**Retreat Lot Zoning Article**  **PB Voted on 2.7.2024**

To see if Town Meeting will vote to amend Norwell Code, Chapter 201, §201-9 Intensity of Use Regulations by adding a new §201-9.7 Single-Family Retreat Lot provision as follows:

**§201-9.7 Single-Family Retreat Lot.**

A parcel of land shall be considered to be a conforming, buildable lot for a single-family dwelling use (which shall include allowed accessory uses, including an Accessory Dwelling Unit that complies with the Zoning By-law), even if the parcel does not have the full 80 feet of frontage required under §201-9.3.a, provided that the parcel shall:

i. Have a minimum of 2 acres of land, with at least one acre of upland;

ii. Have a minimum of 40 feet of frontage, measured at the street line;

iii. Have a minimum of 40 feet of lot width, measured at the street line and at all points between the street frontage and the closest portion of the single-family dwelling that faces the street frontage;

iv. Take its physical access from the street frontage to the single-family dwelling, unless a lawful common driveway is in place; and

v. Conform to all of the requirements of §201-9, except for the 80-foot frontage requirement, and all other applicable zoning requirements, including stormwater control requirements. Demonstration of dimensional conformance shall be shown on a plan prepared and stamped by a licensed Professional Land Surveyor and provided to the Building Department before any building permit issues and before an occupancy permit issues.

or to take any other action relative thereto.

Petition of the Planning Board

2.07. 2024 Planning Board voted to sponsor and send to Select Board

2.13.2024 Referred to Select Board

PB’s PH notice mailed to RPA, HLC and area PBs

PB’s First legal ad

PB’s PH Second legal ad

2.28.2024 Select Board vote to refer to PB

3.06.2024 Public Hearing

Public Hearing Closed

3.07.2024 Advisory Board Vote:

PB Report to Town Meeting

5.06.2024: Annual Town Meeting