking facilities	Y	Y	Y	Y	Y	Y	Y	Y
(8) Renting of rooms in an existing dwelling to more than 4 persons	N	N	N	N	SP	SP	N	N
(9) Conversion of a dwelling existing at the time of adoption of this chapter to accommodate not more than 2 families, provided that there is no external structural evidence of occupancy by more than 1 family other than a second exit for fire purposes for each unit, and further provided that each dwelling unit resulting from such conversion shall have not less than 450 square feet of habitable floor space.	Y	Y	Y	Y	Y	Y	N Y	N Y
(10) Conversion of a dwelling existing at the time of adoption of this chapter to accommodate more than 2 families. For <i>dimensional requirements</i> , space standards , see <i>Section 205-37 ("Apartments and Attached Dwellings").</i>	SP	SP	SP	SP	SP	SP	N Y	N Y
(11) Trailer or Mobile Home	N	N	N	N	N	N	N	N

Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
(12) <i>Temporary</i> Residential use of a Camper or Trailer properly connected to an approved on-site water and sewerage system for a period of not more than 24 months if the user is in the continuing process of building a home after the issuance of a temporary building permit from the Building Inspector. Nothing in this subsection shall be interpreted to allow the residential use of a lot where forbidden by other sections of this chapter.	Y	Y	Y	Y	Y	Y	Y	Y
(13) <i>Temporary</i> Mobile homes, camping trailers, utility trailers, horse trailers, trailers, boats or pickup campers not connected to permanent sewage and water installation may be occupied for occasional short term use, not to exceed 28 days in a calendar year, excluding designated camping grounds	Y	Y	Y	Y	Y	Y	Y	Y
(14) Trailer park or mobile home park	N	N	N	N	N	N	N	N
(15) Dish antenna conforming to the building setbacks (front, side, rear) required in the zoning district in which it is located.	Y	Y	Y	Y	Y	Y	Y	Y

I. Accessory uses and off-street parking								
	R-I	R-II	R-III	C-I	C-II	VC	I-I	I-II
(1) Private garage for residents of a dwelling on the same premises	Y	Y	Y	Y	Y	Y	Y	Y
(2) Private greenhouse, toolsheds, tennis courts, swimming pools or other similar building or structure for domestic use	Y	Y	Y	Y	Y	Y	Y	Y
(3) The raising or keeping of animals, livestock or poultry as pets or for use by residents of the premises, provided that no sty, paddock, building or similar enclosure for any animal may be less than 50 feet from any lot line	Y	Y	Y	Y	Y	Y	Y	Y
(4) Customary home occupation - <i>office</i> of the office of a resident physician, dentist, attorney at law, architect, engineer or member of other recognized profession similar to the aforementioned, provided not more than 3 persons shall practice or be employed on the premises at any one time, and further provided that there is no external change which alters the residential appearance of the buildings, and further provided there is no exterior storage	Y	Y	Y	Y	Y	Y	Y	Y
(5) <i>Customary home occupation - contractor</i> The use of a portion of a dwelling or accessory building thereto by a resident builder, carpenter, painter, plumber, mason, electrician or other artisan or by a resident tree surgeon or landscape gardener for incidental work and storage in connection with their off premises occupation, provided that there is no external change which alters the residential appearance of the buildings, and further provided there is no exterior storage of goods or materials	Y	Y	Y	Y	Y	Y	Y	Y
(6) Restaurants inside a building for the use of the primary occupants of the building, provided that there is no exterior evidence of the same	N	N	N	Y	Y	Y	Y	Y
(7) Restaurants primarily for the use of residents of an apartment building or group of apartment buildings, provided that there is no exterior evidence of the same	SP	N	N	Y	Y	Y	N	N

(8) Beauty shop, barbershop or newsstand for the resident under the same conditions as set forth in Subsection I(7) above	SP	N	N	Y	Y	Y	N	N
(9) <i>Customary home occupation - sales</i> The use of a portion of a dwelling or accessory building thereto by the residents of the dwelling for an office or for the sale of antiques or like merchandise, provided that there is no exterior storage, that all work or sale of goods is carried on inside a building and that not more than 1 person shall be employed on the premises at any 1 time exclusive of the residents, and further provided there is no external change which alters the residential appearance of the buildings	Y	Y	Y	Y	Y	Y	Y	Y
(10) <i>Customary home occupation - personal services</i> Personal services such as barbershops, beauty shops and like services, provided that there are no nonresidential employees, and further provided there are no external change which alter the residential appearance of the buildings	Y	Y	Y	Y	Y	Y	Y	Y
(11) Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, provided that the proposed accessory use does not substantially derogate from the public good	SP	SP	SP	SP	SP	SP	SP	SP
(12) Family day-care service with no more than 6 children under 16 and no children sleeping overnight	Y	Y	Y	Y	Y	Y	Y	Y
(13) Retail use accessory to the principal manufacturing use	N	N	N	N	N	N	SP	SP
(14) Personal kennel	Y	Y	Y	Y	Y	Y	Y	Y
(15) <i>Dish antenna conforming to the building setbacks for primary structures (front, side, rear) required in the zoning district in which it is located.</i>	Y	Y	Y	Y	Y	Y	Y	Y
(16) <i>Accessory dwelling unit</i>	Y	Y	Y	Y	Y	Y	Y	Y

Explanation of Changes:

- The townhouse definition (Item A.3) has been moved out of the Table of Uses and into the Zoning Bylaw's Definitions section where it belongs. In an effort to address the two primary housing needs identified in the 2014 Master Plan (lack of affordable housing for young families and lack of housing options for seniors), townhouse apartments will now be allowed by Special Permit in the Residential-II districts and Village Center district, and by right in the Residential-I district where the infrastructure exists to service denser development. Duplexes will also be allowed by right in the Village Center district.
- Conversion of residential structures language (Item A.9) has been moved out of the Table and into its own section within the text of the Zoning Bylaw. This is a housekeeping amendment intended to make the Table of Uses easier to read.
- The Temporary Residential Structure language (Items A.12 and 13) have been moved out of the Table and into its own section within the text of the Zoning Bylaw. This is a housekeeping amendment intended to make the Table of Uses easier to read.
- TV antenna dish (Item A.15) has been moved from the Residential section of the Table to the Accessory Use section of the Table.
- The accessory home occupation language (Items I.4, 5, 9 & 10) has been moved out of the Table and into a new Home Occupation section within the text of the Zoning Bylaw.
- Accessory dwelling units are now listed in the Accessory Use section of the Table.