

Article #PB 03 – OPEN SPACE

Article #PB 03: To see if Town Meeting will vote to amend **Section 3, DEFINITIONS**, Subpart **(B) Definitions** and **Section 6 DIMENSIONAL REGULATIONS**, Subpart **(B) Dimensional Regulations Schedule for Buildings and Structures** of the Zoning Bylaw to insert a definition of “Open Space” and establish minimum standards as to the amount of open space required as detailed in the Planning Board’s Report to Town Meeting or take any other action thereto.

The proposed changes are as follows:

1. In **Section 3, DEFINITIONS**, Subpart **(B) Definitions**, insert the following definition for Open Space:

69. **Open Space.** The space on a lot or parcel unoccupied by buildings or structures, unobstructed to the sky by manmade objects other than fences, lawn ornaments (fountains, flag poles, play apparatus, etc.), walks, swimming pools (including appurtenances), and terraced areas, and generally not used for streets, driveways, off-street parking or loading spaces and expressed as a percentage of the total lot area. Such areas are largely vegetated spaces.

2. In **Section 6 DIMENSIONAL REGULATIONS**, Subpart **(B) Dimensional Regulations Schedule for Buildings and Structures**, for each zoning district, insert “Required Open Space” and insert the following percentage of lot area in regards to the “Basic Requirements” as follows:

ZONING DISTRICT	PERCENT
Residence A-1	40
Residence A-2	35
Residence B	30
Residence C	30
Agriculture	50
Business A-1	20
Business A	15
Business B	5
Business C	20
Industrial A	20%
Industrial B	20%
Industrial Garden District	20

3. In **Section 6 DIMENSIONAL REGULATIONS**, Subpart **(B) Dimensional Regulations Schedule for Buildings and Structures**, for each zoning district, insert the following footnote in regards to “Required Open Space”:

Developments for which a permit or Site Plan Review approval has been granted or which have been developed prior to June 4, 2014, shall not be subject to the provision requiring provision of a “Required Open Space” unless the existing building is being replaced by a new, larger building.

4. In **Section 6 DIMENSIONAL REGULATIONS**, Subpart (B) **Dimensional Regulations Schedule for Buildings and Structures**, for each zoning district, insert the following footnote in regards to “Required Open Space” in regards to the Business A-1, Business A, Business B, Business C, Industrial A, Industrial B, and Industrial Garden District:

Areas used for driveways, parking areas, and loading spaces may be included within the “Required Open Space” if the driveway, parking area, or loading space areas are constructed as with materials which are determined to be pervious and not impervious. However, not more than half of the “Required Open Space” may consist of such uses.