**Dimensional Zoning Article: Yards and Lot Frontage, Width and Shape PB Voted on 2.7.2024**

To see if Town Meeting will vote to amend Norwell Code, Zoning, Chapter 201, §201-9 as set forth below:

**1. Delete §201.9.4 Required yards. A. Front yard (1), which provides as follows:**

[§201-9.4 Required yards.](https://ecode360.com/32060810#32060826) [A.](https://ecode360.com/32060827#32060827)Front yard.[(1)](https://ecode360.com/32060828#32060828)No building and/or structure shall be erected, placed or added to so as to extend within the following required front yards:

|  | **Measured from Front Property Line** | **Measured from Way Center Line** |
| --- | --- | --- |
| Residential A | 50 feet | 75 feet |
| Residential B | 35 feet | 60 feet |
| Business A | 15 feet1 | N/A |
| Business B-1 to B-8, C-1 to C-3 | 50 feet | 75 feet |
| 1 | Parking areas are prohibited within the front yard setbacks. [5-10-2011 ATM ] | |

**and**

**substitute the following:**

[§ 201-9.4 Required yards.](https://ecode360.com/32060810#32060826) [A.](https://ecode360.com/32060827#32060827)Front yard.[(1)](https://ecode360.com/32060828#32060828) No building and/or structure shall be erected, placed or added to so as to extend within the following required front yards:

|  | **Measured from Front Property Line** |  |
| --- | --- | --- |
| Residential A | 50 feet |  |
| Residential B | 35 feet |  |
| Business A | 15 feet1 |  |
| Business B-1 to B-8, C-1 to C-3 | 50 feet |  |
| 1 | Parking areas are prohibited within the front yard setbacks. [5-10-2011 ATM ] | |

**2. Delete §201-9.3 Lot Frontage and Width which provides as follows:**

[**§201-9.3** Lot frontage and width.](https://ecode360.com/32060810#32060822)

[**A.**](https://ecode360.com/32060823#32060823) The minimum frontage measured at the street line shall be 80 feet for lots in all districts. Street frontage shall be continuous and uninterrupted.

[**B.**](https://ecode360.com/32060824#32060824)The minimum lot width measured at the required setback line shall be 150 feet in all districts except Business Districts A and B where the minimum shall be 125 feet.

[**C.**](https://ecode360.com/32060825#32060825) No two points on lot lines shall be less than 80 feet apart, measured in a straight line, except where the shortest distance between such points, measured along the perimeter of the lot, is less than or equal to three times the aforesaid straight line distance.

**and**

**substitute the following:**

§201-9.3 Lot frontage, width and shape.

[**A.**](https://ecode360.com/32060823#32060823) The minimum street frontage shall be 80 feet for all lots in all districts. Street frontage shall be measured at the street line and shall be continuous and uninterrupted.

[**B.**](https://ecode360.com/32060824#32060824) The minimum lot width shall be 150 feet in all districts, except in Business Districts A and B, where the minimum lot width shall be 125 feet. Lot width shall be measured through all parts of a primary building and shall be measured parallel to street frontage.

**C.** The minimum straight line distance between any two points on non-intersecting lot lines shall be 40 feet.

**D.** No dwelling may be erected or placed on a lot unless it is located within a circle which has a diameter of at least 150 feet. The circle shall be located within the boundaries of the lot and shall be located entirely on upland.

**and**

**3. Delete §201-9.5 Lot Shape which provides as follows:**

[**§ 201-9.5 Lot shape.**](https://ecode360.com/32060826#32060835)

[**A.**](https://ecode360.com/32060836#32060836) No building lot may be created in Residential District A or Residential District B unless:

1. The lot has a width of at least 150 feet at the required setback line, which required setback line will be 50 feet measured from the front property line in Residential District A, and 35 feet measured from the front property line in Residential District B; or 75 feet measured from the way center line in Residential District A and 60 feet measured from the way center line in Residential District B;

[**(2)**](https://ecode360.com/32060838#32060838)The lot shall contain at least 5,000 square feet of land between the required setback line and

the way; and

[**(3)**](https://ecode360.com/32060839#32060839)The area of the lot between the said required setback line and a line drawn parallel

to the said required setback line a distance of 100 feet beyond the required setback

line shall be not less than 11,500 square feet.

[**B.**](https://ecode360.com/32060840#32060840) No dwelling may be erected or placed unless within a circle 150 feet in diameter inscribed within the

lot lines.

**and**

**substitute the following:**

§201-9.5 Omitted.

or to take any other action relative thereto.

Petition of the Planning Board

02.07.2024: PB Voted to Sponsor (4-0-0)

02.13.2024: Referred to Select Board

02.28.2024: Select Board vote to refer to PB

PH Notices mailed to HLC, MAPC, Area PBs

PH First Legal Ad

PB Second Legal Ad

03.06.2024 Public Hearing

03.07.2024: Advisory Board

2024: PB Report to TM

05.06.2024 Annual Town Meeting