

ZONING BYLAWS



Town of Burlington
Massachusetts
01803

As Amended Through
January 2025

THE ZONING BYLAWS OF
THE TOWN OF BURLINGTON, MASSACHUSETTS

AMENDED UNDER ARTICLE 29 OF THE
SEPTEMBER TOWN MEETING, January 26, 2009



Being a reorganization of the Zoning Bylaws originally adopted under Article 37 of the
Adjourned (First) Town Meeting, January 24, 1977

Approved by the Attorney General, April 16, 2009

AS AMENDED THROUGH JANUARY 2025

Approved by the Attorney General on May 30, 2025

Attest:
Jennifer Priest
Town Clerk

A TRUE COPY ATTEST:
Jennifer N. Priest
TOWN CLERK

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ARTICLE I: PURPOSE

SECTION 1.0 PURPOSE

The purpose of these Bylaws are to promote the health, safety, convenience, morals, and welfare of the inhabitants of the Town of Burlington. The objectives of these Bylaws are, among other purposes, to lessen congestion in the streets, to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space and other public requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the town; to preserve and increase amenities; and to accomplish any other purpose for which Zoning Bylaws may now or hereafter be enacted under the laws of the Commonwealth of Massachusetts.

SECTION 1.1. VALIDITY

If any provision of this Bylaw is declared in whole or in part invalid for any reason or under certain circumstances, such invalidity shall not affect the enforcement of so much of this Bylaws as remains enforceable or its enforcement in other circumstances.

SECTION 1.2. OTHER LAWS

Nothing herein contained shall be construed so as to repeal or nullify any existing Bylaws or regulations of the Town but shall be in addition thereto. Where the standards for construction, use, occupancy or any other activity or purpose regulated under this Bylaws shall vary from such standards contained herein or in any other Bylaws or lawful regulation of the Town, the standards more strictly regulating such construction, use, occupancy, activity or purpose shall be applied.

SECTION 1.3 DEFECT IN THE FORM OF NOTICES

No defect in the form of any notice under these Bylaws shall invalidate any action taken thereunder or pursuant thereto unless such defect is found to be misleading.

ARTICLE II: DEFINITIONS

The intent of this section is to provide definitions for certain terms, words and/or series of words which are to be utilized in the interpretation of this bylaw, whether or not the definition stated herein is contrary to common usage or contrary as quoted in a dictionary.

Terms and words not defined herein but defined in the Commonwealth of Massachusetts Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either this bylaw or the Building Code shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary.

2.1 A

Accessory Apartment

(See Article XI, Section 11.2.0 Accessory residential uses in One-Family Dwellings: Accessory Apartments)

Accessory Use of Structure

(See Use of Structure, Accessory)

Adult Day Health Center

A facility offering daytime programs for older adults providing health care and assessment, personal care, social programs, recreational activities, meals and transportation, but not providing overnight or residential accommodations.

Adult Bookstore

An establishment having twenty-five (25) percent or more of its stock in trade and/or floor area, comprised of books, magazines, videos, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in M.G.L. Chapter 272 Section 31. (see Section 10.3)

Adult Club

An establishment having twenty-five (25) percent or more of its entertainment is devoted to a person or persons working or performing in a state of full or partial nudity, or distinguished or characterized by an emphasis on a matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in M.G.L. Chapter 272 Section 31.(see Section 10.3)

Adult Paraphernalia Store

An establishment having twenty-five (25) percent or more of its stock in trade and/or floor area, comprised of devices, objects, tools, or toys, which are distinguished or characterized by their association with sexual activity, including sexual conduct or sexual excitement as defined in M.G.L. Chapter 272 Section 31. (see Section 10.3)

Adult Theater

Any building, structure, or premises used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in M.G.L. Chapter 272 Section 31.(see Section 10.3)

Adult Video Store

An establishment having twenty-five (25) percent or more of its stock in trade and/or floor area, comprised of videos, books, magazines, and other matter which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in M.G.L. Chapter 272 Section 31. (see Section 10.3)

Affordable Housing Unit

A dwelling unit that qualifies as a local initiative unit under the Commonwealth's Local Initiative Program and meets the requirements of a subsidized housing unit for purposes of listing in the subsidized housing inventory under M. G. L. Chapter. 40B Sections 20-23.

(Qualified) Affordable Housing Unit Purchaser

An individual or family with household incomes that do not exceed 80% of the median income, with adjustments for household size, as reported by the most recent information from the United States Department of Housing and Urban Development (HUD) and/or the Massachusetts Department of Housing and Community Development (DHCD), for the standard Metropolitan Statistical Area that includes Burlington.

(DHCD) Affordable Housing Unit Sales Price or Rent

The sales price or rent for each Affordable Housing Unit shall be a price that is affordable to a qualified affordable housing unit purchaser, adjusted for household size depending on the size of the applicable affordable unit(s), which sales price is calculated in accordance with the Commonwealth's Local Initiative Program and acceptable to DHCD for the standard Metropolitan Statistical Area in which Burlington is located. DHCD will determine the sales price for all for-sale units and the rental payment for all rental units.

Animal Services. Including Animal Clinic or Hospital, Pet Grooming, Pet Training and Care, Commercial Kennel, and Veterinarian:

- Animal Clinic or Hospital: A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short term care incidental to the clinic or hospital use. Animal clinics and hospitals may have ancillary animal board facilities. Overnight boarding of animals is limited to patients recovering from medical procedures.
- Pet Grooming: The grooming of dogs, cats, and similar household pets.
- Pet Store: Establishment that sells, or otherwise provides, household pets and/or the sale of pet supplies.
- Pet Training and Care: Kennel and/or training centers for animals which may be operated on a daily basis but not overnight.
- Commercial Kennel: Animal rescue shelters, boarding facilities, pet resorts/hotels, or training services for dogs, cats, and other household pets which may be operated on a daily basis and may have overnight accommodations.

Aquifer

Geologic formation composed of rock or sand and gravel that contains significant amounts of potentially recoverable potable water.

Alteration

Any construction, reconstruction or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use or location of a building or other structure.

Apartment, See Dwelling Garden Apartment

As of Right

Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, or other discretionary zoning

Assisted Living Facility

A facility as defined by M.G.L Chapter 19D, providing room and board, which provides assistance with activities of daily living and personal care services for three or more non-related adults, and collects payments or third party payments to pay for the provision of assistance with activities of daily living. Assisted living facilities are for frail elders who do not require 24-hour skilled nursing care.

Assistance with dressing, bathing, eating, housekeeping, medicine monitoring, and other activities of daily living may be provided, along with an array of services, from meals to social and wellness activities. All assisted living residences are required to be certified by the Executive Office of Elder Affairs.

Awning, Continuous

A roof like covering, as of canvas, stretched upon a frame that is affixed to a building to cover a business front and used above or before any place as a shelter from rain or sun.

2.2 B

Banking and Financial Services

A financial institution regulated by the Commissioner of Banking for the Commonwealth of Massachusetts. Uses related to the exchange, lending, borrowing, and safe-keeping of money.

Bakery

An establishment that primarily bakes food products such as cakes, breads, cookies, pies, pastries, and similar goods, exclusively intended for off-site consumption. A bakery may not offer drive-through window service.

Base flood elevation

Base flood elevation is the height of the flood waters resulting from a flood having a one percent chance of being equaled or exceeded in any given year, which is also known as a 100-year flood.

Basement

A portion of a building, partly underground, which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.

Bed and Breakfast

An owner-occupied one family dwelling offering temporary lodging accommodations for travelers, operated under an Innkeeper's license from the Select Board, and subject to any requirements of the Massachusetts Department of Public Health and the Burlington Board of Health. No Bed and Breakfast shall have more than 4 rooms to rent, nor shall any one room be rented by more than 3 unrelated people. Guest rooms shall not be provided with separate cooking facilities. Meals may be prepared and served from a central kitchen facility.

Body Art

The practice of physical body adornment by licensed practitioners utilizing techniques including, but not limited to, body piercing, tattooing, cosmetic tattooing, branding and scarification. Body piercing shall include puncturing or penetrating the skin of a person, not including the ear, for the purpose of inserting jewelry or other adornment. No practitioner of body art shall practice, and no establishment in which body art is applied shall be operated without a license issued by the Board of Health. Body Art establishments shall not be located within one thousand (1,000) feet of each other, within five hundred (500) feet of the nearest lot line of a place of worship or a building used for religious purposes, or within one thousand (1,000) feet of a school, nonprofit educational use, library, or museum.

Brewery, Distillery, Cidery, Winery

An establishment that uses equipment and/or processes for the large scale production, packaging, and distribution of malt, spirituous, or vinous beverages pursuant to G.L. c. 138, §19 and relevant federal statutes. Such establishment may include on-site sampling via a taproom or counter, restaurant, the sale of permitted beverages produced on the premises to consumers for off-site consumption, and the sale of commercial goods branded by the establishment.

Building

A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.

Building, Accessory

See Use or Structure, Accessory

Building Area

The aggregate of the maximum horizontal cross sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.

Building, Attached

A building having any portion of one or more walls in common with adjoining buildings.

Building Coverage

The building area expressed as a percent of the total lot area.

Building, Detached

A building having open space on all sides.

Building Front

A building front is the side of a building that is nearest to the street.

Building Height

The vertical distance measured from the mean finished grade of the ground adjoining the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridges, for gable, hip and gambrel roofs. This definition excludes penthouses, bulkheads and other allowable superstructures above the roof line.

Building, Principal

A building in which is conducted the principal use of the lot on which it is located.

2.3 C

Carport

A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.

Caterer/Wholesale Food Production

An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.

Cellar

A portion of a building, partly underground, which has less than one-half of its height, measured from finished floor to finished ceiling, above the average grade of the adjoining ground.

Child Care Center

Any day care center or school age child care program, as defined under M.G.L. Chapter 15D, Section 1A, and as may be amended from time to time, however named, which receives children for temporary custody on a regular basis.

Collaborative Workspace

A commercial or non-profit organization providing individuals and small firms access to workplace facilities, including but not limited to, creative studios, office suites, for-rent desks, dedicated workstations, conference rooms, meeting rooms, event space, resource libraries, and business or administrative support services.

Community Garden

A private or public facility for collaborative cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family

Compliance Guidelines

Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time. Applicable to the MBTA Communities Multi-family Overlay District (MCMOD) in Section 8.6.0.

Conference Center

A facility used for governmental and service organizations, business and professional conferences, and seminars along with associated vendor halls and accessory functions. A conference center must be associated with a hotel, restaurant, municipal building or office park.

Congregate Living Facility

A noninstitutional shared living environment which integrates shelter and service needs of functionally impaired and/or socially isolated seniors who are otherwise in good health and who do not require constant supervision or intensive health care as provided by an institution. Each resident or couple shall have an individual bedroom and may have a separate living room, kitchen, dining area, or bathroom, and may share living, dining, and bathroom facilities with other senior persons, such as in a common dining facility.

Continuing Care Retirement Community

A facility that includes combinations of independent living, congregate living, assisted living, and long term care facility (nursing home) within a single facility or on the same tract, offering lifetime housing and a variety of health care, social, and recreational services. (also known as Life Care Community)

Contractor Services

Establishments for contractors in such services as, but not limited to, building, building maintenance, plumbing, landscaping, electrical, masonry, carpentry, well drilling, and related sales and services.

Convenience Store

A retail store that is designed and stocked to sell food, beverages, lottery, smoking supplies, and other household supplies to customers. It is designed to attract a large volume of stop-and-go pass-by traffic.

Creative Workspaces & Industrial Arts Facilities

Organizations providing multipurpose collaborative workplace facilities and business planning, finance, and multi-purpose facilities dedicated to providing space for various creative enterprises. The subcategory includes arts centers, creative incubators, culinary incubators, design & innovation centers, fabrication laboratories, and their substantial equivalents.

2.4 D

Data Center

Uses providing information storage and processing services to other businesses or end users through a collection of computer servers and related information technology infrastructure. This use shall not establish commercial wells and must connect to the public water supply. Proof of approval by the local electric utility company must be provided.

Demolition

The act of pulling down, destroying, removing, or razing a building or structure, in whole or in part (including the demolition of exterior walls or roof), or commencing such work with the intent of completing the same, all as determined by the Inspector of Buildings; provided, however, that the term "demolition" shall not include the ordinary maintenance or repair or an addition to any building or structure.

Distribution Facility

A facility where goods are received and/or stored for processing, fulfillment, and delivery to customers.

District

A zoning district as established by Article III of these Bylaws. In addition, there are Wetlands, Flood Plain, Aquifer, Water Resource, Wireless Communications, MBTA Communities Multi-Family, Civic Center and Central Business overlay districts.

Dormitory

A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semi-permanent occupancy of individuals or groups of up to two (2) individuals per room, with common bath and toilet facilities and without individual cooking facilities.

Drive-Through

A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

Driveway

An open space, which may be paved, located on a lot, built for access to a garage, or off-street parking or loading space.

Drugstore/Pharmacy

An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

Dwelling Unit, Accessory (ADU)

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of M.G.L chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental. (See Section 11.2.2)

Dwelling, Garden Apartments

A multi-family complex typically characterized by low-rise buildings, usually no more than three stories, surrounded by landscaped green spaces such as gardens, lawns, and trees.

Dwelling, Multi-Family

A building designed and used as living quarters and habitation by four (4) or more families, containing separate cooking, bathroom and sleeping facilities in each of the living quarters.

Dwelling, One Family

A building used exclusively and continuously or at intervals, singly and apart from any other building, as living quarters and habitation by one family, containing cooking, bathroom and sleeping facilities.

Dwelling, Protected Use ADU

An attached or detached Accessory Dwelling Unit that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District and no other Accessory Dwelling Unit is located on said Lot and which is protected from Prohibited Regulation and Unreasonable Regulations pursuant to M.G.L c. 40A, s. 3, para. 11 and 760 CMR 71.00.

Dwelling, Residential Unit

A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, Three-Family

A building used as living quarters and habitation by three families, containing separate cooking, bathroom and sleeping facilities in each of the three living quarters. The configuration of units must be in a side-by-side layout, not vertically above one another.

Dwelling, Townhouse/Rowhouse

An attached single-family residential dwelling unit located on individual or common lots. Each unit has a separate entrance from the street and separated from other units by a common wall.

Dwelling, Two-Family

A building used as living quarters and habitation by two families, containing separate cooking, bathroom and sleeping facilities in each of the living quarters.

2.5 E

Educational Uses, For Profit

For profit/taxable schools or educational uses for the operation of such as business which shall include, but not limited to the following uses: trade, music, dance, and art.

Elderly Housing

Any residential premises available for lease by elderly or disabled individuals which is financed or subsidized in whole or in part by state or federal housing programs established primarily to furnish housing rather than housing and personal services, as set forth in M.G.L Chapter 19D§1, and which was never licensed under M.G.L. Chapter 111.

Erected

The word "erected" shall include the words "attached," "built," "constructed," "reconstructed," "altered," "enlarged," and "moved."

Essential Services

Services provided by public utility or governmental agencies through erection, construction, alteration, or maintenance of underground or overhead transmission or distribution systems for gas, electricity, steam, water, communications, supply, or sewage.

2.6 F

Family

One (1) or more persons living together in one (1) dwelling unit as a single nonprofit housekeeping unit as distinguished from a group occupancy, a boarding house, rooming house, club, hotel or other communal arrangements.

Family Child Care Home

Any private residence which on a regular basis receives temporary custody and care during part or all of the day, children under seven (7) years of age or children under sixteen (16) years of age if such children have special needs and as in accordance with M.G.L., Chapter 15D §1A.

Farmers Market

A market, usually held out-of-doors, where farmers can sell their produce, other edible farm products, flowers, fireplace wood, preserves and similar products to the public. Products at such markets should be locally and/or regionally grown. Farmers Markets are subject to regulation by the Board of Health.

Filling Station

Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail, where the following services may be rendered and sales made, and no other:

- (a) Sales and servicing of spark plugs, batteries, and distributor parts;
- (b) Tire servicing and repair, but not recapping or re-grooving;
- (c) Replacement of mufflers and tailpipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like;
- (d) Radiator cleaning and flushing, including removal and replacing;
- (e) Washing and polishing, and sale of automotive washing and polishing materials;
- (f) Greasing and lubrication;
- (g) Providing and repairing fuel pumps, oil pumps, water pumps and lines;
- (h) Minor servicing, replacement and repair of carburetors;
- (i) Emergency wiring repairs;
- (j) Adjusting and repairing brakes;
- (k) Servicing of front end including ball joints;

- (l) Minor motor adjustments not involving removal of the head or crankcase or racing the motor;
- (m) Sales of cold drinks, packaged foods, tobacco, and similar convenience goods for filling station customers, as accessory and incidental to the principal operation. The maximum floor area that may be allocated to the display and sales of such convenience items, and of customer accessible automotive parts, including aisle, shelving, counters, customer accessible cooler shelves, and transaction area, shall not exceed 350 square feet. Exterior display of such convenience items shall be prohibited;
- (n) Provision of road maps and other informational material to customers; provision of restroom facilities;
- (o) Safety inspections.

Fire Lane

An open space in which no building or structure may be erected and in which no automotive vehicles may be parked, except that buildings may be interconnected by corridors or walkways if provision is made for access by fire apparatus to all outside walls. The open space shall be between a building and a line parallel to and fifteen (15) feet equidistant from a building.

Fitness Center

An indoor establishment, providing space or facilities for physical exercise, fitness and health, occupying more than 5,000 square feet but not more than 20,000 square feet.

Fitness Studio

An indoor establishment, providing space or facilities for physical exercise, fitness and health, occupying not more than 5,000 square feet

Floor Area, Floor Area Ratio, and Maximum Floor Area Ratio

Floor Area, Gross

The floor area within the perimeter of the outside walls of the building under consideration, without deduction for hallways, stairs, closets, thickness of walls, columns, or other features.

Floor Area, Net

The actual occupied area within a building, not including accessory unoccupied areas or thickness of walls.

Floor Area Ratio (FAR)

The ratio of the sum of the gross floor area of all buildings on a lot to the total land area of a lot.

Floor Area Ratio, Maximum

Where a Maximum Floor Area Ratio is given, it shall mean that in no case shall the Floor Area Ratio (FAR) provided in Section 5.2.0 of Article V be exceeded, except as otherwise provided for in Section 5.1.10 of Article V. For purposes of this bylaw, the Gross Floor Area of a parking structure or structures shall not apply to the Maximum Floor Area Ratio.

Food Hall, Public Market

A facility comprised of one or more retailers where food and beverages are prepared and offered for sale to patrons for consumption on and off the premises. The incidental sale of retail items is also permitted.

Frontage

The property line adjacent to (a) a public way which the Town Clerk certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved, endorsed and constructed in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the Town of Burlington, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use

of the land abutting thereon or served thereby and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Frontage shall be measured in a single continuous, uninterrupted line along a street or streets.

Function Facility

An establishment which is rented for the purpose of hosting private parties, conferences, banquets, weddings or other social events.

Funeral Home

A facility where the deceased are prepared for burial display and for rituals before burial or cremation. Such facilities may include chapels and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services.

2.7 G

Garage, Auto Repair

Any building used for the keeping of motor vehicles and in which a business or industry dealing with the repair or servicing of such vehicles is maintained.

Garage, Residential

Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.

Garage, Municipal Maintenance

A building dedicated to the upkeep of public facilities.

Garden Center

Places at which garden plants and equipment are sold, but generally not raised, in addition to related tools and accessories.

Golf Course, Standard or Par Three

Course, including customary accessory buildings, where tee to hole distance averages not less than 80 yards.

Green Space

An upland area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes. Retention areas and designated wetlands are not Green Space.

Groundwater, Estimated Seasonal High Groundwater Table (ESHGWT)

The estimated highest level to a zone of saturation in the soil in most years under normal wet season, as determined by a Licensed Soil Evaluator. (See Section 5.1.6)

Group Care Facility

A type of group quarters operated under the auspices of the Department of Mental Health or the Department of Developmental Services in which a group of up to eight (8) individuals not related by blood, marriage or adoption live together as a single housekeeping unit under a common housekeeping management plan in which some form of health care is provided.

2.8 H

Hardware Store

A facility primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliances, garden supplies, and cutlery.

Hazardous Material

As defined by M.G.L Chapter 21E§2, material including but not limited to, any material, in whatever form, which, because of its quantity, concentration, chemical, corrosive, flammable, reactive, toxic, infectious, or radioactive characteristics, either separately or in combination with any substance or substances, constitutes a present or potential threat to human, health, safety, welfare, or to the environment, when improperly stored, treated, transported, disposed of, used, or otherwise managed. This term shall not include oil. The term shall also include all those substances which are included under 42 U.S.C. § 9601(14), but is not limited to those substances.

Hazardous Waste

As defined by M.G.L Chapter 21C§2, a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical or infectious characteristics may cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness or pose a substantial present or potential threat to human health, safety or welfare or to the environment when improperly treated, stored, transported, used or disposed of, or otherwise managed, however not to include solid or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act of 1967 as amended, or source, special nuclear, or byproduct material as defined by the Atomic Energy Acts of 1954.

Hazardous Waste, Very Small Quantity Generator of (VSQG)

A facility which does not generate more than an average of 100 kilograms (220 pounds) per month on a yearly basis, nor accumulates at any one time 600 kilograms or more, of regulated recyclable material or non-acutely hazardous waste identified or otherwise described in 310 CMR 30.120 through 30.125 and 30.130 through 30.135, and further does not generate or accumulate any regulated recyclable material or acutely hazardous waste listed or otherwise described in 310 CMR 30.136.

Historically Significant Building or Structure

Any building or structure located within the Town which was, in whole or in part, constructed one hundred (100) or more years prior to the date of application for a demolition permit, and (a) which is listed on or is within an area listed on the National or State Register of Historic Places or is the subject of a pending application for such listing; or (b) which is or has been designated by the Burlington Historical Commission to be a historically significant building or structure, or which the Historical Commission finds to be eligible for such designation, following a finding by the Historical Commission; or (c) which is listed in the Cultural Resources Inventory adopted by the Planning Board:

- i. is associated with one or more historical persons or events, or with the cultural, economic, social or political history of the Town or Commonwealth; or
- ii. possesses architectural value or significance in terms of period, style, method of construction, or
- iii. is associated with a historically prominent architect or builder, either by itself or in conjunction with a group of buildings or structures.

Home Occupation 1

Use of a portion of a dwelling as an office by a physician, dentist or other professional person residing in the dwelling, incidental to such residence provided there is no display or advertising other than a permitted sign.

Home Occupation 2

Home occupations provided there is no display or advertising other than a permitted sign.

Hospital

Any institution, however named, licensed by the Commonwealth of Massachusetts as a hospital, acting through the Department of Public Health or any successor agency, whether operated for charity or as a nonprofit, which is maintained for the purpose of caring for persons admitted thereto for diagnosis or medical, surgical or restorative treatment which is rendered within said institution, including related facilities such as hospital diagnostic laboratory, outpatient departments, patient pharmacy, stock room, physical therapy, staff and administrative offices.

This definition is not intended to excuse a hospital from the requirements of Section 4.2.7.4 of the Use Table or any other section of Article IV, "Use Regulations", of the Burlington Zoning Bylaws.

Hotel

A building or buildings containing not less than forty (40) sleeping rooms for a fee, for transient guests accessed primarily from interior lobbies or halls, and customary lodging services, including maid service, furnishing and upkeep of furniture and bed linens, and telephone and desk service for resident or transient guests with a provision for serving food in a dining room, but no cooking in rooms occupied by guests. A full service hotel shall include conference and meeting rooms, restaurants and recreational facilities. (See 10.2)

Hotel, Motor Hotel or Motel

A building or buildings containing sleeping rooms for a fee, for transient guests, accessed through an individual exterior door per unit or room without cooking facilities in rooms occupied by guests. (See 10.2)

Hotel, Residence

A building or buildings containing not less than fifty (50) sleeping rooms for a fee, for transient guests which may provide for snacks or continental breakfast, in a public space, but not a formal restaurant or dining room for which additional charges are made, and which may also provide for cooking and private dining in individual rooms. A residence hotel/motel shall be located within 1,500 feet of Route 3 or Route 128/95. (See 10.2)

Household Goods Repair and Service

Establishments for the repair of radios, televisions, appliances, and other household goods.

2.9 I

Impervious Surface

Any surface which sheds water rather than absorbing it, such as roofs and roads, and has a runoff coefficient of ninety (90) percent or higher.

Independent Living Facility

A facility that provides residential accommodations for older adults. These residences may include common areas, a common dining facility, and space for the provision of social, psychological, and educational programs. Home health care or other community based services may be used on an individual basis. Meals, linen and housekeeping services may be offered. There may be some maintenance staff, but there is no medical or supervisory staff.

Incidental Retail - Service Uses

Incidental sale at retail of parts or components necessary for the maintenance of articles stored and distributed.

Incidental Food Uses

Retail and food uses such as cafeterias, soda or dairy bars, dining halls, delicatessens, lunch counters wholly within the same building as the principal permitted use, conducted primarily for convenience of employees and guests with no exterior advertising display.

Incidental Retail and Restaurant

Retail stores and restaurants wholly within the same building as the principal permitted use available to the public with exterior advertising display.

In-Law Area

A second dwelling area located within a structure constructed as a detached one family dwelling, not exceeding 30% of the net floor area of the structure, and not internally separated from the main dwelling area, in a manner that maintains the appearance of the structure as a one family unit. The owner of the dwelling shall occupy either of the dwelling areas. There shall be no more than one in-law areas within a one family dwelling.

Inn

A building designed and used to provide temporary (not to exceed 30 days) accommodations for travelers, including sleeping quarters and bathroom facilities, but not cooking facilities, operated under an Innkeeper's license from the Select Board. Meals may be prepared and served from a central kitchen/dining facility.

Inspector of Buildings

The person occupying the office of the Inspector of Buildings or is otherwise authorized to issue demolition permits.

Interim Wellhead Protection District Area

An area of one half (1/2) mile radius may be extended around any proposed public water supply well for which a Zone II has not been defined, within which all regulations and restrictions pursuant to this Bylaw shall apply. For wells with approved yields less than 100,000 gallons per day (GPD), the radius of the Interim Wellhead Protection Area shall be determined in accordance with Massachusetts Department of Environmental Protection (DEP) Division of Water Supply (DWS) Policy for Small Wells, DWS Policy 9201, issued June 10, 1992. An Interim Wellhead Protection Area shall not be in effect unless such radius is reflected as an amendment to the Aquifer and Water Resource District Map and adopted by Town Meeting.

2.10J

2.11K

Kiosk

Free standing business structure, by whatever name, of less than 144 square feet for drive up or walk up window service.

2.12L

Leachable Wastes

Waste materials including solid wastes, sludge and pesticide and fertilizer wastes capable of releasing waterborne contaminants to the environment.

Laboratory

A designated area within a building equipped to conduct scientific experiments, tests, research, experimental and testing activities including but not limited to, the fields of chemistry, electronics, engineering, geology, non-biologics medicine and physics.

Laboratories, Diagnostic Medical

Laboratories appurtenant to offices of physicians and dentists.

Laboratories, Life Science - Research and Development

Life Science laboratories engaged in research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental and biomedical devices, subject to the regulations of the Board of Health. Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington.

Laboratories, Life Science - Commercial Manufacturing

Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices, subject to the regulations of the Board of Health. Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington.

Life Science

Research, development and prototype manufacturing utilizing microorganisms or biological substances in the fields of Life Science, biotechnology, medical, pharmaceutical, environmental science, immunology, microbiology, virology, toxicology, rDNA, comparative medicine, genome research, cell biology and apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advance and practical application in any such field or areas. Life Science and Biotechnology uses are subject to all federal, state and local regulations and best management practices including but not limited to the Burlington Board of Health Regulations for the Use of Recombinant DNA Technology, the National Institute of Health Guidelines for Research Involving recombinant DNA Molecules, and the Biosafety in Microbial and Biomedical Laboratories (BMBL).

Liquor Store

Any alcoholic beverage sales establishment primarily involving the sale of beer, wine or distilled spirits for off-site consumption.

Loading Space

An off-street space which includes access and maneuvering space used exclusively for loading and unloading of goods and materials from one (1) vehicle.

Long-Term Care Facility

An institution, or distinct part of an institution, which is licensed or approved by the Massachusetts Department of Public Health to provide twenty-four hour health care under medical supervision to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. For the purposes of this bylaw, it includes: extended care facility, intermediate care facility, nursing home, and rest home.

Lot

A parcel of land used or set aside and available for use as the site of one or more buildings and buildings accessory thereto or for any other definite purpose, in one (1) ownership and not divided by a street, not including any land within the limits of a public or private way upon which such lot abuts, even if the fee to such way is in the owner of the lot. Land determined to be wetlands shall not be included as part of the lot for purposes of determining the lot area. A lot for the purpose of this Bylaw may or may not coincide with a lot of record.

Lot, Corner

A lot bounded by more than one (1) street which has an interior angle of one hundred thirty-five (135) degrees or less formed by the tangents or straight segments of street lines between the side or rear lines of such lot or by an extension of such street lines. A lot bounded by one (1) street shall be considered a corner lot when the tangents or straight segments of the street line between the sidelines of the lot form, or would form if extended, an interior angle of one hundred five (105) degrees or less.

Lot Depth

The mean horizontal distance between the front lot line and the rear lot line.

Lot, Interior

A lot, other than a corner lot, with only one (1) frontage on a street.

Lot Line, Front

The property line dividing a lot from a street. On a corner lot only one (1) street line shall be considered as an address and the shorter street frontage shall be considered the front line, except in those cases where the latest deed restrictions specify another line as the front line lot line.

Lot Line, Rear

A line separating a lot from other lots or from land in a different ownership, being the boundary of a lot which is opposite or approximately opposite the street frontage.

Lot Line, Side

Any lot line not a front or rear lot line.

Lot, Nonconforming

A lawful unoccupied lot which existed as a lot of record at the effective date of this Bylaw or any subsequent amendment thereto, or any occupied lot which is not in conformity with the provisions of this Bylaw.

Lot, Through

A lot other than a corner lot that is bounded by more than one street. In the case of a through lot, when a lot is bounded by more than one street, any one of them but only one, may be designated as the frontage street by the owner, provided that the street meets the frontage requirement and that the principal permitted building on the lot is addressed on such frontage street.

Lot Width

The minimum distance between any two opposing lot lines

Lowest floor

The lower floor of the lowest enclosed area. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lower floor, provided that such enclosure is built in compliance with the provisions of Subsection 8.1.6(4).

2.13M

Manufactured Home

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities and shall not include prefabricated homes. For floodplain management purposes, the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

Manufacturing

Uses that process, fabricate, assemble, treat, or package finished parts or products without the production or use in large quantities of hazardous or explosive materials. Operations may include the storage of materials, loading and unloading materials, and distribution of finished products.

Manufacturing, Light

Fabrication, processing or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

Manufacturing, Prototype

The manufacture of an original, full-scale or partial scale model of a new product or new version of an existing product which will be mass manufactured elsewhere.

Massage Therapy

The act of moving or manipulating superficial or deep tissues, muscles, joints, or bones by rubbing, kneading, guiding, or the like by manual or mechanical means, or as directed by the practitioner, for the purpose of invigorating, relaxing, or increasing physical and/or emotional wellbeing. Massage Therapy shall be accessory to an athletic club, health club, school, gymnasium, reducing salon, spa, medical office, or similar establishment, and may only be administered by a medical practitioner, chiropractor, massage therapist, acupuncturist, physical therapist, or similar professional person licensed, certified, or exempted by the Commonwealth of Massachusetts.

MBTA

Massachusetts Bay Transportation Authority

Medical Offices, Center, or Clinic

An establishment providing outpatient health services involving the diagnosis and treatment of physical or mental ailments and disorders, including doctors, dentists, mental health practitioners, physical therapists, and their substantial equivalents. A medical office, Center or Clinic building does not include overnight care facilities.

Membership Club, Private

A building used to house a social, sports or fraternal association or organization if used exclusively by members and their guests. See Recreation Facility.

Membership Club, Public

A building used to house a social or sports association or organization used by members and their guests, and open to the public.

Mixed Use - Attached Dwellings

A building that typically accommodates a variety of ground floor commercial uses and upper-floor residential and office uses at a scale that is compatible and complimentary to its given district.

Mixed Use Development

A development containing a mix of residential uses and non-residential uses, including, without limitation: commercial, institutional, industrial or other uses on one lot or a group of contiguous lots owned or controlled by the same entity or unrelated entities that have developed a common development scheme. It also refers to a land use pattern that seeks to increase concentrations of population and employment in well-defined areas with a mix of diverse and compatible land uses all conceived, planned and integrated to create vibrant, workable, livable and attractive neighborhoods.

Mobile Food Market, Vendor Court

A market where groups of individual sellers utilizing food trucks, trailers or other mobile installations, offer items such as fresh produce, arts and crafts, and food and beverages.

Mobile Home, Temporary

A mobile home to be used for a predetermined period of time, which time may be extended by the Inspector of Bldgs. for the occupancy of a family whose dwelling has been damaged by fire or other cause until their permanent dwelling has been repaired or rebuilt. The limit of time, including extensions, shall not exceed a period of one (1) year.

Motor Vehicle General Repair and Maintenance

An establishment, garage or work area enclosed within a building where repair, installation, or maintenance of all components of motor vehicle services are provided. This excludes body work, painting, and the storage of vehicles for the cannibalization of parts. This establishment may also provide retail gasoline, motor vehicle detailing services, oil and lubrication stations with the incidental sale and installation of tires and other automobile accessories, maintenance and minor repairs of motor vehicles.

Motor Vehicle Body Painting and Body Repair

An establishment, garage or work area enclosed within a building where repairs are made to motor vehicle bodies, including fenders, bumpers and similar components and may offer fuel sales. The establishment may not store vehicles for the cannibalization of parts.

Motor Vehicle Dealership Structured Parking Facility

Facility which may include integrated structured parking, provided said use is located on a lot abutting an Automobile Dealership use existing as of the date of the adoption of this subsection 4.2.5.10, and provided that the lot is located within 200 feet of Route 128/95 highway or ramp layout and at least 200 feet from the nearest One Family Dwelling (RO) residential zoning district boundary. Any Automobile Dealership allowed pursuant to this Section 4.2.5.10 (including the existing Automobile Dealership) shall be limited to a single brand at each location. Said lots comprising the existing and proposed Automobile Dealership uses shall be deemed to be one lot for density regulation and parking purposes (consistent with Section 5.2.0, Note 9.)

Museum

An establishment in which objects of artistic, cultural, historical, or scientific interest are stored and exhibited.

Municipal

Officially owned, operated, or used exclusively by the Town of Burlington.

2.14N

Nonconforming Use

A use of a building structure, or premises that does not conform to a use regulation prescribed by these Bylaws for the district in which it is located, but which was in existence at the time the use regulation became effective and was lawful at the time it was established.

Nonconforming Building, Structure, or Premises

A building structure, or premises that does not conform to a dimensional regulation prescribed by these bylaws for the district in which it is located or to regulations for off-street parking, off-street loading, or accessory structures, or buildings, but which building, structure, or premises was in existence at the time the regulation became effective and was lawful at the time it was established.

Non-Profit Institution

Places primarily used for nonprofit educational corporations, including museums, libraries, art galleries, recreational facilities, and related facilities.

Nursery

The business of propagating plants, including trees, shrubs, vines, seed, grass, live flowers and other plants and the storage and selling of such plants grown on the premises, and premises used therefore.

Nursing Home (See Long Term Care Facility)

2.15O

Office

A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also a place in which a professional person conducts his professional business.

Open Area, Percentage

The percentage of the lot area which is not occupied by any structure.

Open Space Residential Development

A development of a residential lot or lots in which a portion of the land within the subdivision is set aside as permanently protected open space (see Section 11.6)

Outdoor Storage Area

A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.

Outdoor Storage of Motor Vehicles

Facility intended for sale to the general public, incidental and subordinate to an Automobile Dealership use existing as of the date of adoption of this subsection and located on an abutting lot. Such storage must be located at least 1,100 feet from the nearest residential zoning district boundary. The Planning Board shall determine the maximum number of vehicles to be stored on such parcel. Access to the parcel upon which such storage occurs shall be from the lot upon which the Automobile Dealership is located. (Adopted 9/16/1991).

Outdoor Merchandise Display

A outdoor arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product, or service.

Owner

The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.

2.16P

Parapet

A wall or railing that runs along the edge of the roof of a building.

Parking, Public Facility

Motor vehicle parking facility operated by the Town or private entity that is at grade and available to the public at-large. Such facility may charge an hourly, daily, or monthly fee.

Parking Space

An off-street space inside or outside a structure for exclusive use as a parking stall for one (1) motor vehicle.

Parking Lot

An off-street ground level improved area including paved parking spaces and drives and aisles for maneuvering, and providing access and for entrance and exit, developed in a way to accommodate the parking of motor vehicles.

Parking Structure

Parking spaces and adjacent access drives, aisles, and ramps that are located in a structure with one or more levels, used exclusively for the parking or storage of motor vehicles.

Parking Structure, Detached

A stand-alone Parking Structure composed of more than one level. Detached Structured Parking may be totally below grade (underground) or either partially or totally above grade with those levels being either open or enclosed.

Parking Structure, Integrated

A Parking Structure integrated within a building. Integrated Structured Parking may be below the finished floor area, and either below grade (underground) or partially or totally above grade with those levels being either open or enclosed.

Parking Deck

An elevated Parking Structure composed of one level. A Parking Deck may be partially or totally above grade with those levels being open, enclosed or integrated into the grade of the site.

Parklet

An area available to the public for recreational use that occupies a portion of a parking lot or parking lane that is closed to motor vehicle parking.

Pedestrian Scale

The proportional relationship between the dimensions of a building or building element, street, outdoor space or streetscape element and the average dimensions of the human body, taking into account the perceptions and walking speed of a typical pedestrian.

Penthouse, Mechanical

A non-habitable structure above the roof line of a building, comprising less than thirty-three and one-third (33 1/3) percent of the roof area for equipment incidental to the building.

Personal Services

An establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops, shoe repair shops, and tailor shops.

Premises

One (1) or more abutting lots, or lots separated only by a street, in the same ownership or use, together with all buildings and structures thereon.

Primary Aquifer Recharge Area

Areas which are underlain by surficial geologic deposits including glaciofluvial or lacustrine stratified drift deposits or alluvium or swamp deposits, and in which the prevailing direction of groundwater flow is toward the area of influence of water supply wells.

Printing and Copying Services

Printers and similar shops or trades provided that all work shall be of custom or job order type for sale on the premises and that there shall be no production for stock or for wholesale.

Professional Offices

Establishments providing direct services to consumers, such as administrative, executive, real estate, lawyers, insurance, distribution, wholesale, tailoring and similar enterprises.

Professional Services

Any establishment whose primary activity is the provision of assistance, as opposed to products including but not limited to photographers (excepting photo processing), decorators, stationers, tailoring establishments and travel agencies.

Prototype Manufacturing

The manufacture of an original, full-scale or partial scale model of a new product or new version of an existing product which will be mass manufactured elsewhere.

Public

Officially owned, operated, or used by the Town of Burlington, the Commonwealth of Massachusetts, the United States of America, or any office, department, or agency thereof.

Public Water and Sewer Distribution Structures

Any building, structure, or facility erected and/or maintained by the Town of Burlington for the purposes of supplying and distributing public drinking water or the collection and disposal of sanitary sewage.

2.17Q

2.18R

Recorded

Duly and properly filed in the appropriate Registry of Deeds or Land Court registration office.

Recreation Facility, Indoor Commercial

A structure for recreation, fitness, social or amusement purposes, which may include as an accessory use the consumption of food and drink, including all connected rooms or space with a common means of egress and entrance. Indoor commercial recreation may include dance halls, skating rinks, bowling alleys, health clubs, dance studios, or similar uses conducted for or not for profit.

Recreation Facility, Outdoor Commercial

Drive-in theatre, golf course/driving range, bathing beach, sports club, horseback riding stable, or other commercial recreation carried on in whole or in part outdoors, except those activities more specifically designated in this bylaw.

Recreational Trailer or Vehicle

A vehicular, portable unit designed for travel, camping or recreational use excluding Mobile Homes and House Trailers, and including the following:

Travel Trailer

A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed forty-five hundred (4,500) pounds, or being of any weight provided its overall length does not exceed twenty-eight (28) feet.

Pickup Camper

A portable dwelling unit designed to be mounted on a pickup truck or chassis, whether or not so mounted.

Motorized Camper

A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

Tent Trailer

A folding structure, constructed of canvas, plastic or similar water repellent material, designed to be mounted on wheels to be used as a temporary dwelling.

Boat Trailer

A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.

Registered Marijuana Dispensary (RMD)

Registered Marijuana Dispensary means a not-for-profit entity registered under 105 CMR 725.100, that acquires, cultivates, possesses, stores, processes (including development of related products such as edible MIPs (Marijuana Infused Products), tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers. Unless otherwise specified, RMD refers to the site(s) of dispensing, cultivation, and preparation of marijuana.

Religious Institution (Places primarily used for religious purposes)

A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious activities and purposes.

Repair

With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use or location of a structure.

Repair, Auto (See Garage, Auto Repair)

Research and Development

Research, development, and testing activities that do not involve the mass manufacture, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration, or similar pollution standard.

Residential

Shall include one and two and three family dwellings and multifamily buildings. (See Dwelling)

Rest Home - See Long Term Care Facility.

Restaurant

An establishment serving food and drink to patrons seated in a dining area, with service being provided to the patrons by wait staff. Takeout orders may be permitted as an incidental and subordinate percentage of the business. A restaurant may not offer drive-through window service.

Restaurant, Fast Order Food Establishment

An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold and (d) primarily prepared in advance of a specific order for such food. Establishments which do not provide direct table service to their patrons shall be considered fast-order food establishments. Establishments providing primarily takeout service or delivery service shall be considered fast order food establishments. Establishments where the patrons order at a counter or window and carry the food order to a table shall be considered fast order food establishments.

Roadside Stand

Premises for sale of edible farm products, flowers, fireplace wood, preserves and similar products, all of which have been produced or grown within Burlington, on land owned by the owner of the stand; no goods except plants, flowers, fireplace wood and edible farm products shall be stored or offered for sale outdoors.

Retail, Experiential & Commercial Interactive Venue

The use of a retail tenant space for in-store experiential uses through engaging activities, sounds, motion, or special settings, including virtual reality and multimedia. Includes interactive uses that may be immersive and or allow for participation such as small-scale, sport-oriented, activities which may be permitted in combination with a Restaurant or Fast Order Food Establishment as defined herein.

2.19S

Screening

A solid fence, wall or evergreen planting.

Section 3A

Section 3A of M.G.L. Chapter 40A, also known as the Zoning Act. Applicable to the MBTA Communities Multi-family Overlay District (MCMOD) in Section 8.6.0

Self-Storage Facilities

A building or group of buildings consisting of individual, self-contained units with interior or exterior access leased to individuals, organizations, or businesses for self-service storage of non-hazardous personal property, goods, products, materials or objects.

Short-Term Rental

The use of a Residential Unit for residential occupancy by a person or persons for a period of fewer than twenty- eight consecutive calendar days for a fee. A Short -Term Rental may or may not be facilitated through a Booking Agent. A Short-Term rental is a property that is not a hotel, motel, lodging house or bed and breakfast establishment, where at least one room or unit is rented. A short-term rental includes but is not limited to an apartment, house, cottage, and condominium or other accommodation.

Single-User Shared Transport Station

An area where a user may obtain a shared vehicle, bike etc. as a personal rental thus creating a hybrid between private vehicle use and mass or public transport.

Solar

Solar Energy System

An active solar energy system that converts solar energy directly into electricity and/or other forms of energy, a substantial purpose of which is to provide for the collection, storage and distribution of solar energy.

Solar Energy System, Ground-Mounted

An active Solar Energy System that is structurally mounted to the ground and is not mounted to a structure.

Solar Energy System, Roof-Mounted

An active Solar Energy System that is structurally mounted to the roof of a building or structure;

Special Permit

A use of structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the special permit granting authority and in accordance with provisions of Article IX of this Bylaw.

Storage

Buildings or part of buildings used for the storage of personal items and/or consumer goods.

Storefront

The side of a store or store building facing a street.

Story

That portion of a building contained between any floor and the floor or roof next above it, but not including a cellar or a basement if its ceiling is less than six (6) feet six (6) inches above the average finished grade or the uppermost portion so contained if under a sloping roof and not designed or intended to be used for human occupancy.

Street

Any public or private way, road, bridge, alley, right of way, square, court and sidewalk.

Structure

Anything constructed or erected, the use of which demands a permanent location in the soil, or attached to something having a permanent location in the soil.

Structure, Temporary

A structure intended for continuous use for not longer than one year.

Substantial Improvements

Substantial improvements shall include rehabilitation, reconstruction and/or extension of an existing building where the value of construction as determined by the Inspector of Buildings exceeds 50% of the appraised fair market value of the buildings as determined by the Town of Burlington Appraiser/Assistant Assessor. For the purposes of this determination, "value of construction" shall include all construction work undertaken on the building for the past three year period together with proposed work. In the case of the repair of a damaged building, fair market value shall be based on the value of a building before it was damaged. Fair market value shall not include the value of the land nor site improvements and land costs or the cost of site improvements shall not be included in the estimate of the value of construction.

Supermarket

Establishment where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores.

2.20 T

Theater, Performance

An space suitable for a variety of cultural arts performances, permanently available for the primary principal use of public performing arts presentations such as plays, dance, and concerts, although incidental use for private meetings, exhibits and presentations shall be permitted. Such space may also include studios, classrooms, and galleries.

Theaters and Cinemas

An establishment which is regularly used for the exhibition of motion pictures, live broadcasts or other similar performances on a regular basis to the general public.

Town

Any part of the Town of Burlington.

Toxic or Hazardous Materials

Refer to Article VIII, Section 8.3.4.3 "Hazardous Materials" and Section 8.3.4.4 "Hazardous Waste".

Trailer

See Recreational Trailer

Trailer, Temporary

See Mobile Home, Temporary

Transportation Demand Management (TDM)

Strategies aimed at guiding, distributing and reducing travel demand with a focus on shifting travel away from single occupancy vehicles toward mass transit, walking, biking, and ridesharing.

Trucking Terminal

A business which services or repairs commercial trucks.

Transportation Terminal

Uses engaged in the dispatching and long-term or short-term storage of large vehicles. Minor repair and maintenance of vehicles stored on the premises is also included.

2.21 U

Urgent Care Facility

A walk-in clinic focused on the delivery of medical care for minor illnesses and injuries in an ambulatory medical facility not inclusive of a traditional hospital-based facility or freestanding emergency department.

Use

The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained.

Use of Structure, Accessory

A use incidental and subordinate to the principal use of a building, structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.

Use, Principal

The main or primary purpose for which a building, structure or lot is designed, arranged or intended, or for which it may be used, occupied or maintained under this Bylaw.

Use, Temporary

Use, operation or occupancy of a parcel of land, building or structure for a period not to exceed one (1) calendar year.

2.22 V

Variance

Such departure from the terms of this Bylaw upon appeal in specific cases, as the Board of Appeals is empowered to authorize.

2.23 W

Warehouse

An establishment engaged in long-term storage and distribution of products, supplies, and equipment.

Wholesale Trade

An establishment primarily engaged in selling merchandise to retailers; industrial, commercial, institutional, construction contractors, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for, or selling merchandise to, such persons or companies. Wholesale trade is not direct retail sale to the consumer.

Wireless Communication Facilities (WCF)

A facility for the provision of wireless communication service, including, but not limited to, towers, monopoles, antennas, antennas attached to existing structures and associated accessory structures, if any, which facilitate the provision of wireless communication services.

Wireless Communication Services (WCS)

The provision for the following types of services: cellular telephone, personal communications and enhanced specialized mobile radio service.

Watershed

Lands lying adjacent to watercourses and surface water bodies which create the catchment or drainage areas of such water courses and bodies.

2.24 X

2.25 Y

Yard

Front

An open space extending across the full width of the lot and lying between the front lot line and a line parallel to the front lot line that touches the nearest point of the building.

Rear

An open space extending across the full width of a lot and lying between a rear lot line of the lot, and a line parallel to the front lot line that touches the furthest point of the building from the front lot line, or the corner of a triangular lot farthest from the front lot line.

Side

The space extending from the front yard to the rear yard between a building and the adjacent side of the lot on which said building is located.

2.26 **Z**

Zone I

The protective radius required around a public water supply well or wellfield.

Zone II

That area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at safe yield, with no recharge from precipitation). It is bounded by the groundwater divides which result from pumping the well and by the contact of the aquifer with less permeable materials such as till or bedrock. In some cases, streams, or lakes may act as recharge boundaries. In all cases, Zone II shall extend up gradient to its point of intersection with prevailing hydrogeologic boundaries (a groundwater flow divide, a contact with till or bedrock, or a recharge boundary).

Zone III

That land area beyond the area of Zone II from which surface water and groundwater drain into Zone II. The surface drainage area as determined by topography is commonly coincident with the groundwater drainage area and will be used to delineate Zone III. In locations where surface and groundwater drainage are not coincident, Zone III shall consist of both the surface drainage and the groundwater drainage areas.

ARTICLE III: DISTRICTS

SECTION 3.1.0 DISTRICTS

For the purposes of this Bylaw, the Town of Burlington is hereby divided into the following types of use districts:

Residential Districts

- RO One Family Dwelling Districts
- RG Garden Apartment Districts
- RC Continuing Care Districts

Business Districts

- BN Neighborhood Business Districts
- BL Limited Business Districts
- BT Continuous Traffic Business Districts
- BG General Business Districts

Industrial Districts

- IR Retail Industrial Districts
- IG General Industrial Districts
- I Innovation Districts

Other Districts

- PD Planned Development Districts
- OS Open Space Districts

(An Abbreviation shall not be used by itself in a public notice.)

Overlay Districts

The following special districts are hereby established and are set forth in Article 8.0:

- FP 100 Year Flood Plain Districts
- WR Water Resources Districts
- W Wetlands Districts
- A Aquifer Districts
- WC Wireless Communications Districts
- CC Civic Center District
- CBD Central Business District
- MH Middle Housing District
- MCMOD MBTA Communities Multi-Family Overlay District
- BSD Burlington Signage Districts**

SECTION 3.2.0 LOCATION OF DISTRICTS

All districts, except for the Special Districts listed in Section 3.1.1, are as shown on the map entitled, "Town of Burlington, Mass." Prior to 2000, individual zoning district changes, identified by number on the Zoning Map, are shown in more detail in the "Town of Burlington, Mass. Zoning Map Booklet." After 2000, all zoning changes are reflected in the Zoning Map and additional information can be found in the corresponding Town Meeting Warrants. The Zoning Map with all explanatory matter thereon, and the Burlington Zoning Map Booklet, is hereby made a part of these Bylaws.

The location of the special districts is shown on the following maps:

100 Year Flood Plain District: as described in Section 8.1.2 "(100 Year Flood Plain) District Boundaries," and shown on Flood Insurance Rate Maps (consisting of an index sheet and four map pages) and the Flood Boundary and Floodway Maps (consisting of an index sheet and three map pages), Town of Burlington, dated July 5, 1984 and prepared by the Federal Emergency Management Agency.

Wetlands Districts: as shown on maps entitled, "Wetlands, 1977," prepared on the topographic base maps, consisting of an index sheet and 60 map pages.

Aquifer and Water Resource Districts: As shown on the map entitled, "Town of Burlington, Aquifer and Water Resource District Map" prepared by Alan C. Nelson, Senior Engineer, Town of Burlington Engineering Dept., and dated January 9, 1996 and digitized in 2017

Wireless Communications Facilities Overlay Districts: As shown on the map entitled, "Town of Burlington Wireless Communications Overlay Districts" prepared by the Town of Burlington, and dated September 2000 and digitized in 2017.

Town Center Districts: As shown on the map entitled, "Town of Burlington Town Center Districts" prepared by the Town of Burlington, and dated December 2005 and digitized in 2017.

Burlington Signage Districts: As shown on map entitled, "Town of Burlington Signage Districts" prepared by the Town of Burlington, and dated January 2025.

3.2.1 Change Through Amendment

Any change in the location or boundaries of a district hereafter made through the amendments of these Bylaws shall be indicated by the alteration of such map, and the map thus altered is declared to be a part of the Bylaws thus amended.

ARTICLE IV: USE REGULATIONS

SECTION 4.1.0 APPLICABILITY OF REGULATIONS

Except as otherwise provided by the General Laws or by this Bylaw, no building or structure shall be constructed, and no building, structure or land, or part thereof shall be used for any purpose or in any manner other than for one (1) or more of the uses or accessory uses set forth in Sections 4.2.0 and 4.3.0. In each district any construction, reconstruction or alteration shall also be subject to Site Plan Approval as provided by Article IX, Sections 9.3.0 through 9.3.6. In the RO and FP Districts a Site Plan is required in some cases, as further specified herein.

4.1.1 Symbols in Use Regulation Schedules

Yes	Permitted as of right
No	Prohibited
SP	Permitted only by a special permit, as provided by Article IX, Sections 9.2.0 through 9.2.7.
YES ₁ –	Permitted by right in an MCMOD, CC or CBD overlay district, even if prohibited or allowed only by SP in the underlying zoning district.
SP ₁ –	Permitted only by a special permit in an MCMOD, CC or CBD overlay district, even if prohibited in the underlying zoning district.

4.1.2 Pre-existing Uses and Structures

Any use or structure existing and permitted as of right at the time of establishment, and subsequently subject to a special permit or prohibited shall be considered a pre-existing lawful nonconforming use or structure. Such pre-existing use or structure, may be continued subject to the maintenance of the then existing character and extent of operations and structures. A change in use, degree of use or structure shall be subject to Article VI and shall require a special permit as provided in Article IX, Sections 9.2.0 through 9.2.7 as may be applicable under those provisions.

4.1.3 Temporary Accessory Uses

The Inspector of Buildings may grant a permit for a temporary building, structure, or use incidental to a construction project. Such permit may be issued for an initial period of not more than one (1) year and may be renewed for periods of six (6) months.

(a) Temporary tents shall be allowed in all districts for a period not to exceed four days for any given event, and shall be subject to the review of the Inspector of Buildings.

Temporary tents shall be allowed for such uses, including but not limited to: weddings, social functions, business gatherings, special promotions related to a permitted use.

Temporary tents related to retail uses or activities shall not generate additional parking demands beyond what can be accommodated by existing on-site parking or offsite parking within 300 feet of the subject property.

Applications for temporary tent permits shall be made to the Inspector of Buildings. Applicants shall provide all such information requested by the Inspector of Buildings, including but not limited to:

1. Means of ingress/egress.
2. Number of available on-site and offsite parking spaces.
3. Estimate number of cars attributable to the event or activity for which the tent is needed.
4. The presence or availability of sanitary facilities on site. Adopted 5-23-88, Art. 72.

4.1.4 Use Limitations

Any other provisions of this Bylaw notwithstanding, no use shall be permitted which would create a nuisance because of, but not limited to, noise, vibration, smoke, gas, fumes, illumination, odors, and dust; or which would create a hazard of radiation, fire, explosion or contamination of the water supply.

4.2.0 PRINCIPAL USE REGULATION SCHEDULE

REF. NO	USE DESIGNATION	DISTRICT												OVERLAY DISTRICTS				
4.2.1	RESIDENTIAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.1.1	Dwelling, One Family	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.2	Dwelling, 2-Family	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.2.1.3	Dwelling, 3-Family	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO
4.2.1.4	Dwelling, Garden Apartments	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES
4.2.1.5	Dwelling, Garden Apartments (Operated by the Burlington Housing Authority)	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	YES ₁
4.2.1.6	Dwelling, Multi-Family	NO	SP	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES ₁
4.2.1.7	Dwelling, Townhouse/Rowhouse	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES ₁
4.2.1.8	Dwelling, Attached Mixed Use	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	*YES	*YES	YES
4.2.1.9	Hotel	NO	NO	NO	NO	NO	NO	YES	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.10	Hotel, Residence	NO	NO	NO	NO	NO	NO	YES	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.11	Motor Hotel or Motel	NO	NO	NO	NO	NO	SP	YES	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.12	Short-Term Rental	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.13	Dormitories	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.1.14	One Family Dwellings (Operated by the Burlington Housing Authority)	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.15	Garden Apartment (Operated as Affordable and Subsidized Living Units)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES
4.2.1.16	Tents, Trailers, Campers, and Mobile Homes	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO

4.2.1.17	Dormitories (Other than those specified in 4.2.1.10)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.1.18	Open Space Residential Development	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.2.1.19	Assisted Living Facility	NO	NO	SP	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.20	Independent Living Facility	NO	NO	SP	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.21	Mixed Use Building	NO	NO	SP	NO	NO	NO	YES	SP	NO	SP	NO	NO	NO	NO	NO	NO	NO
4.2.1.22	Congregate Living Facility	NO	NO	SP	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.23	Continuing Care Retirement Community	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.1.24	Group Care Facility	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
4.2.1.25	Inn, Bed & Breakfast	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.2	INSTITUTIONAL & RECREATIONAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.2.1	Religious Institutions	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.2	Non-Profit Institution	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.3	Child Care Center	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.4	Family Child Care Home	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.5	Adult Day Health Center	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.6	Cemeteries and Related Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
4.2.2.7	Fire Stations and Sub-Fire Stations	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
4.2.2.8	Police Stations	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
4.2.2.9	Municipal Maintenance and Garage Facilities	NO	NO	NO	NO	NO	YES	NO	YES	YES	YES	YES	NO	NO	SP	NO	SP	SP
4.2.2.10	Public Parks, Community Centers, Public Libraries, Public Museums, Public Art Galleries and Related Facilities	SP	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.2.11	Recreation Facility, Indoor Commercial	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO

4.2.2.12	Recreation Facility, Outdoor Commercial	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.13	Educational Use, For Profit	NO	NO	NO	SP	YES	SP	YES	YES	SP	SP	SP	NO	YES	YES	YES	YES	NO
4.2.2.14	Places and Buildings for Public Assembly (Other Than Above)	NO	NO	NO	NO	NO	SP	YES	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.2.15	Hospitals	NO	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	NO	SP	NO	NO	NO
4.2.2.16	Urgent Care Facility	NO	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	NO	SP	NO	YES	NO
4.2.2.17	Long-Term Care Facility	NO	NO	YES	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES	YES	YES ₁	YES ₁	NO
4.2.2.18	Communications Switching Station	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.2.19	Public Transportation Facility	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP	NO
4.2.2.20	Radio and television transmitting sites	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.21	Theaters and cinemas	NO	NO	NO	NO	NO	SP	YES	SP	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.22	Public Water & Sewer Distribution Structures	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	SP ₁
4.2.2.23	Performance Theater or Center	NO	NO	NO	NO	NO	SP	YES	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.2.24	Registered Marijuana Dispensary (Medical)	NO	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	YES	YES	NO	NO	NO
4.2.2.25	Marijuana Establishment (Recreational)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.2.26	Fitness Centers (> 5,000 but < 20,000 sq. ft.)	NO	NO	NO	NO	NO	NO	YES	SP	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.2.27	Fitness Studios (< 5,000 sq. ft.)	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	SP
4.2.3	AGRICULTURAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.3.1	All kinds of agriculture, horticulture and floriculture	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.2.3.2	Garden centers; commercial greenhouses and nurseries (< 5 acres)	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.3.3	Commercial raising, boarding, breeding, or keeping of birds, fish, and animals; subject to the regulations of the Board of Health	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP	NO

4.2.4	OFFICE USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.4.1	Professional Offices	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.2	Professional Services	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.3	Medical Offices, Center, or Clinic	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.4	Public Offices	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.5	Conference Center	NO	NO	NO	NO	NO	NO	SP	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP
4.2.4.6	Collaborative Workspace	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.7	Banking & Financial Services	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.4.8	Data Center (<50,000 sq. ft.)	NO	NO	NO	SP	YES	YES	SP	YES	YES	YES	YES	NO	YES	YES	YES ₁	NO	YES
4.2.5	AUTOMOTIVE SALES AND SERVICE USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.5.1	Motor Vehicle General Repair and Maintenance	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.2	Motor Vehicle Body Painting and Body Repair	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.3	Car Wash Establishments	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO
4.2.5.4	Retail Sales and Rental of Heavy Machinery and Vehicles	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.5	Automobile Dealership	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.6	Used Car Sales Establishment	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.7	Automotive Rental Agency	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.8	Outdoor Storage of Motor Vehicles (See 2.15) (at least 1,100 ft. from RO zone)	NO	NO	NO	NO	NO	SP	NO	NO	SP	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.9	Motor Vehicle Dealership Structured Parking Facility (See 2.13) (w/in 200 ft. of Rt. 128/95 and at least 200 ft. from RO)	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	YES	YES	NO	NO	NO
4.2.5.10	Fueling Station/Convenience Store	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.6.1	Personal Services	NO	NO	NO	SP	YES	YES	YES	YES	NO	NO	YES	NO	SP	SP	YES ₁	YES ₁	YES
4.2.6.2	Convenience Store	NO	NO	NO	SP	SP	SP	YES	YES	NO	NO	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.3	Retail Stores (<= 10,000 sq. ft.)	NO	NO	NO	NO	YES	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	YES
4.2.6.4	Retail Stores (> 10,000 sq. ft.)	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.5	Supermarket	NO	NO	NO	NO	NO	NO	YES	SP	NO	NO	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.6	Post Offices	NO	NO	NO	NO	NO	NO	YES	YES	SP	YES	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.7	Household Goods Repair and Services	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO	NO	NO	SP	YES ₁	YES ₁	NO
4.2.6.8	Laundry and Dry Cleaning Establishments (Other Than Pickup Stations or Self-Service)	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	YES ₁	NO
4.2.6.9	Dry-Cleaning and Laundry Pickup Stations	NO	NO	NO	SP	YES	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.10	Restaurant, Fast Order Food and Take-Out	NO	NO	NO	NO	NO	SP	SP	SP	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.11	Restaurants	NO	NO	NO	NO	NO	NO	YES	SP	SP (see Art. 10.4.0)	NO	SP	NO	YES	YES	SP ₁	SP ₁	SP
4.2.6.12	Bakeries and Delicatessen	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.2.6.13	Commercial Kennel	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	SP	SP	SP	SP ₁	NO
4.2.6.14	Plumbing and HVAC Sales and Services	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	SP	NO	YES	YES	YES	YES ₁	NO
4.2.6.15	Contractor Services	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	NO	NO	YES	YES	SP	SP ₁	SP
4.2.6.16	Funeral Home	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	NO	SP	YES	YES	NO
4.2.6.17	Laboratories, Diagnostic Medical	NO	NO	NO	NO	SP	SP	YES	YES	YES	SP	SP	NO	NO	SP	YES ₁	YES ₁	NO
4.2.6.18	Kiosk	NO	NO	NO	NO	NO	SP	YES	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.19	Massage Parlors	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.20	Massage Therapy	NO	NO	SP	NO	NO	SP	SP	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	SP

4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.6.21	Photo Processing	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	SP	NO	NO	NO	YES ₁	YES ₁	NO
4.2.6.22	Printing and Copying Services	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES	NO	SP	SP	YES ₁	YES ₁	NO
4.2.6.23	Adult Bookstore	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.24	Adult Club (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.25	Adult Paraphernalia Store (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.26	Adult Theater (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.27	Adult Video Store (See 10.3.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.28	Body Art	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.2.6.29	Self-Storage Facility	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.6.30	Retail, Experiential & Commercial Interactive Venue (20,000 SF or Less)	NO	NO	NO	SP	SP	YES	YES	YES	NO	SP	YES	NO	YES	YES	YES	YES	NO
4.2.6.31	Retail, Experiential & Commercial Interactive Venue (> 20,000 SF)	NO	NO	NO	SP	SP	SP	SP	SP	NO	SP	SP	NO	YES	YES	SP ₁	SP ₁	NO
4.2.6.32	Pharmacy	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.33	Liquor Store	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.34	Pet Store	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.35	Hardware Store (< 15,000 sq. ft. gross floor area)	NO	NO	NO	SP	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	SP ₁	SP ₁	YES
4.2.6.36	Caterer/Wholesale Food Production	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	SP	NO	SP	SP	SP ₁	SP ₁	SP
4.2.6.37	Brewery, Distillery, Cidery, Winery with Tasting Room	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	SP	NO	YES	YES	SP ₁	SP ₁	SP
4.2.6.38	Commercial boarding, care, and treatment of birds, fish, and animals	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	SP	SP	SP	SP	NO

4.2.7	INDUSTRIAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.7.1	Light Manufacturing	NO	NO	NO	NO	NO	NO	YES	NO	YES	YES	YES	NO	SP	SP	SP	SP	NO
4.2.7.2	Research and Development	NO	NO	NO	NO	NO	NO	YES	NO	YES	YES	YES	NO	SP	SP	SP	SP	YES
4.2.7.3	Printing Establishments (Other than those under 4.2.6.22)	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	NO	SP	YES	YES	NO
4.2.7.4	Food Processors and Bakeries (Not operated for retail)	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.2.7.5	Laboratory	NO	NO	NO	NO	NO	NO	YES	SP	SP	YES	SP	NO	SP	SP	NO	SP	NO
4.2.7.6	Laboratory, Life Science (<i>Research & Development</i>)	NO	NO	NO	NO	NO	SP	YES	SP	SP	YES	NO	NO	SP	SP	SP	SP	NO
4.2.7.7	Laboratory, Life Science (<i>Commercial Manufacturing</i>)	NO	NO	NO	NO	NO	NO	SP	NO	SP	SP	NO	NO	SP	SP	SP	SP	NO
4.2.7.8	Wholesale Trade	NO	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	YES	YES	YES	YES	SP
4.2.7.9	Distribution Facility	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO
4.2.7.10	Warehouse	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	NO
4.2.7.11	Electronics Industries	NO	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	SP	SP	YES	YES	SP
4.2.7.12	Electroplating and Metal Finishing	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.7.13	Hazardous and Toxic Materials and Chemicals Manufacture	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.7.14	Hazardous and Toxic Materials and Chemicals Use Storage, Transport, Disposal or Discharge	NO	NO	NO	NO	NO	NO	SP	NO	SP	SP	SP	NO	SP	SP	YES	YES	SP
4.2.7.15	Commercial Hazardous Waste Storage and Treatment Facility	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.2.7.16	Solar Energy System, Ground-Mounted	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	YES
4.2.7.17	Generation or Storage of Hazardous Waste (Limited to the volumes classified as a very small quantity generator (VSQG))	NO	NO	-	NO	NO	NO	SP	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO

4.2.7	INDUSTRIAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.2.7.18	Generation or Storage of Hazardous Waste (In excess of the volumes classified as a very small quantity generator (VSQG))	NO	NO	-	NO	NO	NO	SP	NO	SP	SP	SP	NO	NO	SP	YES	YES	NO
4.2.7.19	Creative Workspace and Industrial Arts Facility	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES

4.3.0 ACCESSORY USE REGULATION SCHEDULE

4.3.1	USES NORMALLY ACCESSORY TO RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.1.1	Accessory Apartment	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.2	Short-Term Rental	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.3.1.3	Home Occupation 1	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.4	Home Occupation 2	YES	YES	YES	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES
4.3.1.5	3- Car Garage (Not apply to farms).	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.6	Towers, antenna, windmills, and similar structures:																	
	(a) towers and antennas for generation or transmission of telecommunication signals other than those covered by subsection 4.2.2.24 and Section 8.4.0	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	NO
	(b) antennas, other than satellite dish antennas, for the purpose of private reception of telecommunication signals, which antennas do not exceed 12 feet in height above the ground or 12 feet above the roof of a building on which they are mounted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
	(c) towers, windmills and similar structures that do not exceed 12 feet in height measured from the ground	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP	YES	YES	YES	YES	YES

4.3.1		RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.1.6 cont.	(d) towers, windmills and similar structures that exceed 12 feet in height measured from the ground	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	SP
	(e) satellite dish antennas that are 8 feet or less across at their greatest width <u>and</u> which do not exceed 12 feet in height above the ground or above the roof of a building on which they are mounted <u>and</u> which are at least 100 feet away from property that is zoned RO One Family Dwelling	NO	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
	(f) satellite dish antennas that are greater than 8 feet across at their greatest width <u>or</u> which exceed 12 feet in height above the ground or the roof of a building on which they are mounted <u>or</u> which are located on or within 100 feet of property that is zoned RO One Family Dwelling	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	SP
	(g) Wireless Communications Facilities which are subject to Section 8.4.0 shall be permitted in the Wireless Communications Overlay Districts in accordance with the map depicting the districts and the provisions of Section 1.0 of the Zoning Bylaws	(refer to Wireless Communication Overlay Districts map for allowed uses)																

4.3.1	USES NORMALLY ACCESSORY TO RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.1.7	Outdoor parking of not more than one unregistered motor vehicle or one boat per dwelling unit	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.8	Swimming Pool	YES	SP	SP	SP	SP	SP	YES	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP ₁
4.3.1.9	Greenhouse (limited to 250 sq. ft. and not used for commercial purposes)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP	YES	YES	YES	YES	YES
4.3.1.10	Tennis and Pickleball Courts	YES	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.3.1.11	Bomb Shelters	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.1.12	Roadside Stands (Limited to sales of produce grown on the premises)	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.13	Sheds, Barns, and Similar Structures	YES	YES	SP	NO	NO	NO	NO	NO	NO	NO	NO	SP	YES	YES	YES ₁	YES ₁	YES ₁
4.3.1.14	The keeping of 7 or more chickens	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.1.15	Buildings and Structures Normally Accessory to Multi-Family Development	NO	YES	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	YES ₁
4.3.1.16	Mobile Homes, Temporary and Trailers	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	NO
4.3.1.17	Temporary Tents on Residential Sites	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.1.18	Family Child Care Home	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.1.19	Residential Garage (For more than three automobiles)	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.1.20	Solar Energy System, Roof-Mounted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.1.21	Solar Energy System, Ground-Mounted	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	SP ₁
4.3.1.22	Community Garden	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

4.3.2.23	Dwelling, Protected Use ADU	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO
4.3.2.24	Dwelling Units, Accessory	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.3.2	USES NORMALLY ACCESSORY TO NON- RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.1	Incidental Retail - Service Uses	NO	NO	NO	NO	NO	NO	YES	NO	SP	NO	NO	NO	YES	YES	YES	YES	SP
4.3.2.2	Incidental Food Uses	NO	NO	NO	NO	SP	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	SP
4.3.2.3	Incidental Retail and Restaurant	NO	NO	NO	NO	NO	NO	YES	NO	SP	SP	NO	NO	YES	YES	YES ₁	YES ₁	SP
4.3.2.4	Delicatessens, lunch counters and soda fountains incidental to the permitted business of a drug store, food store	NO	NO	NO	NO	SP	SP	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.3.2.5	Protective Animal Keeping (More Than One)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES	YES	YES	YES	NO
4.3.2.6	Outdoor Storage of Supplies and Equipment (Incidental to permitted uses, subject to requirements for location, lighting, screening, fencing, cover and safety precautions)	YES	NO	SP	NO	NO	SP	SP	SP	SP	SP	SP	NO	YES	YES	SP	SP	SP
4.3.2.7	Off-Street Outdoor Overnight Parking of Freight-Carrying or Material-Handling Vehicles and Equipment or Buses	NO	NO	NO	NO	NO	SP	YES	YES	YES	YES	YES	NO	YES	YES	SP	SP	SP
4.3.2.8	Maintenance Shops, Power Plants, Machine Shops and Similar Structures to Support Permitted Uses	NO	NO	NO	NO	NO	SP	SP	SP	YES	YES	YES	NO	SP	SP	SP	SP	SP ₁
4.3.2.9	Parking garages and/or parking structures for more than three (3) vehicles including both enclosed and open garages and structures, above and below ground	NO	NO	NO	NO	NO	NO	YES	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁

4.3.2	USES NORMALLY ACCESSORY TO NON- RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.10	Parking Structure, Detached	NO	NO	NO	NO	NO	NO	YES	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.2.11	Parking Structure, Integrated	NO	NO	NO	NO	NO	NO	YES	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.2.12	Parking Deck	NO	NO	NO	NO	NO	NO	YES	NO	NO*	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP ₁
4.3.2.13	Off-street outdoor parking of vehicles, other than those in 4.3.2.7, only if the principal use to which the parking relates (or is accessory to) is permitted or permitted by special permit in the zoning district in which the off-street outdoor parking will be located	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
4.3.2.14	On Premises Permanent Resident or Proprietor Unit	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
4.3.2.15	Warehousing Incidental to Permitted Principal Use (Except hazardous and toxic materials/chemicals)	NO	NO	NO	NO	NO	NO	SP	NO	SP	SP	NO	NO	YES	YES	NO	NO	SP
4.3.2.16	Distribution Facility incidental to a Permitted Principal Use (Except hazardous and toxic materials/chemicals)	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	SP	NO	YES	YES	SP	SP	SP
4.3.2.17	Storage Facility (Incidental to a permitted principal use except hazardous and toxic materials/chemicals)	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES
4.3.2.18	Self-Storage Facility	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4.3.2.19	Kiosks	NO	NO	NO	NO	NO	SP	YES	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO
4.3.2.20	Incidental sale at retail of the same merchandise sold at wholesale	NO	NO	NO	NO	NO	NO	YES	NO	SP	NO	NO	NO	YES	YES	YES	YES	SP

4.3.2	USES NORMALLY ACCESSORY TO NON-RESIDENTIAL PRINCIPAL USES	RO	RG	RC	BN	BL	BT	MIX	BG	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.3.2.21	Storage and disposal of oils and fuels/ petroleum products	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	SP	NO	NO	SP	SP ₁	SP ₁	SP ₁
4.3.2.22	Storage of hazardous and toxic materials/chemicals for retail sale	NO	NO	-	NO	NO	SP	SP	SP	NO	NO	SP	NO	SP	SP	SP ₁	SP ₁	NO
4.3.2.23	Off-street outdoor overnight parking of freight-carrying or material-handling vehicles and equipment containing toxic and hazardous materials/chemicals	NO	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO	SP	SP	YES	YES	NO
4.3.2.24	Temporary Tents on Non-Residential Sites	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.2.25	Child and Family Day Care	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.2.26	Farmer's Markets	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES	YES	YES ₁	YES ₁	NO
4.3.2.27	Drive-Through Facility	NO	NO	NO	NO	NO	SP	NO	SP	SP	SP	SP	NO	SP	SP	NO	SP ₁	NO
4.3.2.28	Solar (See Section 10.9.0)																	
4.3.2.29	Solar Energy System, Roof-Mounted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.2.30	Solar Energy System, Ground-Mounted	SP	SP	SP	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP ₁	SP ₁	YES
4.3.2.31	Food Hall or Public Market	NO	NO	NO	SP	SP	SP	YES	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP
4.3.2.32	Mobile Food Market, Vendor's Court	NO	NO	NO	SP	SP	SP	YES	SP	SP	SP	SP	SP	NO	SP	SP	SP	SP
4.3.2.33	Single-User Shared-Transport Station (Bike/Scooter/Moped)	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.3.2.34	Parklet	NO	NO	NO	NO	NO	NO	YES	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO
4.3.2.35	Outdoor Merchandise Display	NO	NO	NO	SP	SP	SP	YES	SP	SP	SP	SP	NO	NO	NO	NO	SP	SP

4.4.1	PRINCIPAL USES IN THE WETLANDS DISTRICT	RO	RG	RC	BN	BL	BG	MIX	BT	IG	I	IR	OS	A	WR	CC	CBD	MCMOD
4.4.1.1	Conservation of soil, water plants, and wildlife including wildlife management shelters	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.4.1.2	Outdoor noncommercial recreation limited to nature study areas, walkways, boating or fishing where otherwise legally permitted	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.4.1.3	Agriculture, horticulture and floriculture	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	See 4.2.3	See 4.2.3	YES	YES	YES
4.4.1.4	Maintenance or repair of existing structures, roadways and utilities	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.4.1.5	Periodic maintenance of existing water courses	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4.4.1.6	Creation of a pond or pool or other changes in water courses for swimming, fishing or other recreational uses, agricultural uses, scenic features, drainage improvements	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	SP	YES	YES	SP
4.4.1.7	Structures for essential services	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.4.1.8	Dredging expressly for mosquito or flood control by an authorized public agency	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.4.1.9	Temporary, not to exceed three months, storage of materials (excluding fill materials and hazardous and toxic materials) or equipment	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP

4.4.1.10	Outdoor noncommercial recreation not specifically permitted by right in section 4.4.1.2 including public parks, non-paved playfields, and similar activities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.4.1.11	Discharges from manmade structures into the wetlands	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	SP
4.4.1.12	Structures for radio or television transmission by participants in emergency broadcast system	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	YES	YES	YES	YES	SP
4.4.2	ACCESSORY USES IN THE WETLANDS DISTRICT	RO	RG	RC	BN	BL	BG	MIX	BT	IG	I	IR	OS	A	WR	CC	CBD	MCMOD	
4.4.2.1	Accessory uses limited to fences, flagpoles, noncommercial signs, docks	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	

* (4.2.1.8) Attached Mixed Use Dwellings are only permitted in the Middle Housing (MH) District in the Civic Center (CC) and Central Business District (CBD).

* (4.3.2.9) Except permitted by Special Permit in an (IG) District only as an accessory use to a Hospital principal use at which, at a minimum (i) inpatient and outpatient care and services are provided; and (ii) such facility has not less than fifty (50) beds for inpatient treatment.

In approving a special permit for such parking structure or structures, the Planning Board may (1) limit the number of structures permitted on any site, and (2) determine the maximum number of parking spaces to be permitted and contained on or within a parking structure or structures, as the Planning Board deems appropriate. Further, in approving a special permit for parking structure or structures, the Planning Board may require that specific numbers of existing surface parking spaces, or existing paved or impervious surface areas on a site or sites, be removed and be converted to pervious surface areas, or landscaped areas. In addition, the Planning Board may require that approval of a special permit for a parking structure or structures not result in a net increase of the total number of parking spaces in existence at the time of application for such special permit.

LEGEND

Aquifer (A) and Water Resource (WR) Districts: See Article VIII, Section 8.3.3 Interpretation and Application

Civic Center (CC), Central Business District (CBD), and MBTA Communities Multi-Family (MCMOD) Districts

YES = Allowed use in the CC, CBD, and MCMOD only if the underlying zoning permits.

SP = Allowed use in the CC, CBD, and MCMOD by Special Permit only if the underlying zoning permits.

YES₁ and SP₁ = Allowed use by right or special permit in the CC, CBD, and MCMOD superseding any underlying zoning.

NO = Is not allowed in the CC, CBD, and MCMOD regardless of underlying zoning provisions

ARTICLE V: DIMENSIONAL REQUIREMENTS

SECTION 5.1.0 APPLICABILITY OF REGULATIONS

Except as otherwise provided by the General Laws and this Article, no building or structure, nor any accessory building, shall be erected on a lot in any district unless the lot and building or structure shall conform to the requirements of Section 5.2.0.

5.1.1 Compliance with Density Regulations Schedule

A separate lot of land complying with the requirements specified in Article V, Section 5.2.0 hereof (Density Regulations Schedule) shall be provided for each dwelling or other principal use permitted in an RO District. Every building or structure located on a lot shall comply with the requirements of said Density Regulations Schedule, except where specifically provided otherwise by this Bylaw or by General Laws.

5.1.1.1 Projections

Nothing herein shall prevent the projection of cornices or eaves not exceeding thirty (3) inches in width, or of open steps or window sills into any required yard or other open space.

5.1.2 Lot Interpretation and Restrictions

5.1.2.1 Determination of Area and Frontage

(a) The lot area shall include the horizontal area located within the lot lines, with the following exceptions.

(b) In determining the area and frontage of a lot there shall not be included any land within the limits of a street upon which such lot abuts even if the fee to such street is in the same ownership as the lot, except that if a corner lot has its corner bounded by a curved line connecting other bounding lines, which if extended, would intersect, then area and frontage shall be computed as if such bounding lines were so extended.

(c) Land which is determined by the Burlington Conservation Commission to be wetlands subject to protection as defined by the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40 or as subsequently determined in a superseding Determination of Applicability shall not be included in determining lot area. More particularly, wetlands shall include land under a watercourse, pond or lake, banks bordering on such water bodies, bordering vegetated wetland areas, and marsh and swamp areas but shall not include land subject to flooding.

Notwithstanding the foregoing, land which is determined to be wetlands shall be included as part of the lot area for the purposes of determining how much of the lot must be kept open and landscaped under Section 8.3.8.4, "Impervious Surfaces (in the Aquifer and Water Resource Districts)."

Further, wetlands that are kept in an open and natural state shall be counted as part of the lot kept open and landscaped in satisfaction of the requirements of Section 8.3.8.4.

(d) Any lot in existence or contained in a subdivision filed prior to the effective date of this amendment and subsequently approved shall remain conforming with respect to minimum lot area notwithstanding the provisions of 5.1.2.1(c).

5.1.2.2 Division or Reduction in Area

No lot, upon which is then located any building or with respect to which a permit has been issued and is then outstanding for the erection of any building, shall be divided or reduced in area in any manner unless said lot shall thereafter be of sufficient area and width to meet the requirements of this Bylaw and unless such lot so altered and any buildings thereon shall meet all the other requirements of this Bylaw. If land be divided, conveyed, devised or otherwise transferred in violation hereof, no building or other permits shall be issued with reference to any of the land so transferred or to the lot(s) retained until all of such land and lots meets the requirements of this Bylaw. Any land or easement taken by eminent domain or conveyed for a public purpose for which the land or easement could have been or was taken by eminent domain shall not be deemed to be transferred in violation of the provisions hereof.

On or after March 30, 1998, where any land or easement adjacent to an existing public way is taken by eminent domain, or conveyed for a public purpose for which the land or easement could have been taken by eminent domain by the Town or the Commonwealth, the remainder of the lot not so acquired or affected by said easement shall be treated, in calculating the dimensional or density requirements of Section 5.2.0, as though the portion of the lot so acquired or affected were still included as part of the premises. Furthermore, the owner of the remainder of the lot shall not be deemed to have changed a site plan approved under Section 9.3.0. For the purposes of this provision, a public purpose shall be the use of land for public roadway, sidewalk or utility purposes. This provision shall not apply where the Town has taken or accepted land or easements for such public purpose as the result of a petition or request by some or all of the owner(s) of land for the original acceptance of a way as a public way.

5.1.2.3 Lots Partially in Burlington

When a lot in one (1) ownership is situated in part of the Town of Burlington and in part in an adjacent town or city, the provisions, regulations, and restrictions of this Bylaw shall be applied to that portion of such lots as lies in the Town of Burlington in the same manner as if the entire lot were situated herein.

5.1.2.4 Calculation of Aggregate Building Area to Ground Area Percentage

(a) Aggregate building area to ground area percentage shall be calculated by dividing building area (defined as the sum of the cross sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies and terraces) by the lot area and multiplying by 100 to give the percentage. The lot area shall be determined according to the provisions of Section 5.1.2.1.

(b) Any building, or set of buildings located on a single lot, which was lawfully constructed, under construction, or not yet under construction but part of a site plan approved prior to March 28, 1985 which has not expired shall remain conforming within the meaning and application of Section 6.1.2, "Nonconforming Buildings, Structures or Premises," and Section 6.1.4, "Damage to Nonconforming Buildings, Structures or Premises," with respect to maximum aggregate building area to ground area percentage notwithstanding the provisions of Section 6.6.1(c). This provision shall not be construed to exempt buildings, structures or premises which were nonconforming with respect to maximum aggregate building area to ground area percentage on or before March 28, 1985. New construction or any improvements to an existing building that increases the footprint of that building approved after March 28, 1985 shall be subject to maximum aggregate building area to ground area percentage as determined by the provisions of 5.1.2.4(a).

5.1.2.5 Lot Slope Requirements in One Family Dwelling (RO) Districts

(a) Slope shall be calculated as the change in elevation divided by the horizontal distance over which the change in elevation occurs multiplied by one hundred (100) to result in slope stated as a percentage. Slope shall be measured perpendicular to the contour of the land from one lot boundary to another. Slope shall be measured at least three points and averaged to ensure an accurate determination of the overall slope of the lot.

(b) Where the ground slope is ten percent (10%) or less, the minimum lot area in One Family Dwelling (RO) Districts shall be twenty thousand square feet. Where the average ground slope is more than ten percent (10%), the minimum lot size shall be increased by one thousand additional square feet for each additional one percentage of slope, to a maximum of forty-five thousand square feet.

Slope shall be measured to the nearest tenth of a percent. Minimum lot size shall be calculated as follows:

minimum lot size = 20,000 sq. ft. + 1,000 sq. ft. x (n/10.0), where n is the percentage of slope for the lot, rounded to the nearest one tenth of a percent.

(c) Any lot in existence or contained in a subdivision filed prior to the effective date of this amendment and subsequently approved shall remain conforming with respect to minimum lot area notwithstanding the provisions of this section.

5.1.3 Limitation of Area of Accessory Uses

5.1.3.1 No accessory use or uses within a building shall occupy more than a combined total of twenty-five (25) percent of the floor area of the principal building, other than required off-street parking.

5.1.3.2 In all but RO districts, no accessory uses or uses not within a building shall occupy more than a combined total of twenty-five (25) percent of the unbuilt lot area, other than required off-street parking and loading.

5.1.3.3 In RO districts, no accessory use or uses shall occupy part of the required front or side yards and not more than twenty (20) percent of the rear yard, other than required off-street parking.

5.1.3.4 In all districts except RO, no accessory use shall occupy any part of the required minimum yard adjacent to RO and RG districts.

5.1.3.5 In RO districts, no accessory building shall be more than twenty (20) feet in height.

5.1.4 Density Requirements for Religious and Educational Uses and Child Care Facilities

In RO and RG districts, churches or educational uses and their related facilities shall be subject only to: the required front, side and rear minimum yards and minimum lot frontage as required in RO districts; to a twenty-five (25) percent maximum aggregate building to ground area percentage; to the parking regulations as provided in Article VII; and to Site Plan approval as provided by Sections 9.3.0 through 9.3.6

In addition to the requirements listed above, child care facilities located on residentially zoned lots shall also be required to provide or erect a landscaped buffer area, or buffer area comprised of existing natural vegetation along the perimeter of the side and rear lot lines where such facility or facilities lot abuts a residentially zoned or used lot. Such landscaped or natural buffer area shall be no less than ten (10) feet in width along the side yard, and no less than twenty feet (20) feet along the rear yard of any such lot used for a child care facility or facilities. Such buffer area shall also be reflected on a Site Plan submitted to the Planning Board in accordance with the provisions of Section 9.3.0 through 9.3.6.

5.1.5 Floor Area Ratio

5.1.5.1 Floor Area Ratio Incentive

An owner or owners of land in the IG or I districts may increase the Maximum Floor Area Ratio requirement from .15 to a maximum of .25 if the Planning Board makes the following determinations and findings:

Methods satisfactory to the Planning Board to ensure that the site operator or owner reduces 20% of the estimated Institute of Transportation Engineers (ITE) forecasted trip generation rates related to the development in both the a.m. and p.m. peak hours, based upon the most recent "ITE Trip Generation Manual". This provision

being satisfied in the opinion of the Planning Board, the Maximum Floor Area Ratio may be increased from .15 to .20.

Acceptance by the Planning Board of a Transportation Management Plan or System which:

Mitigates service level deterioration on impacted roadways and affected intersections such that the proposed development does not create a decrease in service levels experienced by roadway users.

Improves service levels or safety characteristics on affected roadways or intersections.

This provision being satisfied in the opinion of the Planning Board, the Maximum Floor Area Ratio may be increased from .15 or .20 to .25.

5.1.5.2 Floor Area Ratio Incentive

An owner or owners of land in the IG or I districts may increase the Maximum Floor Area Ratio requirement to a maximum of .50 of the total gross square feet if the following conditions are met:

A laboratory use as defined under Article IV, sections 4.2.7.4.1 – 4.2.7.4.2 occupies at least 15% of the gross square footage of the building.

Methods satisfactory to the Planning Board to ensure that the site operator or owner reduces estimated Institute of Transportation Engineers (ITE) forecasted trip generation rates due to the reduction of employees in a lab use environment from that of all office related to the development in both the a.m. and p.m. peak hours, based upon the most recent "ITE Trip Generation Manual" or comparable real analysis provided for such use

The site operator or owner provides for alternative Transportation options for their employees, including but not limited to bike share, guaranteed ride home and/or membership with an area Transportation Management Association (TMA).

The site operator or owner provides for pedestrian connections in and around the site and improves service levels and/or safety characteristics on affected roadways or intersections.

These provisions being satisfied in the opinion and finding of the Planning Board, the Maximum Floor Area Ratio may be increased from .15 to .50.

5.1.6 Distance from Basement, Slab or Crawl Space and Groundwater.

5.1.6.1 Purpose

The purpose of this bylaw is to preserve and protect groundwater; to maintain and enhance the public safety, environment, health, and general welfare by establishing minimum requirements; and to establish procedures to control the adverse effects of building basement floors below the ESHGWT, including basement flooding, pumping and discharge of groundwater to neighboring properties, discharging groundwater to the public way, and illicit connections to the Town sewer and stormwater connections.

5.1.6.2 Applicability

The requirement of this Section 5.1.6 shall apply to all Zoning Districts:

- a. All new building construction, including single family dwellings; (New construction shall be teardown & rebuild and new building construction).
- b. Alterations, renovations and additions to existing buildings or dwellings and/or separate buildings or dwellings that increases building/dwelling footprint by more than 750 square feet on the lot.

5.1.6.3 Conditions and Requirements

The bottom elevation of the basement crawl space floors, or slab elevations of any building or dwelling shall not be lower than the ESHGWT. Said ESHGWT shall be determined by a Licensed Soil Evaluator. The Inspector of Buildings shall determine compliance with this bylaw.

- a. All applicable Building Permit applications shall include information required to determine compliance with this bylaw.

5.1.6.4 The basement floor, crawl space floors, or slab elevation may be lower than the ESHGWT if all of the following conditions are met:

- a. Detailed engineering plans, certified by a Professional Civil Engineer showing a foundation and perimeter drain management system that will mitigate and control groundwater discharge and stormwater runoff, are provided;
- b. All additional groundwater discharge shall be mitigated on-site and shall not be permitted to connect into the municipal stormwater system.
- c. A Professional Civil Engineer shall submit certification that all groundwater will be retained on site.

5.1.6.5 As provided by General Law, Chapter 44, Section 53G, the Town of Burlington may impose reasonable fees for the employment of outside consultants.

5.1.6.6 Relationship to Other Laws.

Nothing in this by-law shall be construed to restrict, amend, repeal, or otherwise limit the application or enforcement of any other law or regulation.

SECTION 5.2.0 DENSITY REGULATION SCHEDULE:

No building or structure shall be constructed nor shall any existing building or structure be enlarged or altered except in conformance with the Density Regulation Schedule, as to lot coverage, lot area, land area per dwelling unit, lot width, front, side and rear setbacks, and maximum height of structures except as may otherwise be provided elsewhere herein.

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	RO	RC	RC	BN	BL	BG	BT	IG	I	IR	MCMOD	MIX
Minimum Lot Area ⁹	20,000 sf	120,000 sf	100,000 sf	5,000 sf	10,000 sf	10,000 sf	10,000 sf	40,000 sf	120,000 sf	18 Acres	None	SEE ARTICLE XIV
Minimum Lot Frontage	100 ft	100 ft	100 ft	50 ft	100 ft	100 ft	100 ft	150 ft	100 ft	400 ft	None	
Minimum Front Yard	25 ft	50 ft	25 ft	10 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	25 ft ⁵	25 ft ⁵	100 ft	25 ft	
Minimum Side Yard	15 ft	50 ft	25 ft	10 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	100 ft	15 ft	
Minimum Rear Yard	15 ft	50 ft	25 ft	10 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	100 ft	15 ft	
Minimum Lot Width	20 ft	20 ft	20 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	
Minimum Yard Adjoining RO & RG, OS and Residentially Zoned Land in Contiguous Municipalities ¹⁰	None	50 ft	50 ft depth of lot	20% depth of lot ⁶	20% depth of lot ⁶	20% depth of lot ⁶	20% depth of lot ⁶	20% depth of lot ⁶	100 ft depth of lot	20% depth of lot ⁶	None	
Maximum Aggregate Building-to-Ground Area Percentage	None	25%	25%	33 1/3%	33 1/3%	33 1/3%	33 1/3%	25%	25%	25%		
Maximum Building & Structure Height ¹¹	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft ⁸	30 ft ⁷	30 ft ⁸	35 ft ¹³	
								80 ft ⁸	90 ft ^{7,12}	80 ft ⁸		
Minimum Feet Between Buildings	None	50 ft	20 ft	None	None	None	None	None	50 ft	None	None	
Maximum Floor Area Ratio (FAR)	None	None	None	None	None	None	None	.15 ^{2,3}	.15 ^{2,3}	None	None	

See notes for Density Regulation Table immediately following

NOTES FOR DENSITY REGULATION TABLE

- 1 but not less than required by the State Building Code
- 2 Except that the Planning Board pursuant to a "Site Plan" or "Special Permit" as described in Section 9.2.0 and 9.3.0 of Article IX, may permit the Maximum Floor Area Ratio (FAR) to increase to .25 if such application or applications meets the performance criteria specified in Section 5.1.5.1 of Article V and further may permit the Maximum Floor Area Ratio (FAR) to increase to .50 if such application or applications meets the performance criteria specified in Section 5.1.5.2 of Article V.
- 3 The Net Floor Area of any structure or building in which a child care facility is to be operated as an accessory or incidental use shall be excluded from the Maximum Floor Area Ratio (FAR) calculation, such that the otherwise allowable FAR of such structure or building shall be increased by an amount equal to the floor area of such child care facility up to a maximum increase of ten (10%) percent. All terms and conditions of M.G.L. Chapter 40A, Section 9 (C) shall apply.
- 4 Reference Section 8.5.5 for additional criteria applicable to the CC and CBD Districts.
- 5 Unless its outside walls are of fireproof construction and any openings in such walls are protected by a suitable fire resistive door or shutter or water curtain device, subject to the approval of the Inspector of Buildings. There shall extend across the rear of every building or structure an open area at least 10 feet wide for firefighting purposes.
- 6 20% of the average depth of the lot measured perpendicularly from the common lot boundary line but not less than 10 feet and not more than 100 feet. Not less than 75% shall be landscaped or, if wooded, left in a natural state. Screening may be placed on the remaining 25%.
- 7 Within 200 feet of RO or RG 30 feet; for each 100 feet in excess of 200 feet from RO or RG 15 additional feet, with a maximum of 90 feet, except that no structure located within 1,800 feet of the center point of the intersection of Cambridge Street and Route 128 shall exceed 80 feet in height.
- 8 Same as I except maximum equals 80 feet.
- 9 Land use principally for a coordinated, integrated retail or industrial use (for example, a shopping center or an industrial park) shall be deemed to be one lot for density regulation and parking purposes notwithstanding that legal ownership in the land is divided, by lease, in fee or otherwise, among two or more owners.
- 10 For any proposed use in the Business or Industrial Districts on property that is adjacent to an Open Space or primarily residential Planned Development District, which requires a special permit as set forth in the Principal Use Regulation Schedule, the Planning Board may require a greater setback (in feet) than is set forth in this Density Regulation Schedule. If the useable square feet of residential space plus the useable square feet of any amenities useable by occupants of the residential component are equal to or more than the useable square feet of non-residential space, then the entire development shall be considered "primarily residential"
- 11 Within 50 feet of OS 30 feet.
- 12 Within 400 feet of an RO or RG use or residentially-zoned land in a contiguous municipality, Structured Parking directly under the finished floor area of a building to a maximum of one level of parking use above the average finished grade around the building can be excluded when calculating structure height.

Beyond 400 feet of an RO or RG use or residentially-zoned land in a contiguous municipality, Structured Parking directly under the finished floor area of a building to a maximum of two levels of parking use above the average finished grade around the building can be excluded when calculating structure height.

The equivalent footprint of the parking footprint under the finished floor area of a building shall be set aside as green space unless, through a finding by the Planning Board pursuant to a "Site Plan" or "Special Permit" as described in Section 9.2.0 and 9.3.0 of Article IX, they determine an alternative public benefit.
- 13 Reference Section 8.6.0 for additional criteria applicable to the MCMOD District.

ARTICLE VI: NON-CONFORMING USES AND STRUCTURES

6.1.0 APPLICABILITY.

This zoning by-law shall not apply to structures or uses lawfully in existence, or to a building or special permit issued before the first publication of notice of the public hearing required by G.L. c. 40A, s. 5 at which this zoning by-law, or any relevant part thereof, was adopted. Such prior, lawfully existing nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, except as authorized hereunder.

6.1.1 Nonconforming Uses.

6.1.1.1 Alteration of a Nonconforming use

Nonconforming Uses may be altered upon a determination by the Inspector of Buildings under the following criteria so long as the alteration does not increase the nonconformity of said use. The following shall be deemed to increase the nonconformity of said use:

A change to the nature and purpose of the use as it existed when the zoning bylaw took effect; or

An increase in the degree of use; or,

An increase in impacts of the use on the neighborhood (such as noise, traffic, odor and environmental effects).

In the event that the Inspector of Buildings determines that the alteration of the nonconforming use increases the nonconformities under the above criteria, the Planning Board may, by special permit, allow such alteration where it determines that the proposed alteration will not be substantially more detrimental than the existing nonconforming use to the neighborhood. In making the determination that the alteration will not be substantially more detrimental, the Planning Board shall consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of infrastructure, noise, odor, scale, character and visual effects.

6.1.1.2 Expansion of a Nonconforming Use

The Planning Board may issue a special permit to expand a nonconforming use in accordance with this section only if it determines that such expansion of use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The expansion of a preexisting nonconforming use shall be related to the general nature and purpose of the pre-existing nonconforming use. The addition of an unrelated (prohibited) use on the premises shall be deemed a change in nonconforming use. In making the determination that the extension will not be substantially more detrimental, the Planning Board shall consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of infrastructure, noise, odor, scale, character and visual effects. The Planning Board may not issue a special permit to change a nonconforming use to another nonconforming use.

6.1.2 Nonconforming Structures and Premises.

6.1.2.1 The Planning Board may issue a special permit to allow for the reconstruction, extension, or alteration, of a nonconforming structure or premises in accordance with this section only if it determines that such reconstruction, extension or alteration is not substantially more detrimental than the existing nonconforming structure to the premises, neighborhood and environment. The following including but not limited to types of changes to nonconforming structures may be considered by the Planning Board:

1. Reconstruction, extension or structural change of a nonconforming structure, including an increase to existing nonconformity, which does not create a new nonconformity. Each side yard setback shall be considered separately in the determination of the nature of the nonconformity.
2. Extension of an exterior wall at or along the same nonconforming distance within a required yard.
3. Alteration to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.
4. Modification or alteration of the premises, including but not limited to parking, landscaping, or impervious surface area.

6.1.2.2 The Planning Board may through a favorable administrative finding allow for alteration of a nonconforming structure or premises in accordance with this section only if the alteration to the nonconformity on site is diminimus in nature, unchanged or is improved and after a determination that such alteration is not substantially more detrimental than the existing nonconforming structure or premises to the premises, neighborhood and environment.

6.1.3 Nonconforming Single and Two Family Residential Structures.

Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Inspector of Buildings under the criteria herein that such proposed reconstruction, extension, alteration, or change does not increase the nonconformity of said structure or premises. The following shall not be deemed to increase the nonconformity of single or two-family structures:

1. Alteration to a structure located on a lot with insufficient area which complies with all current setback, yard, building coverage, and building height requirements, where no new nonconformities are created.
2. Alteration to a structure located on a lot with insufficient frontage which complies with all current setback, yard, building coverage, and building height requirements, where no new nonconformities are created.
3. Alteration to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, yard, building coverage and building height requirements, where no additional nonconformities are created. Each side yard setback shall be considered separately in the determination of the nature of the nonconformity.

In the event that the Inspector of Buildings determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension or alteration, the Planning Board may, by special permit, allow such reconstruction, extension, or alteration where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The Planning Board may not authorize new nonconformities, where a pre-existing nonconformity does not exist. Each side yard setback shall be considered separately in the determination of the nature of the nonconformity. Introduction of any new nonconformity would require a variance from the Board of Appeals.

6.1.4 Abandonment or Non-Use.

A nonconforming use or structure which has been abandoned, or not used for a period of two years, shall lose its protected status and be subject to all of the provisions of this Zoning Bylaw. The abandonment of a nonconforming use results from the concurrence of two factors; (1) the intent to abandon and (2) the voluntary conduct that carries the implication of abandonment.

6.1.5 Reconstruction after Catastrophe.

Any nonconforming structure may be reconstructed after a catastrophe in accordance with the following provisions:

Reconstruction of said premises shall commence within two (2) years after such catastrophe. Provided however that if a request to the Planning Board before the expiration of two (2) years, the Planning Board may extend the time for reconstruction for up to four (4) years from the date of the catastrophe if the Board finds that the applicant has exercised due diligence.

6.1.6 Reversion to Nonconformity

No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use

ARTICLE VII: GENERAL REGULATIONS

SECTION 7.1.0. ACCESS THROUGH OTHER DISTRICTS

- 7.1.1. No access to or egress from any other zoning district, except OS, through the RO district shall be permitted.
- 7.1.2. No access or egress from the BN, BL, BG, BT, I, IR, IG, and PD districts shall be permitted in or through the RG or RC districts.
- 7.1.3. No access to or egress from residentially zoned land in a contiguous municipality shall be permitted, except over public ways, and private ways in use as public ways on January 31, 1977.

SECTION 7.2.0. PARKING REQUIREMENTS AND STANDARDS

7.2.1 Purpose

- a) To promote traffic safety by assuring the adequate storage of motor vehicles off the public street and for their orderly access and egress to and from the public street;
- b) To prevent the creation of surplus amounts of parking spaces;
- c) To advance the efficiency of vehicular traffic on Burlington streets to reduce excessive delay and/or congestion;
- d) To consider and encourage safe and convenient routes for pedestrians and bicyclists;
- e) To permit emergency vehicles to reach homes and businesses with a minimum of delay and to reduce motor vehicle and pedestrian accidents on Town streets;
- f) To prevent, reduce, and mitigate the impacts of development on parking demands, transportation system, neighborhood livability, public safety and the environment through the use of Transportation Demand Management (TDM) measures;
- g) To promote shared parking as a means to reduce excess pavement in an effort to curtail the heat island effect.

7.2.2. Definition

For the purpose of this section the following definition shall apply.

Improved Site Area

A portion of the property which has been improved by construction, excavation, landscaping or parking under an existing or prior use but shall not include that portion of the property which remains unpaved and/or unimproved. It shall not include regular maintenance of existing facilities.

7.2.3. Applicability

No permit for the construction, reconstruction, extension, or alteration of any building, structure, or use of land, and no building or land, or any part thereof, may be occupied or used until parking has been provided in accordance with the requirements of this section.

- 1. A building or site may be renovated or repaired without providing additional parking, provided there is no increase in gross floor area or improved site area.

2. When a building use or site use is increased in gross floor area or “Improved Site Area”, parking compliance with this section is required for the additional floor or site area only.
3. When the gross floor area and Improved Site Area, either in combination or individually is increased by more than 50%, both the existing use and the additional floor or site area must conform to the parking requirements of this section.
4. Change in Use:
 - a) A change in use must comply with the parking requirements unless the use has the same or a lesser parking requirement than the existing use.
 - b) Where parking spaces required for the new use exceed the required parking spaces for the existing use, additional parking is only required for the difference between the current parking spaces required and the parking spaces required for the new use. If there is sufficient parking to accommodate all uses in the existing conditions the Applicant may employ the provisions of section 7.2.5 hereunder.

7.2.4. Parking Space and Aisle Dimensions

1. Standard Car Space. Parking spaces and aisles shall have the following dimensions unless otherwise allowed by the Planning Director in consultation with the Town Engineer:

FIGURE 7.1. PARKING SPACE AND AISLE DIMENSIONAL STANDARDS				
Dimension	Parallel	45 Degrees	60 Degrees	90 Degrees
Stall Width (min)	8 feet	9 feet	9 feet	9 feet
Stall Length (min)	20 feet	18 feet	18 feet	18 feet
Drive Aisle, 1 Way (min)	12 feet	12 feet	14 feet	20 feet
Drive Aisle, 2 Way (min)	20 feet	n/a	n/a	24 feet
Vertical Clearance	7'6" (min)	7'6" (min)	7'6" (min)	7'6" (min)

2. Compact Car Space: Eight (8) feet by fifteen (15) feet.
3. Retail Use Car Space: Nine (9) feet by eighteen (18) feet or width to be determined by the Town Engineer.
4. Accessible Parking Space: Thirteen (13) feet by eighteen (18) feet and designed in accordance with the standards set forth in the Rules and Regulations of the Architectural Access Board as they may be amended from time to time.

7.2.5. Minimum and Maximum Parking Space Requirements

1. Parking Ratios
 - a) Off-street parking spaces in the amounts specified in Figure 7.2 below shall be provided for all uses and buildings unless otherwise set forth herein.
 - b) No spaces required by this section of the by-law shall be assigned to specific persons or tenants, except for those for whom the parking spaces were designed to serve except as approved by the Planning Board.

- c) At the determination of the Zoning Enforcement Officer, any subsequent change in the use of the site will require compliance with the parking requirements of this section unless as otherwise set forth herein.

2. Multiple Uses on Site

Where the Gross Floor Area of a building or buildings is divided among various uses, the Planning Board shall apply such parking space requirements and ratios specified in Figure 7.2 which most appropriately apply to the character and proportion of uses within such building or buildings.

3. Parking Ratio Waiver

In the event an application requires no relief other than a Parking Ratio Waiver, then the Applicant shall submit to the Planning Board its Waiver request in accordance herewith. The Application shall be considered at the next regular meeting of the Planning Board. The Planning Board may approve a Parking Ratio Waiver with a simple majority vote. In the event the Applicant is denied the Parking Ratio Waiver, the Applicant shall comply with the requirements of this Parking Bylaw.

The Planning Board may approve a Parking Ratio Waiver which contains up to 10% lower or 10% greater than the parking space requirements and ratios in Figure 7.2 Parking Requirements, provided it makes the following findings and determinations as applicable to the site:

- a) The amount of parking provided is adequate for the type and nature of the use proposed. The Planning Board shall take into consideration any number of the following.
 - i. The uses on the property and the time difference for peak hours,
 - ii. Shared parking for non-competing uses as described in section 7.2.6.3.i,
 - iii. Efforts to meet Low Impact Development (LID) landscaping and design techniques,
 - iv. The Applicant has designed their parking to meet the design criteria set forth in section 7.2.10 and/or allows access between private parking lots within the site or adjacent sites.
- b) The applicant shall undertake appropriate provisions, to the satisfaction of the Planning Board, to ensure that the subject site would have adequate area for additional parking if greater parking demands arise from the current or future use of such site, and that such additional parking could be constructed in conformity with the Impervious Surfaces requirements, where applicable, in Section 8.3.8.4 of Article VIII of this bylaw, and any other requirements of this bylaw.

FIGURE 7.2 – PARKING REQUIREMENTS			
Principal Use	Parking Space Minimum	Parking Space Maximum	Notes
A. RESIDENTIAL			
One-Family Dwelling	2 per unit	-	
Two-Family Dwelling	2 per unit	-	May include indoor (garage) parking
Three-Family Dwelling, Garden Apartment, and Multi-Family Dwelling	1.5 per unit	1.5 per unit	
Age Restricted Dwelling – Attached	1 per unit	1.5 per unit	
Independent Living, Elderly Housing (public)	1 per unit	1.7 per unit	
Assisted Living, Congregate Living, Continuing Care Retirement Living	1 per every 4 units	1 per every 3 units	Plus one space for every two (2) employees during the largest shift
Dormitory	1 for every 3 beds	1 for every 3 beds	
B. EDUCATIONAL, INSTITUTIONAL, RECREATIONAL			
Day Care, Adult Day Health Center, Preschool	3 per 1,000 sq. ft.	3 per 1,000 sq. ft.	
Elementary and Middle Schools	2 per classroom	2 per classroom	Plus, for the floor area within the building not occupied by classrooms, the parking space requirements for “Places of Assembly” and “Office” shall apply
High School	4 per classroom	4 per classroom	Plus, for the floor area within the building not occupied by classrooms, the parking space requirements for “Places of Assembly” and “Office” shall apply
College, University, Technical School	5 per classroom	5 per classroom	Plus, for the floor area within the building not occupied by classrooms, the parking space requirements for “Places of Assembly”, “Office” and “Laboratory/Research” shall apply
Religious Institutions	1 for every 4 seats	1 for every 4 seats	
Libraries, Museums, and other non-recreational public facilities	1 for every 700 sq. ft.	1 for every 1000 sq. ft.	

Principal Use	Parking Space Minimum	Parking Space Maximum	Notes
Public Parks, Athletic Fields, Tennis, Aquatic, Other Public Institutional Uses	-	-	
Indoor Athletic and Exercise Facilities, Recreation Centers	4 per 1,000 sq. ft.	6 per 1,000 sq. ft.	
Outdoor Athletic Facilities	20 per field	25 per field	
C. COMMERCIAL			
Places of Assembly	1 per 4 seats	1 per 4 seats	
Motels, Hotels, Motor Hotels (No Function Space and/or Eating Establishments)	1 per sleeping room	1 per sleeping room	
Motels, Hotels, Motor Hotels (Including Function Space and/or Eating Establishments)	1 per sleeping room	1 per sleeping room	Plus floor area not occupied by sleeping rooms, the parking ratio for "Places of Assembly" and "Eating Establishments" shall apply
Medical/Dental/Veterinary – Out-Patient	5 per 1,000 sq. ft.	5 per 1,000 sq. ft.	
Hospital	2 per bed	4 per bed	
Office	2.5 per 1,000 sq. ft.	4 per 1,000 sq. ft.	
D. RETAIL			
General Retail/Shopping Center	4 per 1,000 sq. ft.	4.5 per 1,000 sq. ft.	
Hardware/Paint Store	3 per 1,000 sq. ft.	4 per 1,000 sq. ft.	
Supermarket	3.5 per 1,000 sq. ft.	4.5 per 1,000 sq. ft.	
Convenience Store	4 per 1,000 sq. ft.	4 per 1,000 sq. ft.	
Convenience Store w/ Fueling Station	4 per 1,000 sq. ft.	4 per 1,000 sq. ft.	
Automotive Sales and Service	5 per 1,000 sq. ft.	5 per 1,000 sq. ft.	
Personal Services	4 per 1,000 sq. ft.	6 per 1,000 sq. ft.	
Full Service Restaurant	1 per every 3 seats	1 per every 3 seats	

Principal Use	Parking Space Minimum	Parking Space Maximum	Notes
Fast-Order Food Establishment	1 per every 3 seats	1 per every 3 seats	
E. INDUSTRIAL			
General Industrial, Light Industrial, Manufacturing	2.5 per 1,000 sq. ft.	2.5 per 1,000 sq. ft.	
Laboratory/Research	1.25 per 1,000 sq. ft.	1.25 per 1,000 sq. ft.	
Storage/Warehouse	1 per 1,000 sq. ft.	1 per 1,000 sq. ft.	
F. OTHER USES			
When a use is proposed to be developed or implemented, and is not described or specified in the parking space requirements and ratios listed above, the Planning Board shall determine the minimum and maximum parking space ratio and requirement based on the character of the use proposed.			

7.2.6. Parking Reduction Methods

The Planning Board may grant a special permit to reduce the parking space requirements specified on Figure 7.2 by more than ten percent (10%) where a development site includes a combination of uses with variation in peak parking demand times; shared parking lots on site; have shared parking agreements with proximate properties where uses have offset peak demand times; have a reasonable rate of parking turnover; or evidence of similar uses and location situations operating successfully with lower amounts of parking.

1. In considering a shared parking reduction in a mixed use development where shared parking is proposed, the Planning Board may require that the applicant prepare an evaluation of shared parking potential. Applicants are encouraged to follow the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition), the Institute of Transportation Engineers (ITE) Shared Parking Guidelines (latest addition), or other approved procedures as determined by the Planning Board.

2. On-Site Shared Parking

Where an applicant cannot meet the minimum parking requirements on-site pursuant to Section 7.2.5 (Figure 7.2 - Parking Requirements), the applicant may present evidence to the Planning Board as part of Site Plan or Special Permit Review that the configuration of uses and parking areas will be adequate based on a shared parking analysis. Evidence that shared parking areas will be adequate for more than one non-residential use shall be in the form of calculations that show acceptable reductions based upon whether different uses compete for the same parking area as part of daily operations.

- i. **Non-competing Uses:** In mixed-use developments, applicants may propose a reduction in parking requirements based on an analysis of peak demands for non-competing uses. Up to 75% of the requirements for the predominant use may be waived by the Planning Board if the applicant can demonstrate that the peak demands for two (2) or more uses do not overlap. The predominant use shall be determined by the Inspector of Buildings. An applicant may use the latest peak demand analyses published by the Institute of Traffic Engineers (ITE) or other source acceptable to the Planning Board.

- ii. **Competing Uses:** In mixed-use developments, applicants may propose a reduction in parking requirements where peak demands do overlap. In these cases, the Planning Board may reduce the parking requirements of the predominant use by up to 15%.

- iii. **On-Site Shared Parking Analysis Methodology**

- a. **Sample Calculations for Determining Predominant Use Reduction**

Competing Uses

1. Baseline Parking Demand Determination		
Use	Building Size/Occupancy	Minimum Demand
Bank	3,000 square feet	12 spaces
Doctor's Office Building*	6,000 square feet	30 spaces*
Aggregate Parking Demand		42 spaces
2. Predominant Use Reduction of 15%		
30 spaces* -15% = 25 spaces	25 spaces + 12 spaces =	37 spaces

*Predominant Use

Non-Competing Uses

1. Baseline Parking Demand Determination		
Use	Building Size/Occupancy	Minimum Demand
Doctor's Office Building*	6,000 square feet	30 spaces*
Restaurant (dinner service only)	120 occupancy	40 spaces
Aggregate Parking Demand		70 spaces
2. Predominant Use Reduction of 75%		
30 spaces* – 75%= 7	7 spaces + 40 spaces=	47 spaces

*Predominant Use

- b. **Time of Day Reduction**

Where a proposed development would contain more than two uses and the applicant wishes to use shared parking to meet the minimum requirements of Section 7.2.4 (Figure 7.2 - Parking Requirements), the applicant shall first determine reductions for those uses with competing peak demands for Daytime Peak and Nighttime Peak in accordance with the methodology in Section 7.2.5.3.iii.a (Sample Calculations for Determining Predominant Use Reduction).

The result of the Daytime and Nighttime peak demand calculations shall then be compared to determine which set of competing demands shall be used to provide the overall parking space count. For example, daytime demands may exceed nighttime demands and, in that case, the daytime demand would serve as the overall parking demand for that site.

Sample Mixed Use Plaza Profile:

Medical Office (10,000 square feet)
 Grocery Store (14,000 square feet)
 Retail, Daytime (5,000 square feet)
 Restaurant, Dinner Only (90 occupants)
 Restaurant, Lunch and Dinner (60 occupants)
 Bank (5,000 square feet)

Step 1: Competing Uses (Daytime)

1. Baseline Parking Demand Determination (Daytime Peak)		
Use	Building Size/Occupancy	Minimum Demand
Medical Office*	10,000 square feet	50 spaces*
Grocery Store	14,000 square feet	49 spaces
Retail, Daytime	5,000 square feet	20 spaces
Restaurant, Lunch and Dinner	60 seats	20 spaces
Bank	5,000 square feet	20 spaces
Baseline Parking Demand		159 spaces
2. 15% Reduction Comparison (Daytime Peak)		
50*-15%=42 spaces	42+49+20+20+20=	151 spaces

*Predominant Use

Step 2: Competing Uses (Nighttime)

1. Baseline Parking Demand Determination (Nighttime Peak)		
Use	Building Size/Occupancy	Minimum Demand
Restaurant, Lunch and Dinner	60 seats	20 spaces
Restaurant, Dinner Only*	90 seats	30 spaces*
Grocery Store	14,000 square feet	49 spaces
Baseline Parking Demand		99 spaces
2. 15% Reduction Comparison (Nighttime Peak)		
30 seats*-15%=25 seats	20+25+49=	94 spaces

*Predominant Use

Step 3: Non-Competing Uses (Nighttime vs. Daytime)

Daytime Demand	151 Spaces (larger demand is chosen)
Nighttime Demand	94 Spaces

3. Off-Site Parking

Separate from, or in conjunction with Shared Parking provisions, an applicant may use off-site parking to satisfy their parking requirements. As part of the review process, the applicant shall provide the Planning Board with the necessary information to comply with the following standards:

- a) Off-site parking shall be located within a 700-foot walking distance, measured from the nearest point of the off-site parking area along paved public or private walkways to the principal building entrance served. Unless the applicant can demonstrate that an alternative distance is reasonable and appropriate walkways are available.
 - b) Off-site parking may only be provided if the off-site lot has an excess number of spaces or if the applicant can demonstrate that the on-site and off-site uses have non-competing peak demands.
 - c) The amount of required parking spaces being reduced on-site shall be equal to the amount being provided off-site. The parking locations shall demonstrate that both properties can account for up to 100% of the minimum required parking.
 - d) A lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Burlington, documenting long-term use of the parking area provided to the Planning Board. The Planning Board may condition their approval on the continued existence of the written and binding shared parking agreement, the failure of which may render the permit null and void and subject to enforcement by the Inspector of Buildings.
 - e) On-street parking spaces that intersect or are completely contained within the frontage of the property may be counted toward the minimum parking requirements.
 - f) Uses sharing a parking facility shall provide for safe, convenient walking between uses and parking, including safe, well-marked pedestrian crossings, signage, and adequate lighting.
4. Proximity to Public Parking Facility. The Planning Board may grant a parking reduction where a development site is within reasonable walking distance to a municipally-controlled parking facility which is publicly-available during hours of operation of uses on site, has sufficient capacity, is not allocated for residential uses, and is connected by public sidewalk.
5. Car-Sharing Program. The Planning Board may approve a parking reduction where an active car-sharing program is made available to residents and/or employees on a development site; and where cars for the car-share program are available on the site or within a 700-foot walking distance of the site. Unless the applicant can demonstrate that an alternative distance is reasonable and appropriate walkways are available.
6. Public Transportation Off-Set. On a public street where a regular public transit bus route is established and where a bus stop is located within 700 feet of the main entrance of a development site, the Planning Board may grant a parking reduction. Unless the applicant can demonstrate that an alternative distance is reasonable and appropriate walkways are available.

7.2.7. Parking Expansion Method

1. The Planning Board may grant a special permit to increase the parking space requirements specified on Figure 7.2 by more than ten percent (10%) if the Planning Board determines that all of the following findings and conditions are met:
 - a) The applicant has submitted data and evidence to the Planning Board, including but not limited

to parking accumulation and utilization data that demonstrate the demand for additional parking spaces for such use or buildings, the latest edition of the Institute of Transportation Engineers (ITE) Parking Manual, the Urban Land Institute (ULI) Shared Parking Manual, or other comparable manual or document acceptable to the Planning Board.

- b) The applicant, site operator, or owner who obtains a special permit to increase the number of parking space shall agree to reduce the estimated trip generation rates related to the subject development or use in both the a.m. and p.m. peak hours by 20%, based upon the latest edition of ITE Trip Generation manual, or other comparable manual or document acceptable to the Planning Board. The method or methods by which such a reduction is accomplished is subject to the approval of the Planning Board. The Planning Board may determine compliance with this condition by monitoring traffic movements at the site after project completion and occupancy. The applicant, site operator, or owner shall fund this monitoring program in an amount agreed upon when the waiver is issued.

7.2.8. Special Surface Parking Types and Standards

The following special parking types are intended to facilitate a smaller and more efficient parking footprint, multi-mobility, and context-based placement of parking.

1. Stacked and Valet Parking

The term stacked parking shall mean parking front to back in a commercial or multifamily setting. If stacked parking is used for required non-residential parking spaces, a valet parking plan and a lease, recorded covenant, or other comparable legal instrument must be filed with the Town of Burlington ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking. Valet and stacked parking spaces do not require individual striping and may be permitted on-site or off-site as a means of satisfying the applicable off-street parking requirements where:

- a) Adequate assurance of the continued operation of the valet car park is provided.
- b) An equivalent number of valet spaces is available to replace the number of required off-street parking spaces.
- c) The design of the valet parking area will not cause queuing in a vehicular travel lane.
- d) The valet parking area is not located adjacent to the front entrance of the building and or business.
- e) An attendant is provided to park vehicles during hours of operation.

2. Residential Tandem Parking

The term Tandem Parking shall be parking front to back in a single or two family setting only. The Planning Board shall permit Tandem Parking where the applicants meet the requirements noted below.

- a) To be used to meet parking requirements for residential units only.
- b) Tandem spaces shall be assigned to the same dwelling unit.
- c) Tandem parking shall not be used to provide guest parking.
- d) Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by

30 feet in length.

- e) Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.

7.2.9. Structured Parking Development and Design Standards

The Planning Board shall authorize all parking structures or garages for more than three (3) vehicles pursuant to Article XI, Section 9.2 “Special Permit”.

1. Placement and Scale. Structured parking may be constructed above ground and below ground, and attached or detached from the primary building and uses that it serves.
2. Pedestrian access to structured parking must lead directly to a public or private sidewalk and to the primary building. Structured parking that is attached directly to the primary building shall provide pedestrian access directly into the building.
3. General Development Standards.
 - a) Any parking structure or garage which is authorized by Planning Board shall not be included in the Maximum Aggregate Building-to-Ground Area Percentage pursuant to Section 5.2.0 of Article V of the district within which it is built.
 - b) The use of Parking Structures in the BG District shall not be allowed unless ALL of the following criteria are met:
 - i. The parcel boundary within which a Parking Structure is located cannot be within two hundred (200) feet of a Residential District.
 - ii. The lot area must be a minimum of 150,000 sf.
 - iii. The Parking Structure must be an accessory use to a restaurant with a Function Facility having a minimum occupancy of 400.
 - iv. Parking Structures shall not be allowed in the BG District unless the parcel within which the Parking Structure is located has an equivalent square footage of Green Space equal to 200% of the footprint of the Parking Structure, unless through a finding of the Planning Board pursuant to a “Site Plan” or “Special Permit” as described in Section 9.2.0 and 9.3.0 of Article IX, they determine an alternative public benefit; or to act in any other manner in relation thereto.
4. General Design Standard. Except for one-family and two-family dwellings, the street facing facade of any story of a building occupied by motor vehicle parking must be designed as follows:
 - a) Fenestration and facade openings must be vertically and horizontally aligned and all floors fronting on the facade must be level (not inclined).
 - b) Windows must be back-lit during evening hours and internal light sources must be concealed from the view from public sidewalks.
 - c) The facade area masking the floors occupied by motor vehicle parking must be seamlessly integrated into the architectural design of the building’s facade.

7.2.10. Bicycle Parking

To facilitate bicycle use, the following bicycle parking regulations shall apply:

1. Multi-Family and Mixed-Use Developments. Developments with 5 or more multi-family units shall provide at least one indoor covered bicycle parking area with space for 5 bicycles for every 5 dwelling units unless an alternative standard is approved by the Planning Board.
2. Non-Residential Uses. Non-residential uses shall provide the following minimum bicycle parking spaces unless an alternative standard is approved by the Planning Board.

FIGURE 7.3 - BICYCLE PARKING REQUIREMENTS	
Size of Use	Required Spaces
5,000 to 10,000 square feet of gross floor area	4
10,001 to 30,000 square feet of gross floor area	10
30,001 square feet or more of gross floor area	14

3. Placement. Required Bicycle parking spaces may be placed on private property or on a sidewalk along the curb, provided that at least 5 feet of sidewalk remains clear for pedestrian use. Required bicycle parking shall be publicly accessible and located within 100 feet of a building entrance.

7.2.11. Design Standards for Off-Street Surface Parking Facilities



1. Applicability.
 - a) As part of a Site Plan or Special Permit process, all new site development must conform with the design standards of this section.
 - b) When the gross floor area and Improved Site Area, either in combination or individually, is increased by more than 50%, the additional floor or site area must conform to the design standards of this section.
2. Access.
 - a) All off-street parking shall have direct access to a public street from a driveway, maneuvering aisle, private way or permanent access easement.
 - b) Where off-street parking facilities of 30 spaces or more are provided, a publicly accessible driveway must have a minimum width of eighteen (18) feet for vehicle access and 5-foot

sidewalk connecting to the public street to the parking facility.

- c) Shared driveways in the RG, RC, BN, BL, BT, BG, IG, I, and IR zoning districts are permitted and encouraged.
- d) Shared internal access between adjacent private parking lots is encouraged and shall be explored in accordance with Section 9.3.0 “Site Plan” of this Bylaw.

3. Circulation.

- a) Parking lots and structures must be designed so that vehicles enter or exit the lot or structure onto a public street in a forward direction rather than backing out into the roadway except for single family dwellings.
- b) No driveway sideline shall be located within 20 feet of the street line of an intersecting way.
- c) Driveway egresses serving 20 or more parking spaces must have not less than 250 feet sight distance in each travel direction entering an arterial street and not less than 150 feet sight distance on other streets.
- d) No driveway opening shall exceed 30 feet in width (exclusive of radii) at the street line unless necessity of greater width is demonstrated by the applicant.
- e) Openings shall be graded and drainage facilities provided where necessary to prevent stormwater from ponding or running across any sidewalk.

4. Surfacing.

- a) Impervious Materials. Where on-site facilities are provided for parking or any other vehicular use areas, they must be surfaced with bituminous asphalt, concrete, or other types of dustless material, and maintained in a smooth, well-graded condition. The site plan must also conform with the Impervious Surfaces requirements intended to protect the Town’s water supply as outlined in Section 8.3.8.4 of Article VIII of this bylaw.
- b) Pervious Materials. Pervious or semi-pervious parking area surfacing materials may be approved by the Planning Board in consultation with the Town Engineer. Permitted materials may include, but are not limited to grass, grasscrete, ring and grid systems used in porous or grid pavers, or recycled materials such as glass, rubber, used asphalt, brick, block and concrete and other impervious material where applicable.

5. Curbs and Drainage.

- a) All surface parking areas must be graded and drained to collect, retain, and infiltrate surface water accumulation on-site to the greatest extent practicable.
- b) Curbs or parking blocks are required at the edges of perimeter and interior landscaped areas. Curbing may have openings to allow drainage to enter and percolate through the landscaped areas taking into account size and soil conditions.
- c) Vertical Granite Curbing (VGC) is encouraged.

SECTION 7.3.0 GENERAL LOADING REQUIREMENTS AND PURPOSE

Loading space dimensions and locations shall be approved by the Planning Board, and loading spaces shall be so placed as not to require maneuvering within a public way or way used by the public.

- 7.3.1 General. Adequate off-street loading spaces or loading areas shall be provided and maintained by the owner of the property for each nonresidential building or use which is erected, enlarged or altered after the effective date of this Bylaw.
- 7.3.2 Same Lot. All loading spaces or loading areas required by this Bylaw shall be on the same lot as the building or use which they are intended to serve, and in no case shall any required loading area be part of an area used to satisfy the off-street parking requirements of this Bylaw.
- 7.3.3 No Queues or Backing onto Street. No loading facility shall be designed to require trucks to queue on a public way while awaiting off-loading. No loading facility shall be designed to require vehicles to back onto a public way; all turning maneuvers shall be accommodated on the premises.
- 7.3.4 Shared Loading. No part of an off-street loading area required by this Bylaw for any nonresidential building or use shall be included as part of an off-street loading area similarly required for another building or use, unless the type of buildings or uses indicates that the usage of such loading area would not occur simultaneously, as determined by the Planning Board.
- 7.3.5 Screening. Loading areas shall be screened in accordance with Section 7.4.0 of this Bylaw.
- 7.3.6 Location. No loading dock or bay shall be located within a required buffer area to an adjoining residential zoning district in accordance with Section 5.2.0 of this Bylaw. The Planning Board shall have final say on the siting of any loading dock;

SECTION 7.4.0 GENERAL LANDSCAPING REQUIREMENTS

- 7.4.1 Purpose. This section is designed to accomplish the following objectives:
 - 1. Provide a suitable boundary or buffer between residential uses and nearby nonresidential uses;
 - 2. Separate different and otherwise incompatible land uses from each other in order to partially or completely reduce potential nuisances such as dirt, dust, litter, noise, glare from motor vehicle headlights, intrusion from artificial light (including ambient glare), or view of signs, unsightly buildings or parking lots;
 - 3. Provide visual relief and a source of shade in parking lots and other areas, and protection from wind in open areas; and
 - 4. Offer property owners protection against diminution of property values, if any, due to adjacent nonresidential use.
- 7.4.2 Applicability. The requirements of this section shall apply to any nonresidential use and to multifamily dwellings.
- 7.4.3 Coordination with Site Plan Approval. The Planning Board shall require a landscaping plan as part of an overall site plan for any premises subject to site plan review pursuant to Section 9.3.0 of this Bylaw. Such landscaping plan shall be at a scale sufficient to determine compliance with the specifications set forth in this Section.

7.4.4 Landscaping Requirements.

The Planning Board shall require a landscaping plan as part of an overall site plan for any premises subject to site plan review pursuant to Section 9.3.0 of this Bylaw. Such landscaping plan shall be at a scale sufficient to determine compliance with the specifications set forth in this Section.

1. Screening. In accordance with an approved site plan, screening shall be provided, erected and maintained to shield RO and RG districts and municipal properties from adjoining business and industrial uses of land, and to shield RO districts from adjoining apartment uses. Screening shall be erected or planted before the premises are first occupied. Alternatively, the Planning Board may accept a financial guarantee in the amount of the cost of installing the screening and a written agreement to complete the screening within a specified time and permit occupancy before the screening is installed.
 2. Landscaping. In accordance with an approved site plan, landscaping shall be provided, erected and maintained on any part of any BN, BL, BG, BT, I, IR, IG, or RG lot which is not occupied by a structure or by required parking areas, service areas, and driveways; except that all or part of the required landscaping may be in its clean original wooded state. Landscaping features shall be erected or planted before the premises are first occupied. Alternatively, the Planning Board may accept a financial guarantee in the amount of the cost of installing the landscaping and a written agreement to complete the landscaping within a specified time and permit occupancy before the landscaping is installed.
 3. Residential Buffers. Property line(s) which also bound residential districts shall be screened from nonresidential uses by means of plantings or maintenance of trees of a species common to the area and appropriate for screening, spaced to minimize visual intrusion, and providing an opaque year-round visual buffer between uses. Such plantings shall be provided and maintained by the owner of the property used for nonresidential use and multifamily dwellings. No part of any building or structure or any paved or unpaved surface intended for or used as a parking area may be located within the buffer area required by Section 5.2.0 of this Bylaw.
 4. Accessory Receptacles. Dumpsters and similar accessory receptacles over one cubic yard capacity shall be enclosed and screened from all adjacent premises and streets from which such features would otherwise be visible in accordance with this Section.
 5. Utilities. Any loading area or HVAC equipment or other electrical equipment placed on the ground level shall be screened from all adjacent premises and streets from which it would otherwise be visible in accordance with this Section.
 6. Plant Materials. Planted areas shall contain an appropriate mix of native plant species as identified by the Native Plant Trust that are appropriate to the proposed use, site layout, soils, and other environmental conditions. Vegetation is preferable to mulch where practical.
 7. Existing Trees. Existing trees with a diameter at breast height (DBH) of twelve inches (12") or more shall not be removed except by prior approval of the Planning Board, and if removed, shall be replaced with a minimum 3" caliper tree, unless waived by the Planning Board.
- 7.4.5 Coordination with Site Plan Approval. The Planning Board shall require a landscaping plan as part of an overall site plan for any premises subject to site plan review pursuant to Section 9.3.0 of this Bylaw. Such landscaping plan shall be at a scale sufficient to determine compliance with the specifications set forth in this Section.
- 7.4.6 Maintenance of Landscaped Areas. The owner of the property used for nonresidential purposes shall be responsible for the maintenance, repair and replacement of all landscaping materials installed in accordance with this section and shall have a continuing obligation to comply with the provisions set

forth herein. All plant materials required by this Section shall be maintained in a healthful condition, or replaced as necessary, in perpetuity.

7.4.7 Parking Lot Landscaping



1. Applicability.

- a) This Section applies to all on-site surface parking lots with 10 or more new spaces or new parking areas with 10 or more spaces created after the effective date of this bylaw. For purposes of this section, multiple parking lots contained on a single development site and any separate parking areas connected with drive aisles are considered a single parking lot.
- b) An existing parking lot may be renovated or repaired without providing additional landscaping, provided there is no increase in the size of the parking lot.
- c) When an existing parking lot is increased in size, the requirements of this section shall apply to the additional parking area only.
- d) When an existing parking lot is increased in size by more than 50% cumulatively, landscaping is required for both the existing parking area and the new parking area.

2. Perimeter Screening. All surface parking lots with frontage on any portion of a street right-of-way shall be screened with the following:

- a) A minimum 10-foot wide, landscaped area with a continuous row of shrubs, grasses, and/or shade trees must be provided between the street and parking lot.
- b) Shrubs and grasses must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
- c) A 36-inch high wall in a minimum 5-foot length may be substituted for the continuous row of shrubs.
- d) Plants shall be salt tolerant.
- e) Breaks for pedestrian and vehicle access are allowed.

3. Interior Islands.

- a) A landscaped interior island shall be provided for every 10 parking spaces. Interior islands shall

be distributed evenly throughout the parking area. Interior islands may be consolidated, or intervals may be expanded in order to preserve existing trees.

- b) An interior island abutting a double row of parking spaces shall be a minimum of 8.5 feet in width and 300 square feet in area.
- c) An interior island abutting a single row of parking spaces shall be a minimum of 8.5 feet in width and 150 square feet in area.
- d) Interior islands may be installed below the level of the parking lot surface with curb breaks to allow for runoff capture. This type of island is prohibited in the following areas.
 - i. Within the Aquifer (A) overlay district.
 - ii. Where soil is designated as Type C or Type D via the Hydrologic Soil Group classification system as designated by the US Department of Agriculture's Natural Resource Conservation Service.
 - iii. Where said design conflicts with the requirements of restrictions related to properties which may be governed by the Massachusetts Contingency Plan.

4. Median Islands.

- a) A landscape median island shall be provided between every 6 single parking rows.
- b) A landscape median island shall be a minimum of 5 feet wide.
- c) A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide, and the remaining planting area must be no less than 5 feet wide.
- d) Median islands may be consolidated, or intervals may be expanded in order to preserve existing trees.
- e) Median islands may be installed below the level of the parking lot surface with curb breaks to allow for runoff capture. This type of island is prohibited in the following areas.
 - i. Within the Aquifer (A) and Water Resources (WR) overlay district unless the island is designed to pre-treat the runoff prior to infiltration.
 - ii. Where soil is designated as Type C or Type D per the Hydrologic Soil Group Classification System as designated by the US Department of Agriculture's Natural Resource Conservation Service.
 - iii. Where said design conflicts with the requirements of restrictions related to properties which may be governed by the Massachusetts Contingency Plan.

5. Tree Coverage.

- a) Each interior island shall include at least one salt tolerant shade tree per 150 square feet.
- b) In no case can there be less than one shade tree for every 2,000 square feet of parking area including driving aisles.

6. Maintenance and Installation: All required parking lot landscaping shall be properly installed and maintained in perpetuity.

ARTICLE VIII: OVERLAY DISTRICTS

SECTION 8.1.0 100-YEAR FLOODPLAIN DISTRICT

8.1.1 Purpose

The purpose of the Floodplain Overlay District is to:

- 1) Ensure public safety through reducing the threats to life and personal injury
- 2) Eliminate new hazards to emergency response officials
- 3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
- 4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
- 5) Eliminate costs associated with the response and cleanup of flooding conditions
- 6) Reduce damage to public and private property resulting from flooding waters
- 7) Preserve the natural flood control characteristics and the flood storage capacity of the floodplain.

The floodplain management requirements found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws or regulations.

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

If any section, provision or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the bylaw shall be effective.

8.1.2 District Boundaries

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within Burlington designated as Zone A and AE on the Middlesex County Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 6, 2016. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

8.1.3 Definitions

BASE FLOOD ELEVATION defined in Article II

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1) By an approved state program as determined by the Secretary of the Interior or
 - 2) Directly by the Secretary of the Interior in states without approved programs.
- [US Code of Federal Regulations, Title 44, Part 59]

LOWEST FLOOR defined in Article II

MANUFACTURED HOME defined in Article II

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- a) Built on a single chassis;
 - b) 400 square feet or less when measured at the largest horizontal projection;
 - c) Designed to be self-propelled or permanently towable by a light duty truck; and
 - d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- [US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

RESIDENTIAL defined in Article II

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL IMPROVEMENTS defined in Article II

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

8.1.4 Permitted Land Uses

The Floodplain District is established as an overlay district to all other districts. The Town of Burlington requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties. The town's permit review process includes the requirement that the proponent obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must demonstrate that all necessary permits have been acquired.

All development in the district, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with the following:

1. Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
2. DEP Inland Wetlands Restrictions (currently 310 CMR 13.00);
3. DEP Minimum Requirements for Subsurface Disposal of Sanitary Sewage (currently 310 CMR 15, Title 5).

8.1.5 Requirements for Development within the Floodway

In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

Within the floodway portion of the Floodplain District, as delineated on the **FIRM** the following requirements apply:

1. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Such certification shall be to the satisfaction of the Planning Board where site plan approval or a special permit is required and shall be to the satisfaction of the Inspector of Buildings where such approvals are not required.
2. Any encroachment permitted within the floodway in accordance with Section 8.1.5.1 shall comply with the floodplain requirements of the Massachusetts State Building Code.

8.1.6 Requirements for Development within the Flood Plain District

1. For all development, and for proposed subdivisions, the related utilities and utility facilities, such as sewer, water, gas and electrical systems, shall be located and constructed to minimize or eliminate flood damage.
2. The design standards for utilities are as follows:
 - a. New or replacement water supply systems shall be designed to minimize, or eliminate infiltration of flood waters into the systems.
 - b. New or replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
 - c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
3. Adequate drainage is provided.
4. In A and AE Zones all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

8.1.7 Determination of Compliance with Requirements

For development that requires site plan approval or a special permit, the Planning Board shall have the responsibility to determine whether the proposed building or buildings and related site work conform to the requirements of the Floodplain District. For development for which site plan approval or a special permit is not required, the Inspector of Buildings shall have the responsibility to make this determination.

8.1.8 Submission Requirements

All applications for permission to undertake development within the Floodplain District must be accompanied by sufficient information to permit determination regarding the compliance of the proposed development with the provisions of the Floodplain District. Such information includes, but is not limited to:

1. A plot plan showing the property boundaries, the location of existing buildings and site improvements, the location of new construction or improvements to existing buildings and the boundaries of the floodway and the 100-Year Flood Plain District within the property.
2. Base flood elevation for the property. Data from the FIRM maps must be used, if they provide data for the subject property.
 - a. Base Flood Elevation Data – Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A Zones.
 - b. Floodway Data – When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.
3. Elevation of the lowest floor in the building.
4. Elevation of the lowest habitable floor, if different from the lowest floor.

8.1.9 Exemption from Flood Plain District Requirements

Development may be exempted from the requirements of Floodplain District when the property owner, lessee, or other party of interest submits documentation that the Federal Government has reevaluated its designation of the property upon which the development would be located from that indicated in the July 6, 2016 FIRM Maps and concluded that the property is not subject to flooding during a 100-year flood. For development which requires the approval of the Planning Board, including but not limited to site plan approval or a special permit, the documentation must be found to be satisfactory by the Planning Board before an exemption may be granted.

For development for which Planning Board approval is not required, the documentation must be found to be satisfactory by the Inspector of Buildings before an exemption may be granted. Such documentation may include, but is not limited to, a "Letter of Map Amendment."

8.1.10 Variances to building code floodplain standards

The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

8.1.11 Variances to Zoning Bylaw related to community compliance with the National Flood Insurance Program (NFIP)

A variance from this floodplain bylaw must meet the requirements set out by State law, and may only be granted if:

1. Good and sufficient cause and exceptional non-financial hardship exist;
2. the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
3. the variance is the minimum action necessary to afford relief.

8.1.12 Designation of community Floodplain Administrator

The Town of Burlington hereby designates the Inspector of Buildings to be the official floodplain administrator for the Town.

8.1.13 Requirement to submit new technical data

If the Town/City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town/City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

Notification of Watercourse Alteration

In a riverine situation, the Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:

- 1) Select Board or Mayor, Planning Board and Conservation Commission of adjacent communities;
- 2) NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, 8th Floor
Boston, MA 02114-2104
- 3) NFIP Program Specialist
Federal Emergency Management Agency, Region 1
99 High Street, 6th Floor

SECTION 8.2.0 WETLANDS DISTRICT

8.2.1 Purpose

The purpose of this district is:

To preserve and protect the water bodies, water courses and wetlands in the Town of Burlington and their adjoining lands.

To protect the health and safety of persons and property against the hazards of flooding and contamination.

To preserve and maintain the groundwater table for water supply purposes.

To protect the natural environment.

To conserve the watershed areas of the Town of Burlington for the health, safety, and welfare of the public.

8.2.2 Definition of Wetlands District

The wetlands district is superimposed over other districts established by this Bylaw. It includes all lands shown with the boundaries designated as wetlands on the Topographic Sheets, Town of Burlington entitled Wetlands 1977. These maps, as may be amended from time to time, are hereby made a part of this Bylaw. The wetlands have been delineated in accordance with the definitions in Chapter 131, Section 40 of the Massachusetts General Laws.

8.2.3 Interpretation and Application

Any use within the limits of the Wetland District shall be governed by this section and all other applicable provisions of this Bylaw. All uses not specifically permitted by Section 4.4.1 or 4.4.2 are prohibited.

8.2.4 Special Permit Procedure

Any person(s) desiring a special permit under Section 4.4.1 of this Bylaw shall submit an application to the Planning Board in accordance with the procedures set forth in Article IX, Section 9.2.0 and, when required by the Planning Board, a Site Plan in accordance with the procedures set forth in Section 9.3.0 and shall comply with the conditions set forth in that section. The limits and type of wetlands on the lot in question shall be shown on the site plan.

In granting a special permit under this article, the Planning Board shall insure that no discharge allowed by this section shall by virtue of its chemical or biological characteristics affect the natural productivity of the wetland into which it is discharged, except as approved.

Issuance of a special permit under this section does not constitute approval under the Wetlands Protection Act, Chapter 131, Section 40. Notice of intent to undertake activities governed by the Wetlands Protection Act must be filed with the Conservation Commission.

SECTION 8.3.0 AQUIFER AND WATER RESOURCE DISTRICTS

8.3.1 Purpose

The purposes of the Aquifer and Water Resource Districts are:

To promote the health, safety, and general welfare of the community;

To protect, preserve, and maintain the existing and potential groundwater supply and groundwater recharge areas within the known aquifers of the Town;

To preserve and protect present and potential sources of water supply for the public health and safety;

To conserve the natural resources of the town;

To protect the groundwater and groundwater recharge areas of the town from adverse development or land use practices; and,

To prevent blight and the pollution of the environment.

8.3.2 Definition of Aquifer and Water Resource Districts

The Aquifer and Water Resource Districts are superimposed over other districts established by this Bylaw. They include all lands shown with the boundaries designated as Aquifer Districts and Water Resource Districts shown on the map entitled Aquifer and Water Resource Districts, prepared by Town of Burlington Engineering Department, and dated January 9, 1996, and presented to Town Meeting for adoption on September 30, 1996 and digitized in 2017. This map, as may be amended from time to time, is hereby made a part of this Bylaw.

The Aquifer District shall encompass all properties or portions of properties whose ground and surface waters directly recharge the Vine Brook wellfield, including all lands designated as "Zone I" and "Zone II" by the Massachusetts Department of Environmental Protection (DEP). Lands identified as "Zone I" or "Zone II" pursuant to an adjacent community's water supply shall not be considered as an Aquifer District under this Bylaw unless and until the above referenced map is amended and approved by Town Meeting to include such additional land area.

The Water Resource District shall encompass all properties or portions of properties whose ground and surface waters drain into the watershed contributing to the Vine Brook aquifer, including all areas designated as "Zone III" by the DEP. For purposes of identifying applicable groundwater categories under the Massachusetts Contingency Plan, 310 CMR 40.00 (MCP), the Water Resource District shall be considered a Potential Drinking Water Source under the MCP.

8.3.3 Interpretation and Application

The Aquifer and Water Resource Districts are overlay districts and shall be superimposed on all other districts established by these Zoning Bylaws. All regulations of the Zoning Bylaws applicable to such underlying districts shall remain in effect. Where the Aquifer and Water Resource Districts impose additional regulations, such regulations shall be in addition to the requirements of the underlying district. Where the Aquifer and Water Resource Districts impose a prohibition of a use, such prohibition shall control even where the underlying districts impose less strict requirements.

8.3.4 Pertinent Definitions

For the following definitions refer to Article II: Definitions, "Aquifer", "Groundwater", "Hazardous Material", "Hazardous Waste", "Very Small Quantity Generator of Hazardous Waste (VSQG)", "Impervious Surface", "Interim Wellhead Protection District Area", "Leachable Wastes", "Primary Aquifer Recharge Area", "Trucking Terminal", "Watershed", "Zone I", "Zone II" and "Zone III"

8.3.5 Prohibited Uses and Activities in the Aquifer District

8.3.5.1 Business and industrial uses, not agricultural, which manufacture, generate, use, treat, process, store, or dispose of hazardous materials or wastes as a principal or accessory activity or use, or which involve on-site disposal of process waste waters, except for the following, which may be allowed by special permit in accordance with sections 8.3.7 and 9.2.0 of this Bylaw:

- (a) very small quantity generators (VSQG) of hazardous waste, as defined by 310 CMR 30.00;
- (b) household hazardous waste collection centers or events operated pursuant to 310 CMR 30.390;
- (c) waste oil retention facilities required by MGL Chapter 21, Section 52A; and,
- (d) treatment works approved by the Massachusetts DEP and designed in accordance with 314 CMR 5.00 for the treatment of contaminated ground or surface waters.

8.3.5.2 Trucking terminals, bus terminals, car washes, motor vehicle gasoline sales, automotive service and repair shops.

8.3.5.3 Solid waste landfills, dumps, auto recycling, auto graveyards, junk and salvage yards, landfilling or storage of sludge, and septic with the exception of the disposal of brush or stumps.

8.3.5.4 Storage of liquid petroleum products of any kind, except for the following:

(a) Storage which is incidental to:

1. normal household use and outdoor maintenance or the heating of a structure;
2. emergency generators allowed by statute or regulation;
3. waste oil retention centers required by MGL Chapter 21, Section 52A, or
4. treatment works approved by the DEP designed in accordance with 314 CMR 5.00 for the treatment of contaminate ground or surface waters;

provided that such storage shall be in a free standing, above ground container within a structure or within the basement of a structure, within a diked, impermeable area sufficient to contain the volume of the tank plus ten percent (10%) to prevent spills or leaks from reaching groundwater or surface water. Above ground tanks must comply with all applicable provisions of Massachusetts Board of Fire Prevention regulation 527 CMR 9.00.

(b) Replacement of storage tanks or systems for the keeping, dispensing or storing of gasoline, which existed at the time of adoption of this Bylaw, provided that:

1. All replacement storage tanks shall be registered with the Board of Health and the Fire Department;
2. All such replacement storage tanks or systems shall be located underground as required by the Massachusetts Board of Fire Prevention regulation 527 CMR 14;
3. All such storage systems shall be protected by one of the secondary containment systems specified in Mass. Board of Fire Prevention regulation 527 CMR 9.08 (3); and,
4. The Fire Department may deny the installation and use of replacement underground storage systems, or approve it subject to conditions if it is determined that such replacement constitutes a danger to public or private water supplies, in accordance with 527 CMR 9.26 (4) (d).

Replacement of all other storage tanks for liquid petroleum products other than gasoline must be above ground, in accordance with Section 8.3.5.5 (a) above.

8.3.5.5 Storage of deicing chemicals, unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate.

8.3.5.6 Stockpiling and disposal of snow or ice removed from highways and streets located outside of Zone II that contain sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for snow and ice removal.

8.3.5.7 Dumping or disposal on the ground, in water bodies, or in residential septic systems of any toxic chemical, including but not limited to septic system cleaners which contain toxic chemicals such as methylene chloride and 1-1-1 trichloroethane, or other household hazardous wastes.

8.3.5.8 Treatment works that are subject to a Groundwater Discharge Permit, pursuant to 314 CMR 5.00; except the following:

- a. the replacement or repair of an existing system(s) that will not result in a design capacity greater than the design capacity of the existing system(s);
- b. the replacement of an existing subsurface sewage disposal system(s) with wastewater treatment works that will not result in a design capacity greater than the design capacity of the existing system(s); and ,
- c. treatment works approved by the DEP designed for the treatment of contaminated ground or surface waters.

8.3.5.9 Individual sewage disposal systems that are designed in accordance with 310 CMR 15.00 to receive more than 110 gallons on any one-quarter (1/4) acre under one ownership per day, or 440 gallons of sewage on any acre under one ownership per day,

whichever is greater, except the replacement or repair of an existing system that will not result in an increase in design capacity above the original design.

8.3.5.10 Any use which is not permitted either as of right or by special permit in the Aquifer District or Water Resource District, as listed in Article IV of this Bylaw.

8.3.6 Restricted Uses and Activities in the Aquifer District

The following uses are subject to the Use Regulation Schedules of Sections 4.2.0, 4.3.0, and 4.4.0, and to the restrictions and performance standards as specified below.

8.3.6.1 Excavation for removal of earth, loam, sand, gravel, and other soils or mineral substances shall not extend closer than four (4) feet above the historical high groundwater table (as determined from monitoring wells and historical water table fluctuation data compiled by the United States Geological Survey). A minimum of three (3) on-site monitoring wells shall be installed by the property owner to verify groundwater elevations. The monitoring wells shall be installed at the lowest points on the property that is proposed for excavation. A Site Plan indicating the proposed monitoring well locations must be submitted to the Planning Board and the Board of Health for review and approval prior to well installation. Water level measurements to be used to determine the annual high ground water table depth shall be collected during the months of March, April, October, and November, when the underlying soil is most likely to be saturated by groundwater.

This section shall not apply to excavations incidental to permitted uses, including but not limited to providing for the installation or maintenance of structural foundations, freshwater ponds, utility conduits or on-site sewage disposal, however, the lowest point of the excavation for the installation of a sewage disposal system shall not be within four (4) feet of the historical high groundwater table elevation.

Access road(s) to extractive operation sites shall include a gate or other secure mechanism to restrict public access to the site.

Upon completion of earth removal operations, all altered areas shall be restored with topsoil and vegetative plantings. All fine materials, such as clays and silts, removed as part of the earth removal operation and leftover as byproducts, shall be disposed of offsite to prevent damage to aquifer recharge characteristics.

The above requirements shall be in addition to the requirements for earth removal or fill specified in Article XIV Section 4.2 of the General Bylaws.

8.3.6.2 The use of calcium chloride for ice control shall be consistent with public highway safety requirements, pursuant to Article XIV Section 4.4 of the General Bylaws.

8.3.6.3 The storage of calcium chloride, chemically treated abrasives, and other chemicals used for the removal of ice and snow on roads or other impervious surfaces shall be covered and located on a paved surface, with berms within a structure designed to prevent the generation and escape of contaminated runoff or leachate, subject to the restrictions on the storage of chlorides on parcels abutting Vine Brook, pursuant to Article XIV Section 4.3 of the General Bylaws.

8.3.6.4 Fertilizers, pesticides, herbicides, lawn care chemicals, or other leachable materials shall be used in accordance with the Lawn Care Regulations of the Massachusetts Pesticide Board, 333 CMR 10.03 (30, 31), as amended, with the manufacturer's label instructions, and all other necessary precautions to minimize adverse impacts on surface and groundwater.

8.3.6.5 The storage of commercial fertilizers and soil conditioners shall be within structures designed to prevent the generation and escape of contaminated runoff or leachate.

8.3.6.6 All existing permanent animal manure storage areas shall be covered and contained in accordance with the specification of the United States Soil Conservation Service to prevent the generation and escape of contaminated runoff leachate.

8.3.6.7 On-site sewage disposal systems shall not be installed in areas where soil percolation rates are faster than two (2) minutes per inch without additional measures imposed by the Board of Health.

8.3.6.8 All liquid hazardous materials, as defined in MGL Chapter 21E, must be stored either in a free standing container within a building, or in a free standing container above ground level with protection adequate to contain a spill the size of the container's total storage capacity plus ten percent (10%) to prevent spills or leaks from reaching groundwater or surface waters.

8.3.7 Special Permit Procedure

8.3.7.1 Any use or activity identified in the use regulations schedule contained in Sections 4.2.0 through 4.4.0 of this Bylaw which requires a Special Permit in the Aquifer or Water Resource Districts shall require the submission of an application to the Planning Board for approval of such use or activity in accordance with Section 9.2.0.

8.3.7.2 Submittal: The following shall be submitted in addition to the requirements of Section 9.2.0 in applying for a special permit within the Aquifer or Water Resource Districts:

- a) A complete list of all chemicals, pesticides, fuels, and other potentially toxic or hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use, accompanied by a description of measures proposed to protect from vandalism, corrosion, and leakage, and to provide for spill prevention and countermeasures.
- b) A description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal method.
- c) Evidence of joint permit approval under relevant State Regulations Covering Discharge of Sewage, Drainage Substances, or Wastes to Sewerage Works within the Metropolitan Sewerage District, and the Town of Burlington's Regulation of Sewer Use for any discharge of industrial wastes to the sewer system.
- d) For storage of toxic and hazardous materials, evidence of qualified professional supervision of system design, installation, and operational management.
- e) Analysis by a qualified professional engineer experienced in groundwater evaluation and/or hydrology certifying compliance with Section 8.3.7.3 below.

8.3.7.3 Special Permit Criteria: Special permits shall only be granted if the Planning Board determines that at the boundaries of the premises the groundwater quality resulting from on-site waste disposal, other on-site operations, natural recharge, and background water quality will not fall below the standards established by the Department of Environmental Protection in "Drinking Water Standards of Massachusetts", or for parameters where no standard exists, below standards established by the Board of Health and, where existing groundwater quality is already below those standards, upon determination that the proposed activity will result on no further degradation.

8.3.7.4 Approval: Special permit shall be granted only if the Planning Board determines that the intent of this bylaw and the criteria of Section 9.2.4 are met. In making such determination, the Planning Board shall give consideration to the simplicity, reliability, and feasibility of the control measures proposed and the degree of threat to water quality which would result if the control measure(s) were to fail.

8.3.8 Design and Operations Requirements

Within Aquifer and Water Resource Districts, the following design and operations requirements shall be observed:

8.3.8.1 Safeguards

Provision shall be made to protect against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measures as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials, and indoor storage provisions for corrodible or dissolvable materials.

8.3.8.2 Location

Where the premises are partially outside of the Aquifer or Water Resource Districts, such potential pollution sources as on-site waste disposal systems shall, to the degree feasible, be located outside the District.

8.3.8.3 Disposal

Provisions shall be made to assure that any waste disposed into the sewers shall conform with the MWRA's Rules and Regulations Covering Discharge of Sewage, Drainage Substances, or Wastes to Sewerage Works within the Metropolitan Sewerage District and the Town of Burlington's Sewer Use Regulations. Connecting sewers from the building shall be vitreous clay pipe or any other pipe shown to provide equivalent protection against corrosion.

8.3.8.4 Impervious Surfaces

Within the Aquifer and Water Resource Districts, not less than forty percent (40%) of the lot shall be landscaped or if wooded, may be left in a natural state. Within the Aquifer and Water Resource Districts all streets, sidewalks, parking areas, driveways, ramps, service areas, loading docks, and exterior service areas shall be paved or surfaced with impervious materials; in areas where contamination or other environmental factors do not preclude infiltration, porous pavement, porous concrete and/or permeable pavers may be used. All systems shall be designed and constructed so that water falling on such areas and on buildings on the same premises, and spilled liquid substances on such areas and in adjacent buildings, will be contained and controlled and directed into an approved system of pipes and/or drainage structures. Such drainage systems shall trap for removal, all oil based pollutants and suspended sediment and materials and shall provide for the full recharge of stormwater and precipitation to the ground beneath the site by the use of leaching structures, pipes, and fields, or an approved low impact development technique. The outlet from such a drainage system shall be designed to obtain the efficient operation of the leaching structures and to allow the passage of excess amounts of water so that no flooding of the site will occur. Residential lots which render impervious not more than fifteen percent (15%) or 2,500 square feet of the lot, whichever is greater, shall be exempt from this recharge and maintenance requirement. A drainage maintenance schedule shall be developed, subject to the approval of the Board of Health and the Town Engineer, which provides for the periodic inspection and maintenance of all drainage structures and systems. The property owner shall be responsible for continually implementing such drainage system maintenance.

8.3.8.5 Monitoring

Periodic monitoring may be required as a condition of approval of a special permit or site plan by the Planning Board, including sampling of wastewater disposed to off-site systems or drywells and sampling from groundwater monitoring wells to be located and constructed as specified in the special permit with reports to be submitted to the Planning Board and the Board of Health, and costs to be borne by the owner or operator of the premises.

8.3.9 Nonconforming Uses

Nonconforming uses which were lawfully existing or having been begun in reliance upon application or receipt of a building permit or special permit prior to the first publication of the notice of the public hearing of this Bylaw amendment, may be continued. In addition, such nonconforming uses may be extended or altered, as specified in MGL Chapter 40A, Section 6, and Section 6 of this Bylaw, provided that, in addition to the other requirements of Section 6.1.0 of this Bylaw, there is a finding by the Planning Board that such extension or alteration does not increase the danger of surface water or groundwater pollution or adversely affect surface water or groundwater quality from such use. The terms extended or altered shall include, but not be limited to, a change in the substance(s) that constitute the hazardous material(s) or waste(s).

SECTION 8.4.0 WIRELESS COMMUNICATIONS FACILITIES

8.4.1 Purpose and Intent

The Town of Burlington recognizes the quasi-public nature of wireless communications systems and finds that these regulations are necessary to protect public safety, to protect the ecological, scenic, historical and recreational values of the Town and to ensure that adverse visual and operational effects will not contribute to blighting, deterioration or other deleterious effects upon the surrounding neighborhood.

It is the intent of this Section to provide for establishment and/or expansion of cellular telephone, mobile radio and personal communication and similar systems within the Town of Burlington while protecting neighborhoods and minimizing the adverse visual and aesthetic effects of wireless telecommunications facilities through careful design, siting and screening and in furtherance of the requirements of the federal Telecommunications Act of 1996. More specifically the Section has been developed in order to:

- a) Comply with the intent and obligations of the Federal Telecommunications Act of 1996;
- b) Increase and promote competition in the telecommunications industry;
- c) Regulate the siting of wireless communications facilities relative to visual and aesthetic concerns;
- d) Encourage the use of screening and camouflaging techniques to minimize adverse visual and aesthetic impacts of wireless communications facilities on adjacent properties and residential neighborhoods;

- e) Minimize the overall number of wireless communications facilities and structures as may be necessary to provide wireless communications services within the community, by promoting shared use of facilities among multiple providers while providing reasonable opportunity for all providers to operate facilities within the community;
- f) Maximize use of existing and approved towers and other structures to accommodate new antennas and transmitters in order to reduce the number of wireless communications facilities needed to serve the community;
- g) Minimize the location of facilities in visually sensitive areas;
- h) Site facilities below visually prominent ridge lines;
- i) Protect historic and residential areas from potential adverse impacts of such facilities;
- j) Avoid potential damage to adjacent properties from facility failure through engineering and careful siting of facilities.

8.4.2 Definitions

For the following definitions refer to Article II: Definitions, “Wireless Communication Facilities” (WCF) and “Wireless Communication Services” (WCS).

8.4.3 General Requirements

- a) Wireless communications facilities, including towers, poles, antennas, satellite dishes, and accessory equipment cabinets, shall be considered structures under these Zoning Bylaws and shall be subject to the density and dimensional requirements of Section 5.2.0.
- b) No wireless communications facility, including towers, poles, antennas, and satellite dishes shall be erected or installed except in compliance with the provisions of this Section. Unless otherwise noted in Section 4.3.0 “Accessory Use Regulations Schedule” or in subsection “c” below, a special permit is required from the Planning Board. Any proposed construction of a new freestanding support structure, extension in height of an existing freestanding facility, or replacement of an existing freestanding facility, shall be subject to a new application for a special permit.
- c) Wireless communication facilities may only be located within the overlay districts identified on the map entitled “Town of Burlington - Wireless Communications Overlay Districts”. Such properties are also enumerated by Assessor’s Map and Parcel number in the “Comprehensive Plan for Wireless Communication Facilities in Burlington, MA.” WCF’s involving new freestanding support structures, or any facility proposed to be located within 200 feet of a property occupied by a residence shall be permitted in these overlay districts by special permit, pursuant to the criteria set out under Section 9.2.0 of this Bylaw, in addition to the approval criteria of this Section. WCF’s proposed to co-locate on a previously approved free-standing support structure shall be permitted by right in these overlay districts. Building facade-mounted facilities and building rooftop facilities which are more than 200 feet from a property occupied by a residence shall be permitted by right in the overlay districts. (Municipal communication facilities shall be exempt from this section).
- d) Wireless communications facilities shall be screened and/or camouflaged to minimize their visual and aesthetic impacts upon the surrounding neighborhood.
- e) Wireless communications facilities shall be sited so as to minimize visibility from abutting streets and nearby buildings and to limit the need to remove existing vegetation.
- f) Collocation is generally viewed as preferable to construction of a new freestanding support structure where it is assumed that collocation may often be less imposing on the landscape. To minimize the number of wireless communications facility sites in the community in the future, the proposed facility shall be designed and constructed so it is reasonably capable of accommodating other users, including other wireless communication companies and local police, fire and ambulance companies, unless the Planning Board determines that such use is technically infeasible, based upon the evidence submitted.

- g) Where a new freestanding support structure is proposed, alternative structures that employ “stealth” or camouflage techniques, such as artificial trees and flagpoles, shall be considered preferred. Free standing monopoles are less preferential, but may be acceptable where the applicant can successfully demonstrate to the Planning Board that the proposed facility will have minimal visual impact on the landscape. Lattice towers and guyed towers shall not be permitted unless the Planning Board determines that no other structure is feasible due to subsurface conditions, topography, or other extenuating geologic or geographic circumstances. (Structures that were existing when this bylaw became effective shall be exempt from this provision)
- h) For freestanding support structures, any principal part of the structure shall be setback from the nearest residential dwelling by a minimum distance equal to the height of the facility (as measured to its highest point, including antennae, etc.), or a distance of two hundred feet (200’), whichever is greater.
- i) Wireless communication facilities shall not be permitted within eight hundred (800) feet of a public school building.
- j) No artificial lighting shall be installed unless required by the Federal Aviation Administration. If such lighting is required, it shall be screened so as not to project its light below the horizontal plane in which it is located.
- k) No interference to existing television, cable television or radio signals, including emergency systems and public safety communications, shall be permitted from the facility or components thereon. If interference occurs, it shall be the responsibility of the facility owner to immediately remedy it.
- l) A wireless communications facility may be sited on a lot which already accommodates a lawful principal use. Due consideration will be given to the use, size, and other structures on the lot, and other applicable sections of this bylaw, during the Board’s review of the special permit application.
- m) All structures and/or equipment erected for providing wireless communication services shall be removed within six (6) months of cessation of use at the owner’s expense.
- n) Antennas and directly related facilities used exclusively for communication for the purpose of federally licensed amateur radio operators shall be exempt from this section.

8.4.4 Design Criteria

The following guidelines shall be used when preparing plans for the siting and construction of all wireless communications facilities:

- a) All free standing towers and monopoles shall be designed to be constructed at the minimum height necessary to accommodate the anticipated and future users.
- b) All satellite dishes and antennas attached to a structure shall be screened or camouflaged so as to minimize visibility from abutting streets and residences. All support equipment shall be painted, colored, molded, and/or installed to blend into the structure or background horizon/landscape.
- c) Free standing wireless communications facilities shall be located on the landscape in such a manner so as to minimize visibility from abutting streets and residences and to minimize the need to remove existing vegetation. All equipment shall be painted, colored, molded, and/or installed to blend into the landscape.
- d) Wireless communications facilities shall be designed to accommodate the maximum number of users. The intent of this requirement is to reduce the total number of structures which will be required to provide service throughout the community by multiple providers.
- e) All free standing towers, poles, and similar support structures shall maintain a fall zone from any adjacent residential buildings or structures not associated with the wireless communications facility, or the proponent shall submit a structural analysis from a professional structural engineer certifying that the proposed structure does not need a fall zone due to its design specifications. A fall zone shall not be required for antenna panels, whip antennas, or satellite dishes, which are attached to existing structure facades or erected on building rooftops.
- f) Fencing shall be provided to provide security and control access to freestanding wireless communications facilities and ground mounted support equipment. Additional landscaping shall be required to provide additional screening for

safety as well as to enhance the visual and aesthetic appearance of the facility, in consideration of the character of the neighborhood in which the facility is proposed. The fencing style and specific landscaping species and quantities shall be shown on a landscaping plan to be approved by the Planning Board as part of the special permit approval process.

- g) There shall be no signs, except for “no trespassing” signs, and any required safety signage. No advertising shall be permitted on the facility. All signs shall conform with the sign regulations of Article XIII of this Bylaw.
- h) Night lighting of facilities shall be prohibited unless required by the Federal Aviation Administration. Lighting shall be limited to that needed for emergencies and/or as required by the FAA. If such lighting is required, it shall be screened so as not to project its light below the horizontal plane in which it is located.
- i) For free standing towers, monopoles, or satellite dishes, there shall be a minimum and maximum of one (1) off-street parking space for each facility, to be used in connection with the maintenance of the site, and not to be used for the permanent storage of vehicles or other equipment. When abutting residential districts, such parking space shall be suitably situated and screened to minimize its potential visual impact on such abutting residences.
- j) Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, facilities shall be painted noncontrasting gray or blue in color, or camouflaged with some other treatment deemed acceptable by the Board. Facade mounted antenna(e) shall be non-contrasting or camouflaged to match the background color of the surface to which they are attached.
- k) Any related equipment and appurtenances shall not be more than twelve (12) feet in height.
- l) All utilities proposed to serve the facility shall preferably be installed underground.
- m) Dish antennae shall be no more than six (6) feet in diameter, and shall be mesh (rather than solid). Panel antennae shall be no more than five (5) feet in height.
- n) Antennas or panels which are located on nonresidential buildings shall be mounted so as to be less than twelve (12) feet in height above the roof of the building.

8.4.5 Additional Submittal Requirements for WCF Requiring a Special Permit

In addition to the submittal requirements of Section 9.2.2 of the zoning bylaw, the following items and information are required to be submitted at the time an application under this section is filed:

- a) A locus plan at a suitable scale, which shall show all property lines, the exact location of the proposed structure(s), streets, landscape features, residential dwellings and neighborhoods, and all buildings within three hundred (300) feet of the proposed facility.
- b) A color photograph or rendition of the proposed wireless communications facility. A rendition shall also be prepared illustrating a view of the proposed facility from the nearest street or streets.
- c) A description of the facilities and structures, and the technical, economic and other reasons for the proposed location, height, and design in relation to the regional network of facilities existing and proposed by the provider.
- d) A description of the capacity of the proposed facility with respect to the number and type of panel antennas, drum antennas, and or transmitter receivers that it can accommodate and the basis for these calculations, and the technical specifications for the antennas proposed.
- e) Coverage Maps reflecting current coverage and proposed coverage, including a breakdown of “excellent”, “good”, “fair”, and “poor” reception areas, using the same criteria as the Comp Comm analysis in the “Comprehensive Plan for the Siting of Wireless Communications Facilities in Burlington”: > -74.0 DBM, -74.0 to -80.0 DBM, -80.0 to -86.0 DBM, -86.0 to -93.9 DBM, and < -93.0 DBM (nonexistent), with each range to be illustrated by a different color or shading pattern. Such coverage maps shall include facilities existing or proposed in Burlington and adjoining towns which provide coverage in Burlington.

- f) If a rooftop installation, the layout of the equipment on the rooftop, and/or a floor plan of any interior space to be occupied by such supporting equipment cabinets or backup power sources.
- g) If a ground installation, a site plan layout of all equipment and structures, access drives, and any other site improvements or alterations involved.
- h) Documentation that the proposed facility complies with, or is exempt from, applicable regulations administered by the Federal Aviation Administration and the Federal Communications Commission.
- i) A report by a professional or radio frequency engineer describing the general design and capacity of any proposed installation, including but not limited to the following:
The number and type of antenna(e) proposed; A description of the proposed antenna(e) and all related fixtures, structures, appurtenances and apparatus, including height, materials, color and lighting; A description of the proposed antenna(e) function and purpose; The frequency, modulation and class or service; Direction of maximum lobes; An evaluation of the potential to utilize existing facilities for the proposed facility; An evaluation of the feasibility of attaching the proposed facility to existing buildings; Copies of all applicable permits, including but not limited to all State and Federal permits required for this project and a certification of compliance with the terms and provisions of the license issued for this purpose by the Federal Communications Commission (FCC).
- j) Site Justification or Appropriateness Statement, including a description of the selection process that eliminated other potential sites;
- k) Evidence that the applicant has filed a notice of proposed construction with the Federal Aviation Administration if the proposed facility exceeds 200 feet in height or in the event such notice is otherwise required.
- l) Material describing a specific plan for a “balloon” or similar test, including the date and time, as well as a rain date and time, suitably and clearly described for inclusion in a legal notice in the newspaper and for inclusion in a notice to abutters. The expense of such publication and notice shall be paid by the applicant.
- m) A statement indicating how the proposal meets, in the opinion of the applicant, the intents and purposes of this Bylaw.
- n) For free standing structures proposed to be sited closer to the lot line than the height of the proposed structure, the proponent shall submit a structural analysis from a professional structural engineer certifying that the proposed structure does not need a fall zone due to its design specifications.
- o) An application may be required to undergo review by an independent technical consultant to be selected by the Planning Board for the purposes of evaluating the evidence submitted by the applicant, such review to be performed at the applicant’s expense.

8.4.6 Approval Criteria

8.4.6.1 In addition to the approval criteria for special permits pursuant to Section 9.2.4 of this bylaw, the Planning Board shall make findings on which to base its determination on the specific issues of:

- a. how well the use and proposal meet all required conditions and specifications of the Zoning Bylaws;
- b. how well the use and proposal meet the policies and recommendations of the Comprehensive Plan for the Siting of Wireless Communications Facilities in Burlington;
- c. whether the proposed facility employs available stealth techniques, or is otherwise camouflaged to the extent possible, in order to minimize the visual impact of the facility upon the adjoining streets and surrounding neighborhood.
- d. the proximity of the facility to residential dwellings and the visual and aesthetic impacts on such residences.

8.4.6.2 Annual RF emissions monitoring is required for all sites by an independent RF engineer to be hired with the Planning Board approval and at the applicant’s expense. Test results will be submitted to the Town as soon as available, and not later

than the close of the calendar year. Annual testing of electromagnetic emission shall be required to ensure continual compliance with the FCC regulations.

8.4.6.3 A special permit shall only be granted if the Planning Board determines that the intent of this Bylaw and the criteria of Section 9.2.4 are met.

8.4.7 Severability

The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision herein.

SECTION 8.4.8 SMALL WIRELESS FACILITIES OUTSIDE OF RIGHTS-OF-WAY

8.4.8.1 Purpose and Intent

The purpose and intent of this bylaw section is to permit regulation of the installation of Small Wireless Facilities outside of rights-of-way so as to respect the neighborhood characteristics in which they are proposed to be installed consistent with the purposes set forth in Section 8.3.1 and with federal and state law.

8.4.8.2 Special Permit

All installations of Small Wireless Facilities outside of rights-of-way require a Special Permit. The Special Permit Granting Authority under this Section 8.4.8 is the Planning Board.

8.4.8.3 Policies and Procedures

The Planning Board shall adopt and from time to time amend policies, rules, and regulations relative to the issuance of special permits under this Section 8.4.8. A copy of the policies, rules, and regulations shall be on file with the Town Clerk. Such rules shall prescribe the form, contents, style, and number for application forms, the fees collectible with the applications, the process by which the application will be reviewed, the design and location criteria for approval, the time within which the Planning Board will issue a decision, and requirements for recertification. These policies, rules, and regulations supersede the requirements of Section 9.2.0.

SECTION 8.5.0 TOWN CENTER OVERLAY DISTRICTS

8.5.1 The Town Center is hereby adopted to achieve the following purposes and objectives:

The fulfillment of goals and strategies enumerated in the 1993 Land Use Element of the Master Plan and the 2004 Community Development Plan involving aesthetic and functional improvements to the Town Center;

The enhancement and improvement of existing historic structures and properties around the Town Common;

The enhancement and improvement of existing properties and/or structures relative to pedestrian access, vehicular circulation, and signage;

The implementation of design and development standards to guide future development and re-use proposals which reflect the historic and governmental features of the neighborhood;

The implementation of design and development standards that encourage parking areas to be subordinated in relation to buildings, landscaping, and pedestrian access;

The encouragement of communication and shared redevelopment efforts among adjoining property owners to help achieve their long term goals and objectives; and,

The promotion of increased density where utility and transportation infrastructure already exist to better accommodate future growth;

The promotion of a mixture of uses to reduce vehicle trips, such that residents and area employees can walk to needed services and amenities, and to conversely provide a built-in demand for the local commercial and retail uses;

The encouragement of in-fill development;

The reutilization of properties that have reached their market or physical obsolescence;

The clustering of buildings and mixing of uses in exchange for some portion of land to be set aside as public area or green space;

The application of “Smart Growth Principles” as enumerated by the Commonwealth of Massachusetts to the future redevelopment of the Town Center;

The provision of incentives to accomplish the above objectives.

8.5.2 District Boundaries

The Town Center is herein incorporated as two (2) overlay districts, superimposed over other districts established by this Bylaw said districts to be known as: the “Civic Center” (CC) the “Central Business District” (CBD) and the Middle Housing (MH). The districts shall include all areas as reflected on a map titled "Town Center Overlay Map: Civic Center and Central Business Districts", prepared by Town of Burlington Planning Department, dated December 2005 and amended January 2025. This map as may be amended from time to time is hereby made a part of this Bylaw.

8.5.3 General Requirements and Applicability

All land located within the Civic Center, Central Business and Middle Housing Districts shall be subject to the use restrictions or prohibitions as identified in Sections 4.2.0, 4.3.0 and 4.4.0 of these Zoning Bylaws. Uses not specifically permitted in these schedules shall be prohibited. Where land falls within the 100-Year Flood Plain District, Wetlands Districts, Aquifer or Water Resource Districts, such land shall be governed by the additional requirements or prohibitions of such districts.

8.5.4 Permitted Uses

8.5.4.1 Uses permitted by Site Plan and Special Permit

A Site Plan for all uses and activities proposed in the Town Center, except for single family dwellings, shall be required to be submitted in accordance with Section 9.3.0 of this Bylaw and the Site Plan Rules and Regulations of the Planning Board.

In the use regulations schedules of Sections 4.2.0, 4.3.0 and 4.4.0 of these Zoning Bylaws:

Where a use is designated as “YES” in the CC, CBD, and MH Districts, such use shall be permitted only if said use is permitted in the underlying zoning district, and any requirement for a special permit in the underlying zoning district shall govern.

Where a use is designated as “YES1” in the CC, CBD, or MH Districts, such use shall be permitted by right, even where the underlying zoning district may prohibit such use or require a special permit for such use.

Where a use is designated as “SP” in the CC, CBD, or MH Districts, such use shall require a Special Permit in accordance with the procedures specified in Section 9.2.0 of this Bylaw, even where the underlying zoning district may permit such use by right. Such designation shall not supersede a prohibition of an underlying zoning district.

Where a use is designated as “SP1” in the CC, CBD, or MH Districts, such use may be permitted by a Special Permit, even where the underlying zoning district may prohibit such use.

Where a use is designated as “NO” in the CC, CBD, or MH Districts, such use shall be prohibited regardless of the provisions of the underlying zoning district.

8.5.4.2 Middle Housing (MH) District

8.5.4.2.2 Applicability

An applicant may seek development of a Project located within the MH in accordance with the provisions of this Section 8.5.

8.5.4.2.3 Underlying Zoning

The MH is an overlay district superimposed on all underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s) shall remain in full force, except for those Projects undergoing development pursuant to this Section 8.5. Within the boundaries of the MH, a developer must elect either to develop a Project in accordance with the requirements of one of the following districts; Middle Housing Overlay District, Central Business District Overlay, Civic Center District Overlay or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the base zoning district.

8.5.4.2.4 Administration

The provisions of this Section shall be administered and enforced by the Inspector of Buildings, except as otherwise provided herein.

8.5.4.2.5 Permitted Uses in the MH

The following uses are permitted As-of-Right for Projects within the MH.

8.5.4.2.5.1 Mixed-use Development Projects

A Mixed-use Development Project within the MH may include:

- a) Ground floor commercial space with residential units above at a maximum density of 12 units per acre;
- b) Any of the following allowed in the CBD or CC overlay district as found in Sections 4.2, 4.3, and 4.4 of this bylaw;
- c) Parking accessory to any of the above permitted uses, including surface, garage under, and structured parking (e.g., parking garages); and
- d) Accessory uses customarily incidental to any of the above permitted uses.

The non-residential elements of any Mixed-Use Development Project shall be planned and designed in an integral manner to complement the residential uses, and help foster vibrant, workable, livable, and attractive neighborhoods. For further discussion of this issue, see the Town Center Districts Design Rules and Regulations.

The total gross floor area devoted to Non-residential uses, excluding parking structures, within a Mixed-use Development Project shall not exceed 50% of the total gross floor area of the Project.

8.5.4.2.6 Affordable Housing Requirement

Affordable housing requirements shall be as required pursuant to Section 11.8.0 of this Bylaw.

8.5.4.2.7 Development Standards in the MH

8.5.4.2.7.1 Adoption of Development Standards.

Any Project undergoing the MH Plan Approval process shall comply with the Development Standards as set forth below in this Section 8.5.4.2. They are a requirements that regulate land development by setting careful and coherent controls on building placement and form while employing more flexible parameters relative to building use and density than the underlying zoning. Wherever there appears to be a conflict between the Development Standards and other sections of the Town of Burlington Zoning Bylaws, the requirements specifically set forth in the Development Standards shall prevail. For development standards not covered, the other applicable sections of the Town of Burlington Zoning Bylaws shall be used to establish requirements. All development must comply with all relevant Federal, State and Local regulations.

8.5.4.2.7.2 Development Standards

This overlay allows three story mixed-use buildings lining the street to generate greater socio-economic stimulation and enhanced sidewalk interaction. It is intended to promote access to local businesses and other public and private entities in a walkable, bike-able, connective and compact environment that accommodates public transportation, and a “park and walk” development pattern. The mixed-use, mixed-income and multi-story building pattern will provide more residential/housing opportunities for all income levels.

The streetscape allowed by these Development Standards will serve to calm vehicular traffic along the transportation corridors and provide for a more human-scale street environment by relocating parking to the rear of buildings, and contribute to “eyes-on-the street” for improved personal safety/security through the clear definition of public spaces. These Development Standards require differentiation of first floors and top floors to prevent shear vertical facades that are perceived to be out of character in Burlington’s small-town environment.

8.5.4.2.7.3 Dimensional Requirements and Site Standards

These standards are intended encourage creative design approaches to providing pedestrian scale building facades and massing in pedestrian scale Town Center.

Dimensional Requirements shall be as stated in Section 8.5.5 “Town Center Overlay Districts” of this Bylaw except as amended herein.

8.5.4.2.7.3.1 Building Massing and Entries:

- a) The Minimum Front Yard setback is 10 feet.
- b) A minimum of 75% of front facades at ground level are to be located along the setback line to reinforce the street/sidewalk edge. When the space between the facade and setback line is specifically designed for pedestrian uses such as outdoor dining, or facade expression and scaling elements, the maximum setback can be increased by 5’.
- c) Primary entry doors for upper level uses, and doors to ground floor commercial uses shall face the primary street and be designed to reinforce the public nature of ground floor uses. Stepped back portions of the front facade at ground level are encouraged to clarify entry locations and provide variety along the street. Private entries to upper level uses should not interrupt the perceived continuity of the commercial streetscape.
- d) Front Facade Wall: Blank lengths of building wall exceeding twelve (12) linear feet are prohibited.
- e) The front facades of three story buildings, and side and rear portions of buildings that will be seen from a public way or from residential abutter properties, shall incorporate changes in materials and detailing at the second and top floors over 60% or more of their length, or offer alternative strategies for scaling building height to the pedestrian streetscape. Continuous horizontal banding at these changes of expression are encouraged, along with the recessing of top floors along some or all of the building length to reduce perceived mass of buildings.
- f) Mixed use buildings shall use proportions that articulate their uses – a dominant horizontality for ground floor commercial, and dominant verticality for upper level residential uses, coordinated with item D above.
- g) Rooftop mechanical equipment shall be set back from the facades so that it is not visible from the public way or residential abutters, or set back and screened from view by architectural elements integrated into the building design. Louvers and other mechanical system penetrations shall be on rear facades, facades not visible from the public way, or on the roof.

8.5.4.2.7.3.2 Building Facades

- a) Building Projections: No part of any building, except overhanging eaves, awnings, balconies, bay windows and other architectural features shall encroach beyond the minimum front setback line.
- b) Facades over 40' in length are required to have a change in plane using elements such as colonnades, gable roof profiles or other architectural elements. Changes in plane can include a step back in the plane from the primary facade and a change in roof expression from parapet to cornice to reduce the bulk of larger buildings.
- c) Facade articulation shall continue around to all sides of buildings visible from the public way or by residential abutters, but can be simplified at the sides and rear of buildings to acknowledge the primacy of front facades.
- d) Ground floor commercial and retail uses shall be a minimum of 50% glass inclusive of framing systems and shall be utilized, to the extent possible, to provide views from outside in, and inside out. Glazing should be subdivided to reinforce the pedestrian scale. Protecting fenestration and the public way with overhanging awnings and canopies is encouraged. Operable windows and doors onto balconies and terraces at upper level uses are encouraged.
- e) Glazing above the first floor is to be reduced in height and relative percentage in relation to non-glazed areas to reinforce the public nature of the ground floor, with the top floor differentiated from those below by an increase or decrease in glazing percentage, a change in proportions, materials, façade plane or changes in other aspects of the design.
- f) Reflective glazing beyond what is required to reduce heat gain is not permitted.

8.5.4.2.7.3.3 Materials

- a) Allowed materials are to convey a sense of permanence and include but are not limited to brick, stone, cast stone or other finished masonry, glass, metal, wood, and painted cellular PVC trim.
- b) Prohibited materials include vinyl siding and EIFS, although these materials may be used on facades not visible from the public way or adjacent residential uses provided that these materials are detailed and installed in ways that are consistent with the requirements of these Development Standards.
- c) Blank facades are not permitted. Changes in plane or material shall be used to provide a pedestrian scale in areas where windows and doors are not functionally required.

8.5.4.2.7.3.4 Site Design

- a) New sidewalks should not interrupt the continuity of existing sidewalks, however recessed entries and widened sidewalks devoted to outdoor uses such as dining or entries can receive special materials and details that give spatial definition to these uses.
- b) Driveways should not interrupt the continuity of sidewalks and pedestrian spaces. Curb cuts should be limited to the extent possible and located away from primary commercial streets, preferably on side streets and alleys.
- c) On-site parking should not face primary commercial streets or be located between buildings and pedestrian ways. On-site parking should be located under or behind buildings, or to the side of buildings a minimum of 30 feet from public ways. Parallel on-street parking is encouraged.
- d) Parking should be screened from view from public ways and residential abutters through the use of low walls, fences, planting or berms or building construction in conformance with these Development Standards.
- e) To the extent possible parking lots behind buildings should be consolidated across property lines to maximize efficiency of paved space and minimize the number of driveways and curb cuts to public

streets and associated sidewalk crossings.

8.5.4.2.7.3.5 Landscaping

- a) Installation of street trees in accordance with Town of Burlington standards is required. Species, size and planting details to be approved by Town authorities. Drives and walks internal to a lot along building fronts should continue established tree planting plans to the extent possible.
- b) Landscaping and landscape elements such as benches at retail frontages should be carefully located to not interfere with the continuity of the sidewalk and the visual connection to interior uses, and used only to define entries or other outdoor uses. Their use is encouraged to provide benefits to the public realm.
- c) Landscaping for off-street surface parking facilities shall adhere to Section 7.2.10 of this bylaw
- d) 200 square feet of landscaping accessible to the public should be provided at building sides or rear for every 10,000 square feet of floor area developed.
- e) Provide landscaped buffers between parking and abutting properties and coordinate with requirements noted above.
- f) Landscaping to be native species that require minimal irrigation and fertilizer and are drought resistant. Utilization of landscaping as part of a comprehensive approach to storm water management: bio-swales or raingardens - are encouraged.
- g) Healthy existing trees should be preserved whenever possible.

8.5.4.2.7.3.6 Outdoor Environment

- a) Front facade and architectural lighting should complement the Town's street lighting and express building entry locations and other outdoor uses, and support the public nature of the sidewalk.
- b) Side and rear lighting should contribute to public safety by providing adequate lighting between parking, building entries and public ways. Rear entries should have lighting that supports wayfinding.
- c) All lighting to be "dark sky" with a cut off at property lines documented by photometric studies.
- d) Pole lighting and fixtures to be a maximum of 15' feet above grade.
- e) Loading docks, dumpsters, mechanical equipment and utility meters to be located in low visibility locations and screened from view by architectural or landscape elements compatible with the site and building design.
- f) All electrical and utility lines to be located below grade.
- g) Storm water management systems shall adhere to the Town of Burlington storm water standards and should incorporate Best Management Practices as prescribed by the Massachusetts Department of Environmental Protection and Low Impact Development practices including infiltration chambers, landscaped swales, vegetated rain gardens, drywells and other features to retain water on site and recharge into the ground. Retention of storm water for use in irrigation is encouraged.

8.5.5 Dimensional Requirements

8.5.5.1 Minimum Lot area

Lot area requirements shall be as required in the underlying zoning district pursuant to Section 5.2.0 of this Bylaw.

8.5.5.2 Minimum Lot Frontage

Frontage requirements shall be as required in the underlying zoning district pursuant to Section 5.2.0 of this Bylaw.

8.5.5.3 Minimum Front Yard

Front yard setback may be zero, subject to inclusion of minimum 10 feet wide pedestrian area along the front face of any structure, where such area may include walkways and other pedestrian amenities including seating areas, benches, landscaping, lighting, awnings, trash receptacles, and similar features as may be approved by the Planning Board pursuant to a Site Plan.

8.5.5.4 Minimum Side Yard and Rear Yard

Side yard setback may be zero, except where abutting use is a one family dwelling, in which case a minimum 15' landscaped buffer is required.

8.5.5.5 Minimum Buffer to Adjoining RO Districts

The minimum buffer to adjoining residentially zoned property shall be 20% of the average depth and/or width of the lot as applicable, with a minimum of 25' and a maximum requirement of 50'. Abutting residentially zoned property shall include lots that are adjacent to a private or public way, connecting said residential property and the CC or CBD Districts. This buffer is not applicable to front yard setbacks on Cambridge Street, Center Street, and Winn Street. The buffer shall consist of natural vegetation and/or landscaping designed and constructed to mitigate the impact of any commercial use within the CC or CBD Districts on the abutting residential district. The buffer shall be designed and constructed to minimize the visual effect of the bulk and height of buildings, structures, parking areas, lights, or signs, and shall be kept free of encroachment by all buildings, structures, storage areas, and parking, except that bicycle paths and fences may be sited within such buffer area if approved pursuant to a site plan review by the Planning Board but subject to a minimum 20' setback for bicycle paths.

8.5.5.6 Maximum Aggregate Building-to-Ground Area Percentage

33 1/3 %, except that the Planning Board pursuant to a Site Plan or Special Permit may permit the Maximum Aggregate Building to Ground Area Percentage to increase to 40% where such application is consistent with the purposes of the Town Center and meets one or more of the following criteria:

- a) Pedestrian and bicycle amenities are provided that are distinctly separated from drive aisles and parking, that provide active public spaces to foster social interaction, that encourage walking between businesses, that offer ease of access to public transit systems, and that enhance safety and access to adjoining properties and streets;
- b) Landscaping is provided of a density, diversity, and maturity that fosters the creation of public spaces, and that promotes connections to landscaped spaces on adjoining properties;
- c) Any housing component where at least 15% of the units are set aside as permanently affordable housing units.
- d) Offsite mitigation is implemented within the Town Center that substantially advances the purposes and objectives of the Town Center.

Pursuant to a special permit granted under Section 8.5.9 Transfer of Development Rights, the Planning Board may permit a Maximum Aggregate Building to Ground Area Percentage to increase to 50% where such application is consistent with the purposes of the Town Center and meets the criteria of any design review guidelines established by the Planning Board.

8.5.5.7 Maximum Building & Structure Height

For nonresidential and mixed use structures within 100' of abutting residential districts, including measurement across public or private ways = 30'.

For nonresidential and mixed use structures greater than 100' but less than 200' from abutting residential districts, including measurement across public or private ways = 35'.

For nonresidential and mixed use structures greater than 200' from abutting residential districts, including measurement across public ways = 40'.

For multi-family structures within 100' of abutting residential district = 30'

For multi-family structures greater than 100' from abutting residential district = 40'.

For one family dwellings = 30'.

8.5.5.8 Minimum Feet between Buildings

Not less than required by the State Building Code.

8.5.5.9 Maximum Floor Area Ratio

For properties whose underlying zoning designation is General Industrial, the Floor Area Ratio may be increased to 0.50 pursuant to a special permit granted by the Planning Board in accordance with the provisions of Section 8.5.5.6. Floor Area Ratio shall not apply to other properties in the CC or CBD.

8.5.6 Nonconforming Uses, buildings, structures and premises

In addition to the criteria of Sections 6.1.1 and 6.1.2 of this Bylaw, proposed alteration, expansion, and/or change of nonconforming uses, buildings, structures or premises shall be subject to site plan review and aesthetic criteria of any design review regulations adopted by the Planning Board.

8.5.7 Parking Requirements

Parking requirements shall be as specified in Article VII of this Bylaw.

8.5.8 Design Requirements

The Planning Board shall adopt and maintain design review regulations to govern the future construction and reuse of properties in the Town Center. Adoption and amendment to such regulations shall require a public hearing in accordance with Section 9.6.0 of this Bylaw, and with notice to Town Meeting Members. Such regulations shall address:

1. Facade and exterior building treatment, including the style and sizes of all signage affixed to buildings;
2. A minimum percentage of landscaped surface area;. All open space, landscaped and usable, shall be designed to add to the visual amenities of the area by maximizing, in so far as practical, its visibility for persons passing the site or overlooking it from nearby properties.
3. A reduction in the number of existing curb openings that exist on the premises;
4. The placement of utilities and wiring underground to the extent possible;
5. The placement of HVAC equipment, fans, generators, and other site related structures and items so that they are not visible on roofs or building frontage areas, or that such features are suitably screened from view;
6. The layout & design of parking and loading spaces;
7. Other design standards and conditions deemed appropriate by the Planning Board; and,
8. Pedestrian amenities - sidewalks to provide access between parking areas and uses, and between properties.
9. Preservation and enhancement of landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance or neighboring developed area.

10. Relation of buildings to the environment. The proposed development shall be related harmoniously to the terrain and to the design, scale, and architecture of existing buildings in the surrounding area that have visual relationship to the proposed buildings, insofar as practical. Proposed buildings shall be related to their surroundings with respect to:
 - a) Street facade and exterior walls visible from public ways.
 - b) Variations and breaks in wall and/or roof planes.
 - c) Materials, textures and color
 - d) Roof slopes and materials
 - e) Domestic scale should be produced through massing devices such as breaks in wall and roof planes and through design of architectural features.
 - f) The building should not be made, in effect, a sign, through painting with bold patterns, checks, logos or other graphic devices, use of lighting or use of unconventional building form.
 - g) External lighting
 - h) External windows
11. Heritage. Proposals to remove or disrupt historic or traditional structures, or architectural elements shall be minimized.
12. Cost. The Planning Board shall be obligated to be sensitive to potential financial burden to the applicant, where the applicant is only making improvements to comply with the Americans with Disabilities Act requirements.

8.5.9 Transfer of Development Rights

The Planning Board may, by Special Permit, consider requests to transfer development capacity between parcels of land in the Town Center. The Planning Board shall base its decision on the purposes and objectives criteria of Section 8.5.1. A major purpose of this provision is to provide a buffer between the adjoining established neighborhoods and the Town Center where no such buffer currently exists. Transferred development rights may be used for residential or nonresidential uses.

Development rights may not be transferred from land which may not be otherwise developed because of deed restrictions, easements, prior transfer of development rights, or other reasons that render the land not developable, including land with conservation restrictions, land owned by a government agency or a nonprofit corporation or other entity for park, open space, agricultural, historical, or conservation purposes.

Transfer of development rights is contingent upon placing a permanent deed restriction and recording such restriction at the South Middlesex Registry of Deeds, the form of which is subject to approval by Town Counsel, on the land from which the development rights are being transferred and restricting the use of the land to agriculture, forestry, open space, passive or active recreation, or deeding the land to the Town of Burlington as permanent open space or parkland.

Development rights may be transferred from a sending parcel with the accompanying deed restriction and held indefinitely by the owner of the parcel before being transferred to a receiving parcel. Development rights may be transferred by sale or other means and may subsequently be transferred to any owner of receiving parcels in the Town Center allowed pursuant to this bylaw.

8.5.10 Criteria for approval

The Planning Board shall not approve any application for approval of a site plan or special permit in the Town Center District unless it finds that all the following conditions are met:

1. The use or uses as proposed to be developed, and as reflected on the Site Plan and/or Special Permit application, will further the goals enumerated in the 1993 Land Use Element of the Master Plan and 2004 Community Development Plan for the Town Center, and the objectives listed in this section;
2. The use or uses proposed to be developed will enhance and improve pedestrian access, vehicular circulation, and the aesthetic appearance and function of the property and the area; and,

3. All criteria for approval listed in Sections 9.2.4 and 9.3.4 of this Bylaw.

SECTION 8.6.0 MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT

8.6.1 Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow Multi-Family Dwellings as of right in accordance with G.L. c. 40A sec. 3A. This zoning consists of two subdistricts, Subdistrict A and Subdistrict B, which provide for as of right multi-family dwellings to accomplish the following purposes:

The purpose of Subdistrict A is to:

1. Encourage the as of right production of Multi-Family Dwellings within residential neighborhoods;
2. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;

The purpose of Subdistrict B is to:

1. Encourage the as-of-right production of Multi-Family Dwellings in commercial areas;
2. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
3. Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services.
4. Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
5. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
6. Increase the municipal tax base through private investment in new residential developments in established neighborhoods and commercial areas.

8.6.2 Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 61.4 acres in size, consisting of Subdistricts A and Subdistrict B, that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

1. Applicability of MCMOD.

An applicant may develop Multi-Family Dwellings located within a MCMOD in accordance with the provisions of this Section 8.6.0.

2. Overlay District.

The MCMOD is an overlay district superimposed on the underlying zoning district(s) and any overlay district(s). The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district shall remain in full force, except for uses allowed as of right in the MCMOD. Uses that are not identified in Section 8.6.0 are governed by the requirements of the underlying zoning district(s).

Subdistrict A of the MCMOD shall consist of the following parcels of land:

26 Beacon Street, Parcel 37-52-0	1 Dover Drive, Parcel 37C-4-0
2 Dover Drive, Parcel 37C-5-0	3 Dover Drive, Parcel 37C-3-0
4 Dover Drive, Parcel 37C-6-0	5 Dover Drive, Parcel 37C-2-0
6 Dover Drive, Parcel 37C-7-0	7 Dover Drive, Parcel 37C-1-0
8 Dover Drive, Parcel 37C-8-0	10 Dover Drive, Parcel 37C-9-0
12 Dover Drive, Parcel 37C-10-0	14 Dover Drive, Parcel 37C-11-0
16 Dover Drive, Parcel 37C-12-0	1 Georgia Drive, Parcel 37C-22-0
2 Georgia Drive, Parcel 37C-21-0	3 Georgia Drive, Parcel 37C-23-0
4 Georgia Drive, Parcel 37C-20-0	5 Georgia Drive, Parcel 37C-24-0
6 Georgia Drive, Parcel 37C-19-0	7 Georgia Drive, Parcel 37C-25-0
8 Georgia Drive, Parcel 37C-18-0	9 Georgia Drive, Parcel 37C-26-0
10 Georgia Drive, Parcel 37C-17-0	12 Georgia Drive, Parcel 37C-16-0
14 Georgia Drive, Parcel 37C-15-0	16 Georgia Drive, Parcel 37C-14-0
18 Georgia Drive, Parcel 37C-13-0	1 Little Brook Court, Parcel 42-99-0
103 Westgate Drive, Parcel 37-56-0	105 Westgate Drive, Parcel 37-55-0

Subdistrict B of the MCMOD shall consist of the following parcels of land:

20 Second Ave, Parcel 45-23-0	32 Second Ave, Parcel 45-27-0
20 Fourth Ave, Parcel 39-11-0	0 Middlesex Turnpike, Parcel 39-11-1
111 Middlesex Turnpike, Parcel 45-32-0	121 Middlesex Turnpike, Parcel 45-33-0
129 Middlesex Turnpike, Parcel 45-34-0	131 Middlesex Turnpike, Parcel 45-34-1
0 Middlesex Turnpike, Parcel 45-35-0	141 Middlesex Turnpike, Parcel 45-36-0

8.6.3 Definitions

For the purpose of the MCMOD only the following definitions shall apply.

Family

Any number of persons living together as a single economic unit and using a single cooking facility.

Multi-Family Dwellings

A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building

8.6.4 Permitted Land Uses

The MCMOD District is established as an overlay district.

1. Uses Permitted as of Right.

The following uses are permitted as of right within Subdistrict A of the MCMOD:

- a. Multi-Family Dwellings up to 20 dwelling units per acre.

The following uses are permitted as of right within Subdistrict B of the MCMOD:

- a. Multi-Family Dwellings up to 20 dwelling units per acre.
- b. Mixed-use development with up to 15% of the development including commercial uses as follows:

Ground Floor

Community space.

Educational uses.

Personal services.

Retail.

Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.

Restaurant, café, and other eating establishments without a drive-through.

Office, professional office, and co-working space

Artists' studios, maker space, and small-scale food production no more than 5,000 SF, and retail associated with each use.

Any Floor

Residential (required component).

2. Permitted by Special Permit.

The following uses are permitted with a Special Permit from the Planning Board in Subdistrict B of the MCMOD:

- a. Mixed-use development with over 15% of the development designated for commercial uses as listed in Section 8.6.4.1.b

- i. Density Bonus: Mixed-use developments in Subdistrict B with over 15% of the development designated for commercial uses are eligible for a residential density bonus, which allows for:

1. Up to 30 dwelling units per acre

2. Max building height of 45 feet

3. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in subsection 1.

- a. Parking, including surface and structured parking such as an above ground or underground parking garage on the same lot as the principal use.

8.6.5 Dimensional Standards

Dimensional Standards for the MCMOD district are as listed in the Dimensional Table in Section 5.2.0 "Density Regulation Schedule".

1. Multi-Building Lots. In the MCMOD, lots may have more than one principal building.
2. Exceptions. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
3. Exceptions: Renewable Energy Installations. The Planning Board may waive the height and setbacks in Section 8.6.6.1 for the installation of renewable energy facilities.

8.6.6 Off Street Parking

These parking requirements are applicable to development in the MCMOD.

1. Number of parking spaces. The following maximum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

<u>Use</u>	<u>Required Spaces</u>
Multi-family	1.5 spaces per dwelling unit
Non-residential uses	See Section 7.2.0 “General Parking Requirements”

2. Number of bicycle parking spaces. The following minimum numbers of covered bicycle storage spaces shall be provided by use:

<u>Use</u>	<u>Required Spaces</u>
Multi-family	1 bicycle parking space per dwelling unit
Non-residential uses	1 bicycle parking space for every 10 parking spaces

3. Bicycle storage. For a multi-family development of 25 units or more, or a mixed-use development of 25,000 square feet or more, covered parking bicycle parking spaces shall be integrated into the structure of the building(s).
4. Shared Parking within a Mixed-Use Development. Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
5. EV charging stations. For all uses within the MCMOD, electric charging stations are required with one EV space required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.

8.6.7 General Development Standards

1. Development standards in the MCMOD are applicable to all multi-family development (including mixed use buildings) within the MCMOD. These standards are components of the Site Plan Review process in Section 8.6.9. Site Plan Review.
2. Site Design.
 - a. Connections. Sidewalks shall provide a direct connection among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
 - b. Vehicular access. Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
 - c. Open Space.
 - d. Screening for Parking. Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
 - e. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

- f. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
 - g. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
 - h. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
 - i. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
 - j. Stormwater management. Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Burlington MS4 Permit for projects that disturb more than one acre and discharge to the Burlington municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.
3. Buildings: General.
- a. Position relative to principal street. The primary building shall have its principal façade and entrance facing the principal street.
 - b. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
4. Buildings: Multiple buildings on a lot.
- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
 - b. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
 - c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
 - d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.
5. Buildings: Mixed-use development.
- a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - b. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
 - c. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
6. Buildings: Shared Outdoor Space. Multi-Family Dwellings and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.

7. Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits serving more than one story shall not be located on either of the street-facing façades.
8. Buildings: Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 8.6.6 Dimensional Standards. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.
9. Buildings: Principal Façade and Parking. Parking shall be subordinate in design and location to the principal building façade.
 - a. Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. Parking structures. Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
10. Waivers. Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Planning Board may waive the requirements of this Section 8.6.8. General Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

8.6.8 Site Plan Review

1. Applicability. Site Plan Review is required for all projects within the MCMOD. An application for Site Plan Review shall be reviewed by the Planning Board for consistency with the purpose and intent of Section 8.6.
2. Submission Requirements. As part of any application for Site Plan Review for a project within the MCMOD, the Applicant must submit the following documents to the Town:
 - a. Application and fee for Site Plan Review.
 - b. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties.
 - c. Elevations of the building(s) showing the architectural design of the building.
 - d. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Permitting Authority.
 - e. Narrative of compliance with the General Development Standards of Section 8.6.7.

All submission materials must comply with the Burlington Planning Board Site Plan Rules and Regulations which are available at the Planning Department office or on the town's website.

3. Timeline. Site Plan Review should be commenced no later than 30 days of the submission of a complete application and should be completed expeditiously within 90 days of submission. The Planning Board may, when appropriate, seek the input of other municipal boards or officials.
4. Site Plan Approval. Site Plan approval for uses listed in Section 8.6.5.1 Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Planning Board may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
 - a. The Applicant has submitted the required fees and information as set forth in Burlington's requirements for a Building Permit and Site Plan Review; and
 - b. The project as described in the application meets the development standards set forth in Section 8.6.7. General Development Standards.
5. Project Phasing. An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase.

8.6.9 Severability

If any provision of this Section 8.6 is found to be invalid by a court of competent jurisdiction, the remainder of Section 8.6 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 8.6 shall not affect the validity of the remainder of the Burlington's Zoning.

- 1) Amend the Town of Burlington Zoning Map to add the following areas shown on maps on file with the Town Clerk to the MBTA Communities Multifamily Overlay District (MCMOD)
 - a. Beacon Village Apartments located at 26 Beacon Street said land is further identified as being the parcel as shown generally on the Town of Burlington Assessor's Map 37 Parcel 52-0.
 - b. Beacon Woods Condominiums located at Georgia Drive and Dover Drive. Said land is further identified as being the parcels as shown generally on the Town of Burlington Assessor's Map 37C Parcels 1-0 through 26-0.
 - c. Westgate Apartments located at 103 and 105 Westgate Drive. Said land is further identified as being the parcels as shown generally on the Town of Burlington Assessor's Map 37C Parcels 56-0 and 55-0
 - d. Heritage at Stoneridge Apartments located at 1 Little Brook Court. Said land is further identified as being the parcel as shown generally on the Town of Burlington Assessor's Map 42 Parcel 99-0. The portion of the property deeded as age restricted is not included in the MCMOD.
 - e. The Tremont and Huntington Apartments located at 20 Second Ave. and 32 Second Ave. Said land is further identified as being the parcels as shown generally on the Town of Burlington Assessor's Map 45 Parcels 23-0 and 27-0.
 - f. Lifetime Living Apartments located at 20 Fourth Ave and an unimproved adjacent parcel known as 0 Middlesex Turnpike. Said land is further identified as being the parcels as shown generally on the Town of Burlington Assessor's Map 39 Parcels 11-0 and 11-1.
 - g. The following properties located between Middlesex Turnpike and Great Meadow Road. These properties consist of 111 Middlesex Turnpike, 121 Middlesex Turnpike, 131 Middlesex Turnpike, 0 Middlesex Turnpike, and 141 Middlesex Turnpike. Said land is further identified as being the parcels as shown generally on the Town of Burlington Assessor's Map 45 Parcels 32-0, 33-0, 34-0, 34-1, 35-0, 36-0.

All as shown on the Proposed Amended Map on file with the Town Clerk and dated February 13, 2024.

ARTICLE IX: ADMINISTRATION AND PROCEDURES

SECTION 9.1.0 ENFORCEMENT

The Inspector of Buildings shall be primarily responsible for enforcing this Bylaw, but it shall be binding upon all employees and officers of the Town including the police, and they shall, when acting within the scope of their duties, fully enforce this Bylaw.

9.1.1 Building Permit

The Inspector of Buildings shall issue no permit nor approve any application of any kind unless the plans, specifications and intended use are in all respects in conformity with this Bylaw. Whenever such a permit is refused, the reasons therefore shall be clearly stated in writing to the applicant within fourteen (14) days after receipt of the application.

9.1.2 Occupancy Permit

No building or structure hereafter erected, altered or changed as to construction or use, shall be occupied or used, nor shall any owner of the building or structure allow such building or structure to be occupied or used, nor shall any owner, builder or contractor allow such building or structure to be sold or occupied or used without any occupancy permit issued by the Inspector of Buildings with the approval of the Board of Health. No such permit shall be issued unless the building or structure and its uses and accessory use shall comply in all respects with this Bylaw and the Laws of the Commonwealth. Return of a non-approval of the occupancy permit from the Board of Health will have to be received by the Inspector of Buildings within ten (10) days of notification or he will consider the permit approved. Notification of the granting of an occupancy permit shall be sent to the Board of Assessors, the Fire Chief, the DPW, the Conservation Commission and the Planning Board.

9.1.3 Penalty

Any person violating any of the provisions of this Bylaw shall be fined not more than three hundred dollars (\$300) for each offense. Each day that such violation continues shall constitute a separate offense. However, when enforced by way of the noncriminal disposition method, the fine for each violation shall be \$50.00.

9.1.4 Request for Enforcement

If the Inspector of Buildings is requested in writing to enforce this Bylaw against any person allegedly in violation of the same, he shall notify, in writing, the party requesting such enforcement of any action or refusal to act, and the reasons therefore, within fourteen (14) days of receipt of such request.

SECTION 9.2.0 SPECIAL PERMIT

9.2.1 Requirements

In all districts, any use or accessory use designated by SP in the Principal Use Regulations Schedule and the Accessory Use Regulations Schedule (Article IV, Sections 4.2.0 and 4.3.0) shall require a Special Permit granted by the Planning Board.

9.2.2 Procedure

9.2.2.1 Any person desiring a special permit shall submit an application pursuant to the Special Permit Rules and Regulations. The Planning Board shall not make a finding and determination upon the application until it has received the reports from the Inspector of Buildings, the Board of Selectmen, the Board of Health, the Fire Chief or designated representative, the Police Chief or designated representative, the Town

Engineer, and the Conservation Commission or until thirty-five (35) days shall have elapsed without such reports being submitted and until a public hearing has been held.

9.2.2.2 The Planning Board shall adopt and from time to time amend rules and regulations relative to the issuance of such permits and shall file a copy of said rules in the office of the Town Clerk. Such rules shall prescribe a size, form, contents, style and number of copies of application forms, plans and specifications and the procedure for a submission and approval of such permits.

9.2.2.3 Special Permit Fees

Where Special Permits are required for uses pursuant to this Bylaw, filing fees shall be as established in the Planning Board Rules and Regulations for Special Permits, as may be amended from time to time to offset the cost of interdepartmental review.

9.2.3 Public Hearing

The Planning Board shall hold a public hearing within sixty-five (65) days after the special permit application has been transmitted to the Planning Board giving notice as prescribed G.L. c. 40A, s. 11.

9.2.4 Criteria for Approval

Special permits shall be granted by the Planning Board, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in these Zoning Bylaws, the determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

9.2.5 Final Action

The Planning Board shall take final action on a special permit application within ninety (90) days after the public hearing has been closed. The failure to do so will constitute a favorable action by the Planning Board. Final action shall consist of (1) a written approval of the special permit, or (2) a written denial of the special permit application, stating reasons for such approval or denial. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the Planning Board may deem necessary to serve the purposes of these Zoning Bylaws.

9.2.5.1 Expedited Permitting for Priority Development Sites

Town Meeting may, by majority vote, accept the expedited permitting provisions of G.L. c. 43D and designate any particular lot or lots as Priority Development Sites. In such cases, the Planning Board shall undertake review and render a decision on any special permit application so affected within 180 days of submission. The Planning Board may address provisions for such expedited permitting in its rules and regulations.

9.2.6 Implementation

Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 24 months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, s. 17, from the grant thereof) with the Town Clerk. The Planning Board may at the time of approval or thereafter, upon application therefore, grant such extensions of time, each not longer than one (1) year, as it shall deem necessary to carry the use into effect.

9.2.7 Repetitive Application

No application for a special permit which has been unfavorably and finally acted upon by the Planning Board shall be acted favorably upon within two (2) years after the date of final unfavorable action, unless the Planning Board by a three-fourths vote finds specific and material changes in the conditions upon which the previous unfavorable action was based.

SECTION 9.3.0 SITE PLAN

9.3.1 Requirements of Plan

In all districts except RO and FP, no structure or premises shall be constructed, reconstructed, altered, or used except in conformity with a site plan, prepared by a professional land surveyor, or registered professional engineer, and bearing an endorsement of approval by the Planning Board. Said site plan shall show, among other things, all existing and proposed buildings with ground floor plan and elevations, structures, parking spaces, driveway openings, driveways, service areas, and other open uses; all facilities for sewage, refuse and other waste disposal and for surface water drainage; and all principal landscape features, such as fences, walks, walls, signs, exterior lighting, and planting areas showing size and kind of plants to be used.

The Planning Board may in any particular case where such action is in the public interest and not inconsistent with the intent and purpose of this section, waive strict compliance with its rules and regulations and with the requirements herein.

9.3.1.1 Waived Requirements

When in the opinion of the Planning Board, the alteration or reconstruction of a structure does not substantially change the relationship of the structure to the site and to abutting properties and structures, the Planning Board may determine, without a public hearing, that submission of a site plan is not required. Upon application, such a determination may be made by an affirmative vote of not less than all members of the Planning Board present except one, and in no event less than four members, and all abutters must be notified by certified mail, return receipt requested, at least seven days prior to the meeting at which such vote is to be taken. The involved structure shall be as shown on a site plan previously approved under this section or on a plan determined by the Planning Board to be equivalent to a site plan. Such plan, with all proposed changes shown thereon, shall be included with the application. The structure, as changed, shall comply in every respect with all provisions of the Zoning Bylaws and other applicable laws and bylaws. Notice of final action shall be sent to the Inspector of Buildings and to the applicant.

9.3.2 Procedure

Any person desiring a Site Plan shall submit an application pursuant to the Site Plan Rules and Regulations. The Planning Board shall not make a finding and determination upon an application until it has received the reports from the Inspector of Buildings, the Board of Selectmen, the Board of Health, the Fire Chief or designated representative, the Police Chief or designated representative, the Town Engineer, and the Conservation

Commission or until thirty-five (35) days have elapsed without such recommendations being submitted and until a public hearing has been held;

9.3.2.1 A filing fee shall be submitted to the Town Clerk with an application for a site plan or site plan waiver. The filing fees shall be as set by the Planning Board in its Site Plan Rules and Regulations from time to time. In no case shall the filing fee for a site plan or site plan waiver be less than \$350.00. (Amended 9/11/95)

9.3.3 Public Hearings

The Planning Board shall hold a public hearing within sixty-five (65) days after the site plan has been transmitted to the Planning Board, giving notice as prescribed in G.L. c. 40A, s. 11.

9.3.4 Criteria for Approval

In considering a site plan under this section, the Planning Board shall require conformance with the following conditions:

9.3.4.1 Internal circulation and egress shall provide for traffic safety, and access to and from minor streets servicing one family dwellings shall be minimized.

9.3.4.2 Visibility of parking and service areas from adjoining streets and districts shall be minimized.

9.3.4.3 Adequate access to each structure for fire and service equipment shall be provided.

9.3.4.4 Utilities and drainage in the vicinity shall be adequate.

9.3.4.5 Exterior lighting shall not shine on adjoining properties.

9.3.4.6 Effective use shall be made of topography, landscaping, and building placement to enhance the neighborhood.

9.3.4.7 All other requirements of the Bylaw have been satisfied.

9.3.5 Final Action

The Planning Board shall take final action on an application for site plan approval within ninety (90) days after the public hearing has been closed. The failure to do so shall constitute approval of the site plan as submitted.

The Planning Board shall take final action on an application for site plan approval within ninety (90) days after the public hearing has been closed. The failure to do so shall constitute approval of the site plan as submitted. Final action shall consist of (1) approval of the site plan as submitted; or (2) approval of the site plan subject to conditions, modifications, and/or restrictions set forth thereon which in the opinion of the Planning Board are necessary to cause the site plan to meet the criteria for approval set forth herein; or (3) denial of the application for site plan approval if in the opinion of the Planning Board the site plan fails to meet any one or more of the criteria for approval set forth herein, and the applicant fails or refuses to make such amendments to the site plan as are necessary in the opinion of the Planning Board to cause the site plan to meet the criteria for approval.

9.3.5.1 Expedited Permitting for Priority Development Sites

Town Meeting may, by majority vote, accept the expedited permitting provisions of G.L. c. 43D and designate any particular lot or lots as Priority Development Sites. In such cases, the Planning Board shall undertake review and render a decision on any site plan application so affected within 180 days of submission. The Planning Board may address provisions for such expedited permitting in its rules and regulations.

9.3.6 Implementation and Completion of Plan

An approved or conditionally approved site plan shall be carried into effect and completed by the applicant within one (1) year of the date of approval. The Planning Board may at the time of the approval or conditional approval of any site plan or thereafter, upon application therefore, grant such extensions of time, each not longer than one (1) year, as it shall deem necessary to carry the site plan into effect.

9.3.7 Appeal

The appeal of a decision of the Planning Board pursuant to this Section 9.3.0 shall be made to a court or competent jurisdiction as set forth in G.L. c. 40A, s. 17.

SECTION 9.4.0 AMENDMENT

9.4.1 Initiation

Amendments to this Bylaw may be initiated by an elected or appointed Town Board, committee, officer or other person permitted by law, an individual owning land to be affected by an amendment, ten (10) registered voters, or a regional planning agency. Unless initiated by the Board of Selectmen, the proposed amendment shall be submitted to that Board. The Board of Selectmen shall within fourteen (14) days of receipt of such a proposal submit it to the Planning Board for review.

9.4.2 Public Hearing

The Planning Board shall hold a public hearing within sixty-five (65) days after the proposed amendment is submitted to it by the Board of Selectmen, giving notice as prescribed in Section 9.6

9.4.3 Report of the Planning Board and Town Meeting Action

After the Public Hearing the Planning Board shall report its recommendations to the Town Meeting. No vote to adopt a proposed amendment shall be taken until a report or recommendations by the Planning Board has been submitted to the Town Meeting or twenty-one (21) days after said hearing have elapsed without submission of such report or recommendations. A Town Meeting may adopt, reject, or amend and adopt a proposed amendment only by a two-thirds vote. If a Town Meeting fails to vote on any proposed amendment within six (6) months after the public hearing, no action shall be taken thereon until after a subsequent public hearing is held with notice and report as above provided.

9.4.4 Effective Date

The effective date of an amendment to this Bylaw is the date when voted upon by a Town Meeting.

9.4.5 Repetitive Petition for Amendments

No proposed Zoning Bylaw amendment which has been unfavorably acted upon by a Town Meeting shall be considered by the Town Meeting within two (2) years after the date of such unfavorable action unless the adoption of such proposed Bylaw amendment is recommended in the report of the Planning Board on the current petition.

9.4.6 Lots Excluded from Amendment Changes

Any increase in area, frontage, width, yard, or depth requirements of the Zoning Bylaws shall not apply to a lot for one family residential use which at the time of the first notice of the public hearing was not held in common ownership with any adjoining land, conformed to the then existing requirements, and had less than the proposed requirement but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage.

SECTION 9.5.0 APPEALS

9.5.1 Board of Appeals

There shall be a Board of Appeals comprised of five (5) members appointed by the Board of Selectmen for terms of five (5) years and so arranged that the term of one (1) member expires each year. The members of the Board of Appeals duly appointed on the effective date of this Bylaw shall continue to serve until the expiration of their term, but in all other respects this Bylaw shall be binding upon said Board. Associate members shall be appointed by the Board of Selectmen to sit on the Board of Appeals in case of absence, inability to act, or conflict of interest. The Board of Appeals shall also act as the Board of Appeals under the Building Regulations. No member of such Board shall entertain, hear, vote upon, or take action upon any matter before the Board in which such member has an interest, direct or indirect, personal or professional. For the purposes of this Bylaw, interest shall include membership in a firm, partnership, or corporation which has a direct or indirect financial interest in the subject. No Town Officer elected or appointed, may represent any petitioner other than himself before the Board of Appeals.

9.5.2 Duties

The duties of the Board of Appeals shall be to hear and decide appeals, and to hear and decide petitions for variances, except that no variance may authorize a use or activity not otherwise permitted in the district in which the land or structure in question is located.

9.5.3 Appeal Notice and Variance Petition

Any person or any municipal officer or Board aggrieved by any order, act or refusal of the Inspector of Buildings or other administrative officer, having authority under this Bylaw or under the Building Regulations, may within thirty (30) days from the date of the order or decision which is being appealed, file a notice of appeal, specifying the grounds thereof, with the Town Clerk, who shall transmit copies thereof to such officer whose order or decision is being appealed and to the Board of Appeals. Such officer shall forthwith transmit to the Board of Appeals all documents constituting the record of the case in which the appeal is taken. Actions of the Board of Appeals and the Planning Board under the Zoning Bylaws may be appealed to the Massachusetts Courts in accordance with the provisions of Section 17 of Chapter 40A of Massachusetts General Laws.

Any person desiring a variance from the provisions of this Bylaw may file a petition with the Town Clerk who shall transmit the petition to the Board of Appeals.

9.5.4 Hearing

The Board of Appeals shall hold a hearing on any appeal or petition for a variance within sixty-five (65) days after the notice for such appeal or petition has been transmitted to the Board by the Town Clerk, giving notice in the manner prescribed in Section 9.6.0.

9.5.5 Decision

The decision of the Board of Appeals shall be made within one hundred (100) days after the date of the filing of an appeal or petition, or other deadline pursuant to Massachusetts General Law, Chapter 40A, Section 15. The concurring vote of all except one (1) member of the Board of Appeals shall be necessary to reverse any order or decision of the Inspector of Buildings or Board having authority under this Bylaw or under the Building Regulations to effect any variance.

9.5.6 Repetitive Appeal or Petition

No appeal or petition which has been unfavorably acted upon by the Board of Appeals shall be acted favorably upon within two (2) years after the date of final unfavorable action unless the Board finds, by a vote of four (4) members of the Board, specific and material changes in the conditions upon which the previous unfavorable

action was based; and unless all but one (1) of the members of the Planning Board consent thereto and after notice is given to parties in interest of the time and place at the proceedings when the question of such consent will be considered.

SECTION 9.6.0 NOTICE OF PUBLIC HEARINGS

9.6.1 Method of Publication

In all cases where notice of a public hearing is required by the provisions of Sections 9.2.0, 9.3.0, 9.4.0, and 9.5.0, or by any statute of the Commonwealth, it shall be given by publication in a newspaper of general circulation in the Town once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing and by posting such notice in a conspicuous place in the Town Hall for a period of not less than fourteen (14) days before the day of such hearing; except that where a different means of notice is provided by statute the statute shall be followed.

9.6.2 Notices to be Mailed, Post Prepaid

In the case of Special Permit, Site Plan Approval, Appeal, and Variance, notice shall be mailed, post prepaid, to the petitioner, abutters, owners of land directly opposite on any public or private street or way, and owners of land within three hundred (300) feet of the property line all as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town; to the Planning Board; and to the Planning Board of every adjoining city or town. In the case of amendments to this Bylaw, notice shall be mailed to the Department of Housing and Community Development, the regional planning agency, and to the planning boards of every adjoining city or town. In cases involving boundary or use changes within a district, notice shall be sent to any such nonresident property owner who has filed a request with the Town Clerk and whose property lies in the district where the change is sought. In the case of all Rezoning Petitions, notice shall be mailed, by the applicant, post prepaid, to all Town Meeting Members, based upon the active list of Town Meeting Members as maintained by the Town Clerk at the time of submission of the petition.

9.6.3 Content for Publications and Notices for Amendments

Publications and notices shall contain the date, time, and place of the public hearing; the subject matter sufficient for identification; and the place where texts and maps thereof may be inspected.

9.6.4 Content for Publications and Notices for All Other Hearings

Publications and notices shall contain (a) the name of the petitioner; (b) a description of the area or premises; (c) street address, if any, or other adequate identification of the location of the subject area or premises; (d) the date, time, and place of the public hearing; (e) the subject matter of the hearing; and (f) the nature of action or relief requested, if any.

9.6.5 Days When Public Hearings Shall Not Be Held

No public hearing shall be held on any day on which a national, state or municipal election, caucus or primary is held; or any day on which a Town Meeting is held.

ARTICLE X: MISCELLANEOUS AND SPECIAL REGULATIONS

SECTION 10.1.0 ADDITIONAL REGULATIONS FOR HOME OCCUPATIONS

An occupation conducted in a dwelling unit, provided that:

- (a) No person other than members of the family residing on the premises shall be engaged in such occupation;
- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
- (c) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building;
- (d) No traffic shall be generated by such occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- (e) No equipment or process shall be used in such home occupation which created noise, vibrating, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence, or outside the dwelling unit if conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.

SECTION 10.2.0 EXCEPTIONS FOR HOTELS, MOTELS OR MOTOR HOTELS

Hotels, motels, or motor hotels shall be subject to the following density regulations:

10.2.1 The minimum Lot Area shall be 120,000 square feet.

10.2.2 No sleeping rooms shall be located below the mean finished grade of land adjoining the building.

10.2.3 Each building must contain fifteen (15) or more sleeping rooms.

SECTION 10.3.0 ADDITIONAL REGULATIONS FOR ADULT ENTERTAINMENT USES

10.3.1 This bylaw is enacted pursuant to MGL, Chapter 40A, Section 9A and pursuant to the Town's authority under the Home Rule Amendment to the Massachusetts Constitution to serve the compelling Town interests of preventing the clustering and concentration of adult entertainment enterprises as defined herein because of their deleterious effect on adjacent areas and in response to studies demonstrating their effect in generating crime and blight.

10.3.2 Any establishment or business enterprise which is comprised of a use or uses classified as adult entertainment, including but not limited to adult bookstore, adult club, adult paraphernalia store, adult theater, or adult video store, which singly or in combination constitute more than twenty-five (25) percent of the stock in trade and/or floor area of the establishment shall be considered as an adult entertainment use.

10.3.3 Adult bookstores, adult clubs, adult paraphernalia stores, adult theaters, and adult video stores, shall be subject to the following regulations:

Adult bookstores, adult clubs, adult paraphernalia stores, adult theaters, and adult video stores may not be located:

1. Within one thousand (1000) feet of each other;
2. Within five hundred (500) feet of the nearest lot line of a place of worship or a building used for religious purposes; and,
3. Within one thousand (1000) feet of a school, nonprofit educational use, library, or museum.

10.3.4. Adult bookstores, adult clubs, adult paraphernalia stores, adult theaters, and adult video stores must meet the setback requirements of the appropriate district. All signage must meet the requirements of the sign bylaw. No advertisement, display, or other promotional material which contains sexually explicit graphics or sexually explicit text is to be visible to the public from any public way, including but not limited to pedestrian walkways and sidewalks.

10.3.5. No special permit may be issued under this section to any person convicted of violating the provisions of G.L. c.119, '63 or G.L. c.272, '28.

SECTION 10.4.0 ADDITIONAL REGULATIONS FOR RESTAURANTS IN AN (IG) DISTRICT

The Planning Board may grant a Special Permit for a restaurant use within a General Industrial (IG) District, subject to the following restrictions:

10.4.1 Purpose

The purpose of allowing restaurants by Special Permit within an office/commercial park setting is to enhance previously established commercial areas by permitting a mixture of uses which reduce the number of vehicular trips generated during peak hour periods and promote pedestrian activities through the interconnection of compatible uses and facilities.

10.4.2 Procedures

All requests for consideration by the Planning Board for a Special Permit pursuant to this section shall be consistent with Section 9.2.0 "Special Permit" of this bylaw.

10.4.3 Approval Criteria

In addition to the approval criteria for special permits pursuant to Section 9.2.4 of this bylaw, the applicant shall comply with additional criteria as detailed below and the Planning Board shall make findings pursuant to these specific requirements:

- a. Any proposed restaurant within an IG District shall be located within a previously established office/commercial park of 600,000 square feet or more.
- b. Prior to the submission of any formal application to the Planning Board for consideration of a Special Permit under this section, the Planning Board shall make a determination as to whether the property qualifies as part of a previously established office/commercial park. An "office/commercial park" shall be defined as a property which, when taken as a whole with other properties in the general area, possesses a commonality of purpose, use, management, maintenance, and other indicia which provides to the general public a perception of a unified operation and character. In an office/commercial park, the individual parcels do not have to be under the same ownership. The delineation of a particular office/commercial park may change over time based upon the Planning Board's determination that other properties have been

incorporated into a commonality of operation and character. The determination of whether a property qualifies under this definition shall be at the discretion of the Planning Board.

- c. Once an area has been designated by the Planning Board as an office/commercial park, any addition or removal of a parcel, shall require authorization by the Planning Board prior to the submission of any Special Permit application under this Section.
- d. Any proposal for a restaurant submitted pursuant to this section of the bylaw shall be required to incorporate pedestrian enhancements which interconnect adjacent commercial buildings/properties through a network of sidewalks and/or bike paths. These amenities shall be considered by the Planning Board when analyzing any applicable traffic analysis and/or transportation demand management alternatives.
- e. The total square footage of each restaurant pad and the total number of restaurants within an office/commercial park shall not exceed the following criteria:
 - i. No individual restaurant pad shall exceed 12,000 square feet.
 - ii. An office/commercial park with a square footage of 600,000 square feet or more shall be limited to no more than two (2) restaurant pads.
 - iii. In no case shall the maximum permitted square footage of a restaurant space within an office/commercial park include existing or proposed accessory cafeteria space.
- f. Any restaurant proposed under this bylaw shall be a full service, sit down restaurant.

SECTION 10.6.0 REGISTERED MARIJUANA DISPENSARY

10.6.1 Purpose and Intent

Applications for a Registered Marijuana Dispensary (RMD) shall be subject to additional criteria herein.

10.6.2 Procedures

All requests for consideration by the Planning Board for Special Permit approval of an RMD shall be consistent with this section and Section 9.2.0 of the Zoning Bylaws. All RMDs must be licensed by the state Department of Public Health (DPH) or successor agency. At the time of application for approval of a Special Permit, the proponent is required to submit documentation to the Town that the state DPH has issued a valid license and/or permit to operate a Registered Marijuana Dispensary.

10.6.2.1 Notification

The abutter notification requirement is hereby extended to a distance of one thousand feet (1000), to correspond with the buffer requirements below.

10.6.3 Approval criteria

In addition to the approval criteria for Special Permit in Section 9.2.4 of the Zoning Bylaws, the Planning Board shall incorporate the recommendations of the Board of Health, Police Department, Fire Department, Building Department as conditions of approval for any Registered Marijuana Dispensary.

10.6.4 Additional Dimensional Requirements

In addition to the dimensional requirements set forth in Section 5.2.0 Density Regulation Schedule of the Zoning Bylaws, the following requirements shall apply.

10.6.4.1 Buffer Requirement

The parcel boundary within which a Registered Marijuana Dispensary is located shall not be:

1. Within one thousand (1000) feet of the nearest parcel boundary of another RMD;
2. Within five hundred (500) feet of the nearest parcel boundary of a religious institution;
3. Within one thousand (1000) feet of the nearest parcel boundary of a place where children commonly congregate.
 - 3.1. For these purposes, a place where children commonly congregate shall include: Dance schools; gymnastic schools; technical schools; vocational schools; public and private K-12 schools; facilities that offer tutoring or after school instruction; licensed daycare facilities (including private home daycare); parks that have play structures and athletic fields intended for use by children; accredited Headstart facilities; commercial establishments that host children's parties. This bylaw regulates intentional congregation of children--such as at schools, play structures, athletic fields, and the like, rather than incidental congregation of children, such as at ice cream parlors, pediatrics offices, and shopping venues, and the like. The applicant shall demonstrate compliance with buffer requirements under this regulation by provision of maps, and by an inventory of tenants and owners within the buffer, or by any other means the Planning Board might require. The buffer requirement applies to facilities in adjacent communities as well as facilities within Burlington.

10.6.4.2 Amending the buffer requirement

The Planning Board shall have discretion to amend the buffer requirement as follows:

Where the Planning Board clearly distinguishes between uses within a single parcel, and finds that the intent of the buffer requirement can be met, as set forth in 10.6.4.1 above, the Board, in the exercise of its reasonable discretion, may waive the requirement that the 1,000 foot buffer be measured between the nearest points of parcel boundaries and instead require that measuring between nearest points of facilities, for example, measuring building to building, shall be the method of measurement where circumstances warrant the change.

10.6.4.3 Adjacency to residentially zoned land

A RMD shall not be located on a parcel that touches residentially zoned property (excluding Town-owned property that is zoned RO and is not used for residential purposes).

10.6.5 Parking Requirements

Parking requirements shall be regulated under 7.2.5.12 "Other Uses" of the Zoning Bylaws.

10.6.6 Nuisance

No equipment or process shall be used in such Registered Marijuana Dispensary which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the parcel.

10.6.7 Compliance and Suspension of License

The Special Permit for this use is subject to review for compliance on an annual basis by the Planning Board. Any new owner and or operator shall require a new Special Permit. In the event that the state Department of Public

Health (DPH) (or any successor agency) suspends the license or registration of a RMD, the Planning Board may require the licensee's appearance at a public meeting.

SECTION 10.7.0 TEMPORARY MORATORIUM ON MARIJUANA RETAIL SALE

Temporary Moratorium on Marijuana Retail Sale (which includes dispensing, processing, and cultivation activities, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use):

10.7.1. Purpose

By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law that would legalize recreational marijuana. The law requires a newly appointed Cannabis Control Commission, made up of three (3) members appointed by the Massachusetts Treasurer that would be responsible for regulating and supervising marijuana businesses. The law, as amended, provides that the commission must adopt initial regulations by March 15, 2018. If the commission fails to develop regulations by July 1, 2018, the ballot question, as amended, allows existing medical marijuana treatment centers to begin selling recreational marijuana to adults without any additional regulations. The commission would develop procedures for issuing and renewing licenses. It would develop requirements for the security of marijuana businesses, for preventing marijuana sales to minors, for record keeping, health and safety standards, packaging and labeling requirements, testing requirements, marketing restrictions and enforcement mechanisms. The commission would have authority to limit the total amount of marijuana grown in Massachusetts. Cities and towns can adopt ordinances and bylaws that impose "reasonable safeguards" on the operation of marijuana shops, including limiting the number or type of marijuana establishments.

The regulation of recreational marijuana and associated sales raises novel and complex legal, planning, and public safety issues and the Town needs time to study and consider the regulation of recreational marijuana sales and address such novel and complex issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaws regarding regulation of Marijuana Retail Sale (which includes dispensing, processing, and cultivation activities, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use). The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Marijuana Retail Sale (which includes dispensing, processing, and cultivation activities, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use) so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

10.7.2 Definitions

The definitions contained in the AN INITIATIVE PETITION FOR A LAW RELATIVE TO THE REGULATION AND TAXATION OF MARIJUANA shall be the definitions used in the Moratorium. These definitions include but are not limited to the following:

"Marijuana" or "Marihuana", all parts of any plant of the genus Cannabis, not excepted below and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in section 1 of chapter 94C of the General Laws; provided that "Marijuana" shall not include: (1) The mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination; (2) Hemp; or (3) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.

"Marijuana accessories", equipment, products, devices or materials of any kind that are intended or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing,

processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling or otherwise introducing marijuana into the human body.

"Marijuana establishment", a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.

"Marijuana products", products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.

"Marijuana retailer", an entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

10.7.3 Temporary Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaws to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Marijuana Retail Sale (which includes dispensing, processing, and cultivation activities, the on-site consumption of marijuana and marijuana products, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use). The moratorium shall be in effect through December 31, 2018 or six (6) months after the effective date of the Cannabis Control Commission regulations, whichever is later. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of recreational marijuana in the Town, consider the regulations of the Cannabis Control Commission regarding recreational Marijuana and related uses, and shall consider adopting new Zoning Bylaws to address the impact and operation of Marijuana Retail Sale (which includes dispensing, processing, and cultivation activities, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use); or to take any action relative thereto.

SECTION 10.8.0 PROHIBITION ON MARIJUANA ESTABLISHMENTS

Prohibition on Marijuana Establishments In accordance with Massachusetts General Laws Chapter 94G, Section 3(a)(2), all types of marijuana establishments, as defined in Massachusetts General Laws Chapter 94G, Section 1 and as may otherwise be defined by Massachusetts law, to include, without limitation, all marijuana cultivators, marijuana testing facilities, marijuana product manufacturers, marijuana retailers, and any other types of licensed marijuana-related businesses, shall be prohibited within the Town of Burlington. This prohibition shall not be construed to affect the medical use of marijuana as expressly authorized by the provisions of Chapter 369 of the Acts of 2012 and 105 CMR 725.000 (as the same may be amended from time to time), nor shall it be construed to include registered marijuana dispensaries as defined by Article II, Section 2.18.2.1 of the Zoning Bylaws;

SECTION 10.9.0 SOLAR

In the residential districts (RO, RG, and RC), solar energy systems are permitted pursuant to the following criteria:

- a. Roof mounted systems are allowed on any existing structures within the district(s).
- b. Ground mounted systems pursuant to Article IV, Section 4.2.0 and are permitted to be erected only to provide for the average energy needs of the structure(s) on the subject property. For example, the average one family dwelling uses 1,000 kWh per month. The system shall be relational to this usage taking into account the fluctuations due to seasonal sunlight changes.

- c. Ground mounted solar energy systems in any and all positions shall adhere to all setbacks and are prohibited from the front yard of the subject property.
- d. Ground mounted solar systems shall not exceed fifteen (15) feet in height in any and all positions and cannot exceed the height of the principal use on the premises.
- e. Ground mounted solar systems shall be sited and adequately screened to minimize the view from abutting properties. Light or reflection from the ground mounted solar system shall not shine or reflect onto abutting properties. System installation shall include measures to prevent contact with live current.
- f. Abandonment – A solar energy system shall be considered abandoned when it fails to operate or is unused for more than one (1) year.
- g. Removal Requirements – Any roof and/or ground mounted system which has reached the end of its life or has been abandoned shall be removed. The owner shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner shall notify the Building Department in writing of the proposed date of discontinued operations and plans for removal.

10.9.2 Solar in All Other Districts

In all other zoning districts solar energy systems are permitted pursuant to the following criteria:

- a. Roof mounted systems are allowed on any existing structure(s) within any zoning district other than those identified in 10.9.1.
- b. Ground mounted systems permitted pursuant to Article IV, Section 4.2.0. Ground mounted solar energy systems in any and all positions shall adhere to all setbacks and height requirements and are prohibited from the front yard of the subject property.
- c. Abandonment – A solar energy system shall be considered abandoned when it fails to operate or is unused for more than one (1) year.
- d. Removal Requirements – Any roof and/ or ground mounted system which has reached the end of its life or has been abandoned shall be removed. The owner shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner shall notify the Building Department in writing of the proposed date of discontinued operations and plans for removal.

SECTION 10.10 OUTDOOR SEATING

10.10.1 Purpose: The purpose of this section is to enhance safe and attractive outdoor seating options for local qualified businesses to address health conditions, enliven commercial spaces, and promote business activity.

10.10.2 Procedure: An Applicant for an outdoor seating permit shall submit the required application to the Inspector of Buildings who may, notwithstanding any other requirement under this bylaw or any existing special permit or site plan review for the applicant or its establishment or the property on which it is located, issue a permit for outdoor seating if the threshold requirements are met per section 10.10.3. The Inspector of Buildings shall be authorized to promulgate regulations consistent with this bylaw which shall, at a minimum, set forth specific procedures and required submittals for any permit hereunder.

10.10.3 Requirements for the Issuance of an Outdoor Seating Permit

10.10.3.1 The outdoor seating capacity shall not exceed 50% of the authorized internal capacity and shall not exceed the number of seats in total for which bathrooms are provided at the establishment.

10.10.3.2 The outdoor seating shall be located on the parcel and adjacent or near the building.

10.10.3.3 The outdoor seating, if adjacent to a street or parking lot, shall be protected by barriers approved by the police department for safety of the customers per regulations.

10.10.3.4 The Inspector of Buildings shall have the discretion to determine if the proposed change to any parking requirements is consistent with public safety including but not limited to pedestrian and traffic safety.

10.10.3.5 If the Applicant for a permit for outdoor seating is someone or some entity other than the owner of the real property, the owner of the real property shall also sign the application.

10.10.3.6 If the location for which the outdoor seating is sought is located on real property or in a building where there is more than one tenant, then the property owner shall have the responsibility to manage all parking between tenants of the real property.

10.10.3.7 If alcohol is served at the premises, prior to issuing a permit hereunder, the Inspector of Buildings shall require proof of modification of the alcohol license.

10.10.3.8 All outdoor seating proposed hereunder shall be temporary in nature as determined by the Inspector of Buildings. In the event it is determined that the proposed outdoor seating is permanent, then the Applicant is required to seek a modification to any existing permits which govern the use of the property or establishment.

10.10.3.9 The Inspector of Buildings may include conditions to any permit issued hereunder and which are consistent with the intent and purpose of this bylaw.

10.10.4 Term of Permit.

Any permit issued by the Inspector of Buildings hereunder shall be valid for the term, which shall not exceed one year, written in the Outdoor Seating Permit Regulations and Guidelines, so long as there are no changes to the number of seats or configuration of the seating area of the establishment. In the event there are any changes to the foregoing, the Applicant must reapply for a new permit

ARTICLE XI: SPECIAL RESIDENTIAL REGULATIONS

SECTION 11.1.0 DEVELOPMENT INCENTIVE FOR AFFORDABLE HOUSING

- 11.1.1 An owner or owners of land in all residential districts may, in connection with the submission of an application for a special permit and site plan to the Planning Board, pursuant to the requirements for particular uses within such districts, apply for a special permit to increase the number of dwelling units which would otherwise be permitted under this Bylaw up to a maximum of 10% of the units otherwise permitted on the tract under this Bylaw and provided that a minimum of 10% of all units in the tract are affordable to persons of low and moderate income. In all cases, affordable units shall be reasonably mixed with market rate housing units.
- 11.1.2 No development shall take place pursuant to a special permit under this section until and unless a site plan is submitted to and approved by the Planning Board.
- 11.1.3 In the event that a special permit under this section is granted, the lot area, frontage, width of lot at building and yards of the development shall be as shown by a site plan submitted to and approved by the Planning Board, which site plan shall conform generally to the pattern of development permitted in the district in which the land lies with such deviations as are reasonable, in the judgment of the Planning Board, to permit the increased density.
- 11.1.4 The Board may require, as a condition of said permit that, in lieu of all or some of the units for use by low and moderate income being provided within the development, the developer shall:
1. Make a cash payment to be used for low and moderate income units, which payment, as determined by the Board using accepted valuation methods, is equivalent in value to the units which otherwise would have been provided within the development;
 2. Provide all or some of the required low and moderate income units on a site different from the development; and provided that in all cases it is reasonably mixed with market rate housing.
 3. Provide all or some of the required low and moderate income housing through an alternative means other than those already listed in this subsection; or
 4. Provide all or some of the required low and moderate income housing through a combination of any or all of the methods in this subsection.

If the Board allows the provision of some or all of the low and moderate income housing by a method different from this subsection, the Board shall first find that such alternative method will help alleviate the undue concentration of population and encourage housing for persons of all income levels; and will (a) encourage the most appropriate use of land and buildings, or (b) avoid undue hardship to land and buildings.

SECTION 11.2.0 ACCESSORY RESIDENTIAL USES IN THE ONE-FAMILY DWELLING (RO) ZONING DISTRICT

11.2.1 Purpose

The provision of accessory residential uses is intended to:

- a. To increase the number of small dwelling units available for rent in town,
- b. To increase the range of housing choices,

- c. To encourage greater diversity of population with particular attention to young adults and senior citizens, and
- d. To encourage a more economic and energy efficient use of the town's housing supply while maintaining the appearance and character of the town's single family neighborhoods.

11.2.2 Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit (ADU) is an alternative type of housing that allows Burlington to expand and diversify its housing supply options without requiring additional land development. The design and implementation of an ADU is expected to fit on an RO zoned lot with a the One-Family Dwelling.

11.2.2.1 Massachusetts General Law (MGL)

- a. Protected ADUs are permitted As of Right.
- b. The Town has established Article 11.2 of these Zoning Bylaws to govern and to reasonably regulate the construction of Protected ADUs within districts that allow single family homes.
- c. No Protected ADU unit may be utilized as Short-Term Rental. (See Section 4.3.1.2)

11.2.2.2 Applicability and Requirements

- a. Only one (1) Protected Use ADU per lot may be created As-of-Right. No more than one ADU shall be permitted on any lot.
- b. The Protected Use ADU and any modifications to the Principal Single Family Dwelling on the lot shall be designed so that the appearance of the Principal Dwelling remains that of a Single Family Dwelling. Any new entry to a Protected Use ADU shall be located on the side or in the rear of the Principal Dwelling.
- c. Where two (2) or more entrances already exist on the front façade of a Principal Single Family Dwelling, modifications made to such entrances in order to accommodate a Protected Use ADU shall result in one (1) entrance appearing to be the principal entrance and other entrances appearing to be secondary.
- d. All stairways to the primary entrance to a Protected Use ADU located on a second or third story shall be enclosed within the exterior walls, unless otherwise required by applicable provisions of the State Building Code.
- e. All motor vehicles owned or maintained by occupants of a Protected Use ADU, with the exception of properties within one-half (1/2) mile of a transit station as defined in 760 CMR 71.02, shall be provided with a designated off-street driveway area or garage. The location and appearance of such driveway area shall not adversely affect adjoining properties or the single-family character of the neighborhood in general.
- f. Both the Principal Single Family Dwelling and the Protected Use ADU shall be connected to the public water and sanitary sewer systems.
- g. The Protected Use ADU and the Principal One-Family Dwelling shall remain on the same Lot and shall not be divided into two (2) separate lots.
- h. No Protected Use ADU unit may be separately sold as a condominium, or otherwise.
- i. Driveways should be designed in a way to reduce the amount of impervious surface.

11.2.2.3 Siting Standards

All Protected Use ADUs are subject to the following siting standards.

- a. A detached Protected Use ADU shall not be located between a roadway and the designated frontage of the Principal One-Family Dwelling.
- b. When a Protected Use ADU has a separate exterior entrance from the Principal One-Family Dwelling or is a separate Building, the ADU shall be accessible from a path or walkway.

Figure 1

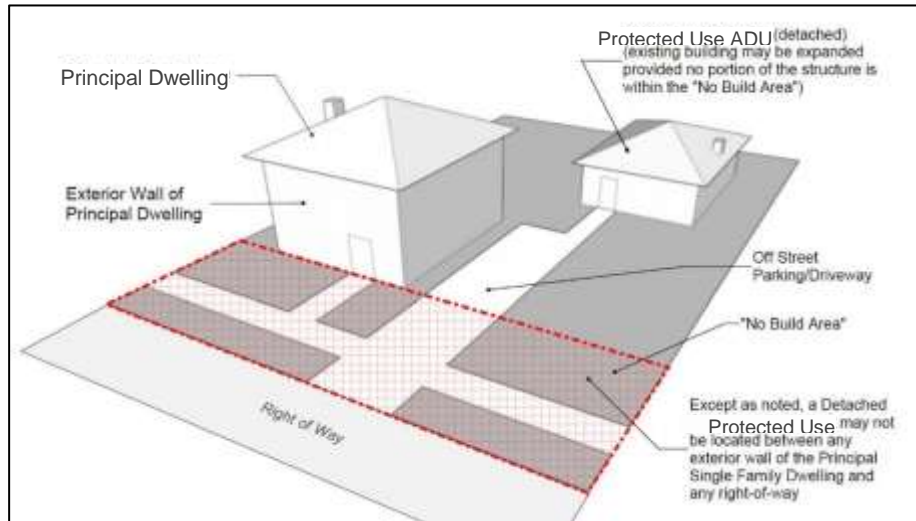
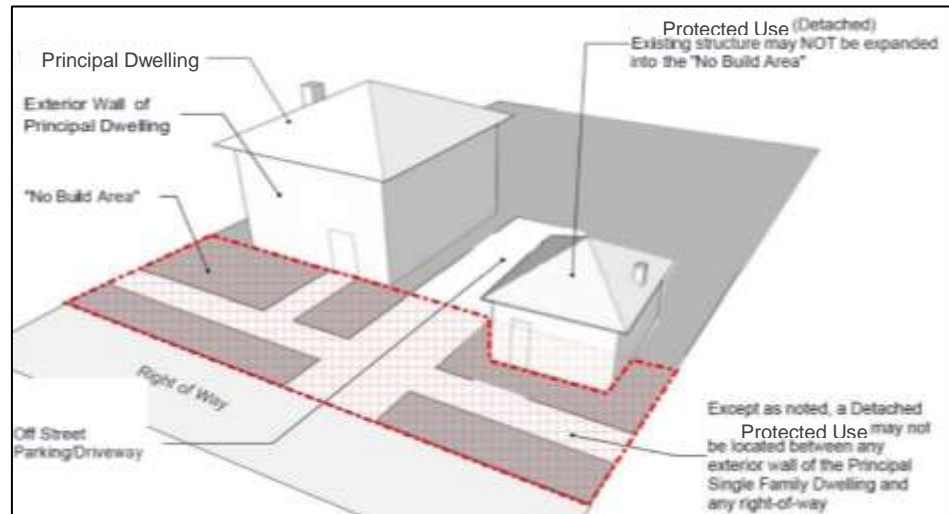


Figure 2



11.2.2.4 Permitting Regulations and Permit Review Authority

- a. The Inspector of Buildings shall be the permit granting authority for Protected Use ADUs. Such review shall be conducted concurrently as part of a Building Permit application.

SECTION 11.3.0 ADDITIONAL REGULATIONS AND EXCEPTIONS FOR GARDEN APARTMENTS AND DORMITORIES

- 11.3.1 No building shall contain less than six (6) nor more than twelve (12) units.
- 11.3.2 No apartment dwelling unit shall contain more than two (2) bedrooms, and not less than fifty (50) percent of the apartment dwelling units in a district shall have one (1) bedroom only. Dormitories shall have one (1) bedroom units only and may have dining and lounging facilities.
- 11.3.3 No living spaces or rooms shall be located below the finish grade of the adjoining ground or above the second story.
- 11.3.4 Not more than three (3) buildings may be constructed in an attached group.
- 11.3.5 No space in an apartment building or dormitory shall be used for storage of gasoline powered vehicles and equipment or combustible materials not part of the building.

SECTION 11.4.0 ADDITIONAL REGULATIONS FOR HOUSINGS FOR THE ELDERLY IN AN RO-ONE FAMILY RESIDENCE DISTRICT

- 11.4.1 No building shall contain less than four nor more than eight units.
- 11.4.2 Minimum lot size shall be 60,000 square feet.
- 11.4.3 No building shall exceed two (2) stories in height.

SECTION 11.5.0 ADDITIONAL REGULATIONS IN THE CONTINUING CARE (RC) DISTRICT

11.5.1 The following types of senior housing facilities may be proposed in a RC District: Assisted Living, Congregate Living, Continuing Care Retirement Community, Elderly Housing, Independent Living, Long Term Care Facility, Nursing Home, Rest Home.

11.5.2 Nonresidential Uses

The operator of a senior housing facility may also provide optional accessory use services on the site including but not limited to local transportation, barber/beauty services, sundries for personal consumption, and other amenities, provided:

- a) such uses serve primarily the residents of the development;
- b) such uses are conducted within and may be entered only from within a principal building;
- c) there is no external evidence of such uses visible beyond the property; and,
- d) the appearance and character of the commercial uses are compatible with a residential development.

- 11.5.3 All senior housing facilities proposed in or adjacent to residential districts shall be constructed so as to be residential in appearance. No structure shall exceed three (3) stories in height, and shall have sloped roofs. No driveways, parking areas, or circulation aisles may be constructed in a side or rear yard setback abutting a residential district. Side and rear yard setbacks shall be landscaped to provide a buffer between adjacent uses. However, walking paths for the residents of a senior housing facility may be located within the side or rear yard setbacks.

11.5.4 No living space shall be located below the finish grade of the adjoining ground.

11.5.5 The maximum number of residential units or beds on a site shall be determined by the Planning Board based on such factors as but not limited to, impact on the neighborhood, affordability for residents, quality of life, and provisions for adequate open space, recreational facilities, parking, landscaping, and buffers: provided, however, that the number of residential units or the density of the development shall be at least as large as was permitted under the zoning for the site immediately before it was rezoned to RC.

SECTION 11.6.0 OPEN SPACE RESIDENTIAL DEVELOPMENT

The Planning Board may grant a special permit for an Open Space Residential Development in any residential district subject to the following:

11.6.1 Purpose

The purpose of Open Space Residential Development is to encourage the preservation of common land for conservation, agriculture, open space and recreational use; to provide increased opportunities for affordable housing; to preserve historical or archaeological resources; to protect existing or potential municipal water supplies; to protect the value of real property; to promote more sensitive siting of buildings and better overall site planning; to promote better utilization of land in harmony with its natural features and with the general intent of the zoning bylaws through a greater flexibility in design; and to allow more efficient provision of municipal services.

11.6.2 Procedures

- a) Filing of Application: Each application for a special permit for Open Space Residential Development shall be filed with the Planning Board, with a copy filed forthwith with the Town Clerk, and shall be accompanied by 10 copies of a plan, pursuant to Section B below, of the entire parcel under consideration, prepared by a professional architect, engineer or landscape architect.
- b) Contents of Application: Said application and plan shall be prepared in accordance with the requirements of special permits and with the Planning Board's Site Plan Review Rules and Regulations, and where applicable, the filing of a Subdivision Plan, and shall include proposed location, bulk and height of all proposed buildings. In addition, the applicant shall provide the following information:
 - i. The number of dwellings which could be constructed under the zoning provisions which govern the parcel at the time of application, considering the whole parcel, excluding water bodies, flood plain, and land prohibited from development by legally enforceable restrictions, easements or covenants. The number of dwelling units shall be determined by the Planning Board using the standards the Board would normally apply to a One-Family Dwelling District (RO) residential subdivision plan submitted according to the Subdivision Control Law and Zoning Bylaws of the Town of Burlington, including but not limited to Section 6.6.0 Lot Interpretation and Restrictions. The number of dwelling units so determined by the Planning Board shall be divided by the total gross acreage of the parcel to establish the base density of units per acre. In no event may the base density of units per acre exceed the Maximum base density of 2.2 units per acre.
 - ii. An analysis of the site, including wetlands, wetlands zoning district boundaries, water bodies, slopes, soil conditions, areas within the 100 year flood, and such other natural features as the Planning Board may request. As well, an existing topographic map and a proposed topographic map at two feet intervals must be provided.
 - iii. A summary of the environmental concerns relating to the proposed plan.

- iv. A description of the neighborhood in which the tract lies, including utilities and other public facilities, and the impact of the proposed plan upon them.
- c) Evaluation of the open land proposed within the Open Space Residential Development, with respect to use, size, shape, location, natural resource value, and accessibility by residents of the Town or of the Open Space Residential Development.
- d) Review by Other Boards: Before acting upon the application, the Board shall submit it with the plan to the following boards, which may review it jointly or separately: the Building Inspector, the Department of Public Works, the Board of Selectmen, the Police Department, the Board of Health, the Town Engineer, the Conservation Commission, and the Fire Department. Any such board or agency to which petitions are referred for review shall submit such recommendations as it deems appropriate to the Planning Board and the applicant. Failure to make recommendations within 35 days of receipt shall be deemed lack of opposition.
- e) Public Hearing: After the opportunity for review by other boards has taken place, the Planning Board shall hold a hearing under this section, in conformity with the provisions of G.L. Chapter 40A, S9, and of the zoning bylaws and regulations of the Planning Board. The hearing shall be held within 65 days after filing of the application with the Board and the Clerk. Notice shall be given by publication and posted and by first class mailings to "parties in interest" as defined in G.L. Chapter 40A, #11. The decision of the Board, and any extension, modification or renewal thereof, shall be filed with the Board and Clerk within 90 days following the public hearing. Failure of the Board to act within 90 days shall be deemed a grant of the permit applied for. The required time limits for a public hearing and Board action may be extended by written agreement between the applicant and the Planning Board. Issuance of the permit requires an affirmative vote of two thirds of the Planning Board.
- f) Relation to Subdivision Control Act: Planning Board approval of a special permit hereunder shall not substitute for compliance with the subdivision control act, nor oblige the Planning Board to approve any related definitive plan for subdivision, nor reduce any time periods for Board consideration under that law. However, in order to facilitate processing, the Planning Board shall, insofar as practical under existing law, adopt regulations establishing procedures for submission of a combined plan and application which shall satisfy this section and the Board's regulations under the subdivision control act.

11.6.3 Findings of Board

The Board may grant a special permit under this section only if it finds that the applicant has demonstrated the following: that the Open Space Residential Development plan will be in harmony with the general purpose of the bylaw and the requirements of G.L. Chapter 40A, and the long range plan of the town; that it will not have a detrimental impact on the neighborhood, will be designed with due consideration for health and safety, and is superior to a conventional plan in preserving open space, minimizing environmental disruption, allowing for more efficient provision of services, or allowing for greater variety in prices or types of housing.

11.6.4 Minimum Dimensional Requirements

- (a) The area of the parcel to be developed is not less than ten acres.
- (b) The minimum parcel frontage shall be 50 feet.
- (c) Every single family detached dwelling is placed upon a lot with the height, frontage, side and rear yard requirements in accordance with the requirements of Table 11.6.8. Dimensional Requirements Open Space Residential.

- (d) Every two family or multifamily building is built with the setbacks from lot lines and other buildings, and the limitations as to size and height in accordance with the requirements of Table 11.6.8 Dimensional Requirements Open Space Residential.
- (e) The minimum buffer in width around the perimeter of the parcel shall be 30 feet for clusters comprised of single family units, 50 feet for multifamily units, and 120 feet for multifamily units adjacent to an RO District.
- (f) Except as specified in a special permit granted under this section, all requirements of the Zoning Bylaw shall continue to apply.
- (g) The requirements related to the ownership, upkeep, liability, and maintenance of the open land are in perpetuity and as such become the responsibility of the owners' heirs and assigns.

11.6.5 Required Open Land

- a) At least 40% of the parcel exclusive of land set aside for roads and parking, shall be open land.
- b) The open land and such other facilities as may be held in common shall be conveyed to one of the following, as determined by the Planning Board, subject to the following guidelines. In general, natural resource land such as wetlands not suitable for any public use, or suitable for extensive public recreational use, should be conveyed to the Town or to a trust; whereas land which will be principally used by the residents of the Open Space Residential Development should be conveyed to a home association. At least 10% of the open land shall be usable for active or passive recreation.
 - (1) To a corporation or trust comprising a home association whose membership includes the owners of all lots or units contained in the parcel. The developer shall include in the deed to owners of individual lots beneficial rights in said open land, and shall grant a conservation restriction to the Town of Burlington over such land pursuant to M.G.L. Chapter 184, Sections 131-33, to insure that such land be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways. This restriction shall be enforceable by the Town through its Conservation Commission in any proceeding authorized by S33 of Chapter 184 of M.G.L. In addition, the developer shall be responsible for the maintenance of the common land and any other facilities to be held in common until such time as the homes association is capable of assuming said responsibility. In order to ensure that the association will properly maintain the land deeded to it under this section, the developer shall cause to be recorded at the Middlesex South County Registry of Deeds a Declaration of Covenants and Restrictions which shall, at a minimum, provide for the following:
 - i. Mandatory membership in an established homes association, as a requirement of ownership of any lot in the parcel.
 - ii. Provisions for maintenance assessments of all lots in order to ensure that the open land is maintained in a condition suitable for the uses approved by the homes association. Failure to pay such assessment shall create a lien on the property assessed, enforceable by either the homes association or the owner of any lot. (Note: At no time shall the Town assume the responsibility for maintenance.)
 - iii. Provision which, so far as possible under the existing law, will ensure that the restriction placed on the use of the open land will not terminate by operation of law.
 - (2) To a nonprofit organization, the principal purpose of which is the conservation of open space.
 - (3) To the Conservation Commission of the Town for a park or open space use, subject to the approval of Town Meeting, with a trust clause ensuring that it be maintained as open space.

- c) Subject to the above, the open space may be used for recreational purposes including golf courses, riding trails, tennis courts, gardens, swimming pools and temporary structures (i.e., tents, stages for special events and other structures that are intended to be assembled and disassembled within a 14 day period). The Board may permit open land owned by a homes association to be used for individual septic systems, or for communal septic systems if it, and the Board of Health so recommends.

11.6.6 Further Requirements

- (a) No use of the parcel other than residential or recreational shall be permitted.
- (b) No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown upon the plan.
- (c) No certificate of occupancy shall be issued by the Building Inspector until he has certified to the Planning Board that the premises have been built in accordance with the plan approved by the Board hereunder.
- (d) The Planning Board may impose other conditions, safeguards, limitations on time and use, pursuant to its regulations.
- (e) The Planning Board may grant a special permit hereunder for Open Space Residential Development even if the proposed development is not subject to the subdivision control law.
- (f) Special Permits granted under this section shall lapse within two years (or less), excluding time required to pursue or await the determination of an appeal, from the grant thereof, if a substantial use has not sooner commenced or if construction has not begun, except that the Planning Board may grant an extension for good cause and shall grant an extension if the delay was caused by the need to seek other permits.
- (g) Subsequent to granting of the permit, the Planning Board may permit relocation of lot lines within the Open Space Residential Development. However, any change in overall density, street layout, or open space layout will require further hearings.

11.6.7 Optional Units Incentive

- (a) Notwithstanding the limitations set out above, the Planning Board, if it deems it otherwise advisable to do so, shall as a provision of a special permit issued hereunder authorize increases in the permissible intensity of use in the proposed Open Space Residential Development over the base units per acre providing that the tract is tied to the public sewer system and that the number of units within the tract shall not exceed a density of 4 dwelling units per acre. The additional units may be obtained at the discretion of the Planning Board over the base density of units per acre by providing one or more of the following:
 - 1. Traffic or pedestrian improvements (e.g., bike paths, bridle paths, screened parking): up to 0.3 units added.
 - 2. Open space which is landscaped or has unusual value to the community or to the residents and comprises an unusually large percent of the tract: up to 0.5 units added.
 - 3. Units that permanently contribute to the Town's Affordable Housing Action Plan: up to 1.0 units added.
- (Note A: The maximum density per acre with bonus shall be no more than 180% of the base density as determined by the Planning Board pursuant to Section 11.6.2, subsection (b)1.)

(Note B: The Planning Board may grant less than the maximum bonus provision for affordable housing if there are only a minimal number of units that are affordable and/or where severe environmental constraints exist on the parcel.)

(b) Such bonus may include any or all of the following:

1. Decrease of minimum lot size.
2. Increase in number of lots.

(c) Off Premises Improvements: The Planning Board may approve a density bonus when the applicant agrees to make public improvements or improvements in the public interest on property not under the applicant's control.

TABLE 11.6.8: OPEN SPACE RESIDENTIAL DIMENSIONAL REQUIREMENTS

Minimum area of parcel feet	10 Acres (435,600 square feet)
Maximum height of buildings	40 feet 30 feet when within 100 feet of an RO District
Minimum frontage of the tract on the existing street	50 feet
Minimum frontage setback	25 feet for single family 50 feet for multifamily
Minimum distance between individual buildings	30 feet
Maximum distance between	100 feet (unless otherwise groups of buildings permitted by the Planning Board)
Minimum percent of open space	40% (Note: 10% of this 40% must be usable for active or passive recreation purposes and must be unpaved.)
Buffer requirements	30 feet in width for developments with single family units 50 feet for developments with multifamily units 120 feet for developments with multifamily units adjacent to an RO District
Maximum base density without	2.2 units bonus per acre

SECTION 11.7.0 RESIDENTIAL 2 (R2) DISTRICT

11.7.1 Purposes

The Residential 2 (R2) District is intended:

To stimulate more affordable housing units through the creation of two family or duplex development on individual lots, or on a larger single lot in which internal lot lines may have been drawn and established and where open space and other site amenities may be held or used in common by all unit owners.

To permit a developer, public agency, or developer in conjunction with a public agency, to propose two family or duplex development and units which shall be affordable to individuals of low and moderate incomes, and to first time home buyers, as defined by the Massachusetts Housing Finance Agency, the Executive Office of Communities and Development, or the income and price guidelines for Middlesex County, and as may be periodically amended.

To help the community to meet the requirements and objectives of Massachusetts General Laws, Chapter 40B, Sections 20-23.

To achieve a broader range of housing choice within the community.

To permit such development on parcels which can be divided into numerous lots, or which can contain numerous units, so as to form a well-planned district rather than a single or substantial deviation from surrounding land uses and neighborhood pattern.

To encourage such development on parcels zoned for industrial and commercial purposes, but which may be appropriate for residential purposes.

11.7.2 Uses by Special Permit and Permitted Uses in an R2 District

The following use shall require a special permit as set forth in Section 13.1.7:

- (a) Two Family Dwellings: The following uses shall be permitted by right without need of a special permit once R2 zoning is obtained:
 - 1. One family dwellings and one family dwellings purchased or erected and maintained by the Burlington Housing Authority or any other nonprofit housing development agency developing affordable housing as described in Section 4.2.1.6 of the Zoning Bylaws.
 - 2. Places primarily used for religious purposes, including rectories and parish houses as described in Section 4.2.2.1 of the Zoning Bylaws.
 - 3. Public parks as described in Section 4.2.2.8 of the Zoning Bylaws.

11.7.3 Dimensional Requirements

Where lots within an R2 District are proposed for subdivision, all two family structures/dwellings must be situated on individual lots which conform to the density and dimensional regulations of an RO One Family Dwelling District specified in Article V, Section 5.2.0 of these Bylaws.

All two family structures/dwellings which are proposed to be developed within a single consolidated parcel must also be developed and laid out so that all two family structures within the site conform to the density and dimensional regulations of an RO One Family Dwelling District specified in Article V, Section 5.2.0 of these Bylaws.

11.7.4 General Requirements

No land shall be rezoned to R2 unless a Concept Plan as described in Subsection 13.1.6 is presented to Town Meeting and approved as part of the Warrant Article with the rezoning petition.

No development may occur in an R2 District except in conformity with the Concept Plan approved by Town Meeting.

Further, two family development in an R2 District may only occur by obtaining an R2 Special Permit as described in Section 13.1.7. The obtaining of a special permit as outlined in Section 13.1.7 must commence within two years or the property shall be governed by the provisions presently in effect in the zoning district for which the land was zoned immediately prior to its inclusion in the R2 District.

Where a subdivision plan shall not be presented and proposed, Site Plan review will occur concurrently with the review of the special permit process outlined in Section 13.1.7.

11.7.5 Procedure for Rezoning to an R2 District

The developer and property owner, if different from the developer, shall submit a Concept Plan to the Board of Selectmen together with a letter petitioning for a rezoning to the R2 District requesting that the matter be placed on the next Town Meeting warrant.

The Board of Selectmen shall refer the rezoning application and the Concept Plan to the Planning Board within 14 days, and within 65 days of receiving the rezoning application from the Board of Selectmen and the Concept Plan, the Planning Board shall hold a public hearing on the requested rezoning.

Following the public hearing, the Planning Board shall prepare a detailed report regarding the requested rezoning and Concept Plan and shall recommend to Town Meeting whether the requested rezoning should be approved, amended and approved or denied.

In order to be approved a rezoning to the R2 District must receive a two-thirds (2/3) vote at Town Meeting.

11.7.6 Submission Requirements for an R2 District Rezoning

The application for an R2 District rezoning shall include a Concept Plan and the required submission fee.

(a) **Submission Fee:** The Planning Board shall specify submission fees for an R2 District Rezoning in its Rules and Regulations. In no case shall the fee be less than \$350, however the Planning Board may waive the fee if the developer is the Town or other public agency. The required fee shall be submitted with the rezoning request and Concept Plan.

(b) **Concept Plan Requirements:** A Concept Plan shall include the following:

1. In addition to the submission requirements outlined in this section, the Planning Board may impose additional submission requirements through the adoption of Rules and Regulations for an R2 District Rezoning.

2. A preliminary site plan showing in a general manner:

The location of buildings; number of stories, approximate floor area and maximum height of each building.

Existing and proposed contours.

Proposed lot lines.

Grading and landscape treatment.

The location and dimensions of driveways and anticipated parking areas and capacity.

The location and characteristics of any common open space or usable open space to be conveyed to the Town or to be dedicated for use by adjoining lots and the general neighborhood.

The proposed drainage system.

General building elevations (cross section including a general rendering and building treatment.)

The approximate location of the affordable units.

- (c) A project narrative which details specific project conditions and amenities proposed. The narrative shall also include information about the project development team and marketing approach to attract individuals and families seeking affordable housing within the community.

Further, the project narrative shall specify which affordable housing program(s) and/or guidelines are being utilized within the development to achieve the thirty (30%) percent low/moderate income unit affordability which will be required as part of the granting of the R2 Special Permit.

The applicant shall agree not to file a subdivision plan or plan showing a division of land pursuant to M.G.L. Chapter 41.

- (d) Special conditions, if any, applicable to the proposed development which may include grants of benefits to the Town such as land for public purposes, construction of improvements (or financial contributions therefore) on behalf of the Town.

- (e) A table showing:

1. Total land area.
2. Developable site area.
3. Common or usable open space, if any.
4. Site coverage of buildings.
5. Area covered with impervious surface.
6. Impervious surface ratio.
7. Gross floor area of all proposed two family buildings.

- (f) A locus context map of all land within 500 feet of any part of the tract and showing:

1. All dwellings and principal buildings.
2. The land use of each lot.
3. Lot and right-of-way lines.
4. Existing contours at two foot intervals.
5. Principal natural features in general use such as:

6. Zoning district boundaries.
 8. Recorded easements on the site and within the 500 feet locus.
 9. Public facilities, such as conservation or recreation land, footpaths, bicycle paths, or streets.
 10. Significant noise/visual impact (including views from the site and sources of noise affecting the site).
 11. Historically or architecturally significant structures and sites on or adjacent to the site.
- (g) A property rights and dimensional standards plan showing:
1. The location of existing easements or other property rights affecting the development.
 2. The approximate location of any sections of the land to which the Town would be granted property rights, either easements or transfer of ownership for street, utility, conservation or other purposes.
 3. The anticipated size and dimensions of each lot to be certified, and internal lot lines when applicable.
 4. The minimum yard setback lines and distances from the adjacent zoning district boundaries.
 5. The boundaries of any common open space or usable open space.
- (h) The following information shall be required for all R2 rezonings which shall not involve the presentation and proposal of a subdivision plan after rezoning:
1. The location and size of the Town's existing water mains, fire hydrants, sanitary sewers, and storm drains.
 2. The proposed location and the approximate size of utilities to be constructed on the site and their proposed connections to the Town's utilities, and any special features, such as culverts or pumping stations, that might affect the ability of the Town to service the development.
- (i) A traffic analysis to be conducted by a traffic engineer who will certify that he/she qualifies for the position of member of the Institute of Transportation Engineers (ITE). The analysis shall include:
1. Traffic counts on arterial streets that provide access to the development site showing data on Average Daily Traffic (ADT) and a.m. and p.m. peak periods (conducted for two hours divided into fifteen minute segments);
 2. Intersection turning movement counts at intersections likely to be affected by the proposed development (conducted for two hours in the a.m. peak and the p.m. peak divided into fifteen minute segments);
 4. An inventory of roadway characteristics showing the width of the principal approach streets and the presence or absence of sidewalks and their conditions and existing traffic control devices;
 5. Estimated trip generation showing the projected inbound and outbound vehicular trips for the a.m. and p.m. peak periods and a typical one hour off-peak trip generation;
 6. The estimated distribution of new trips by approach streets and each intersection likely to be affected;

7. The effect of additional traffic generated by the development on traffic "levels of service" on each approach street;
8. Estimated off-street parking and loading requirements and time of peak accumulation.

11.7.7 Special Permit Requirements

Two family development pursuant to an R2 District rezoning is subject to the approval of R2 Special Permit as outlined in this subsection.

Application for an R2 Special Permit under this section shall be made to the Town Clerk by submitting ten (10) copies of all submission material and paying the required application fee. Circulation of the R2 Special Permit application to Town departments shall be outlined in subsection 9.2.2.1.

The application for an R2 Special Permit under this section shall include a Site Development Plan as described in this section together with the required submission fee.

Application for an R2 Special Permit under this section shall include a project narrative and Site Development Plan which specifies that no less than thirty (30%) percent of all proposed units will be set aside for persons of low and moderate income levels.

- (a) Submission Fee: The Planning Board shall specify a submission fee for an R2 Special Permit in its Rules and Regulations and in no case shall the fee be less than \$350.
- (b) Site Development Plan and Application Requirements: The Site Development Plan and Special Permit Application shall include all of the material and information contained in the Concept Plan with the following modifications, additions, and provisions:
 1. All information typically required on a site plan in accordance with Planning Board Site Plan Rules and Regulations.
 2. Long-term provisions, in the form of a recordable instrument to provide for retention of all affordable housing units proposed.
 3. The location and size of the Town's existing water mains, sanitary sewers, storm drains and fire hydrants.
 4. Proposed utilities, including the location, size of mains, materials and any proposed connection to existing Town facilities.
 5. A property rights plan based on an instrument survey identifying parcels, if any, to be conveyed to the Town by deed or easement.
 6. A site grading plan showing proposed changes in contours and identifying landscaping materials, species of plants and sizes and specific plans for any common open space.
 7. A traffic analysis including proposed mitigating measures, if any, to maintain an acceptable traffic level of service.
 8. An assessment of the impacts that the proposed project will have on community character, the environment, and municipal finances.
 9. Such other information as the Planning Board may specify in its Rules and Regulations from time to time for special permits pursuant to an R2 District rezoning.

11.7.8 Public Hearing

The Public Hearing shall be held in accordance with the provisions of Section 9.6.0.

11.7.9 Criteria for Approval

The Planning Board may approve the R2 Special Permit if the Board finds that all the following conditions are met:

1. The Site Development Plan is substantially in conformance with the Concept Plan approved by Town Meeting, and meets the affordable housing criteria and objectives set forth in Sections 13.1.1 and 13.1.7 of this Article. The Planning Board may permit minor changes in light of the more detailed survey and engineering design, provided that they do not conflict with the intent of the Concept Plan, but the Board shall not approve any change in proposed setbacks, maximum building height, or maximum total square feet of two family development.
2. The Concept Plan approved by Town Meeting and the Site Development Plan are incorporated into the R2 Special Permit by reference.
3. Methods satisfactory to the Planning Board of ensuring the performance of any special conditions included in the Concept Plan have been submitted by the developer.
4. Any land designated as common space on the Concept Plan shall be either conveyed to the Town or protected by an easement granted to the Town.

The Planning Board in granting an R2 Special Permit may impose such additional conditions as the Planning Board finds will serve the public interest and are consistent with the intent of the Concept Plan approved by the Town Meeting.

The Planning Board may deny an application for R2 Special Permit and base its denial on the finding that the development proposed in the Site Development Plan did not meet one or more of the four criteria for approval.

11.7.10 Changes in a Site Development and Use Plan

Substantial changes in the site development from that shown on the Site Development Plan referenced in the R2 Special Permit are not permitted without the approval by Town Meeting of a new Concept Plan in accordance with the procedures outlined in Section 13.1.5 followed by the issuance by the Planning Board of a new R2 Special Permit based on the new plan.

SECTION 11.8.0 INCLUSIONARY ZONING REQUIREMENTS FOR MULTIFAMILY HOUSING

11.8.1 Purpose and Intent

The purpose of this Bylaw is to outline and implement a coherent set of policies and objectives for the development of affordable housing in compliance with the 2004 Burlington Community Development Plan, G.L. c. 40B sec. 20-23 and ongoing initiatives of the Burlington Housing Partnership to promote a reasonable percentage of housing that is affordable to low and moderate income buyers. It is intended that the affordable housing units that result from this Bylaw be considered as Local Initiative Program (LIP) dwelling units in compliance with the requirements for the same as specified by the Massachusetts Department of Housing and Community Development (DHCD), or successor, or additional programs adopted by the Commonwealth or its agencies, and that said units count toward the Town's requirements under G. L. c. 40B sec. 20-23, as amended.

11.8.2 Definitions

For the following definitions refer to Article II: Definitions, “Affordable Housing Unit”, “(Qualified) Affordable Housing Unit Purchaser” and “(DHCD) Affordable Housing Unit Sales Price or Rent”.

11.8.3 Applicability

Beginning with the adoption of this Bylaw by Town Meeting, applications for approval of all multifamily housing developments creating 4 or more new or converted units, including housing within mixed use developments, whether on one or more contiguous parcels, owned or controlled by the applicant or a related entity, now or in the future, shall provide an affordable component within the project pursuant to the provisions in this Bylaw. The Affordable Housing Units to be provided shall remain affordable in perpetuity. This provision shall apply whether the proposal is for rental or ownership units. The Affordable Housing Units required above shall be affordable to persons and households of low and moderate income as defined by G.L. c. 40B, Section 20. The applicant shall be responsible for preparing a Massachusetts Local Initiative Program Units Only Application, as administered by the DHCD or any successor program, or an application for any other program that provides for inclusion of such Affordable Housing Units as part of the Town’s affordable housing inventory under G.L. c. 40B Section 20.

11.8.3.1 For multifamily housing developments, the applicant shall provide one and a-half (1.5) Affordable Housing Unit within the development for every ten (10) housing units constructed. When the calculation of the number of Affordable Housing Units to be provided yields a fraction, the applicant shall round up to the next whole number of Affordable Housing Units (Figure 1). The applicant may choose to provide an Affordable Housing Unit off-site, pursuant to the off-site provisions in Section 11.8.3.2.

Figure 1

Proposed Units	Required Affordable Units
4-6	1
7-13	2
14-20	3
21-26	4
27-33	5
34-40	6
41-46	7
47-52	8
53-60	9
61-66	10
And so on...	

11.8.3.2 Provisions for off-site affordable units

Affordable Housing Units shall be provided within any multifamily housing project, unless the Planning Board finds that unique or extraordinary circumstances exist and that the public purpose may be better served by authorizing off-site Affordable Housing Units. The off-site Affordable Housing Units shall be affordable to persons and households of low and moderate income as defined by G.L. c. 40B, Section 20. The applicant shall be responsible for preparing a Massachusetts Local Initiative Program Units Only Application, as administered by the Department of Housing and Community Development, or any successor program, or an application for any other program that provides for inclusion of such affordable units as part of the Town’s affordable housing inventory under G.L. c. 40B Section 20. The units shall be equivalent or better in bedroom count to the on-site project and be phased with the project pursuant to 11.8.5. Timing of construction or provision of off-site Affordable Housing Units shall be provided coincident to the development of market rate units, but in no event shall the development of the Affordable Housing Units be delayed beyond the schedule noted in Section 11.8.5

11.8.3.3 Payments to the Affordable Housing Fund

If the Affordable Housing Trust Fund has not yet been established at the time of said payment, the payment shall be placed in such fund(s) as the Town Treasurer shall determine appropriate for the purpose of being held and used for affordable housing purposes. Such fund shall be established by the Town Treasurer to receive all payments made under this Section, and shall be kept separate and apart from other monies by the Town Treasurer. Any monies in said fund shall be expended in accordance with G.L. c. 44 Section 55C or other applicable statutes, to support the creation of low and moderate income housing units which meet the definition of “low or moderate income housing” as defined by MGL Chapter 40B, Section 20. All moneys which are collected as a result of any contribution to this fund shall be transferred to the principal of said fund, and the Town Treasurer shall be the custodian of the fund and shall deposit the proceeds in a bank or invest the same in such securities as are legal for the investment of funds of savings banks under the laws of the Commonwealth of Massachusetts, or in federal savings and loan associates situated in the Commonwealth. Any interest earned thereon shall be credited to and become a part of such fund.

11.8.4 Monitoring

The monitoring of affordability for rental units, including changes in tenants, shall be supervised by the Burlington Housing Partnership (BHP) pursuant to a Memorandum of Agreement (MOA) between the applicant and the BHP. Such MOA shall provide for monitoring fees for the administration of such affordable units by the BHP and shall be subject to approval by the Board of Selectmen.

The monitoring of home ownership units shall be supervised by the BHP. Affordability of these units shall be established by deed rider, covenant, or equivalent mechanism, subject to review and approval of the Board of Selectmen. Funding for oversight of conducting a lottery and other administrative actions shall be provided by the applicant for first sale. Subsequent sales shall be subject to the guidelines and requirements established by the DHCD.

11.8.5 Provisions Applicable to Affordable Housing Units

1. Siting of Affordable Housing Units – All Affordable Housing Units constructed or rehabilitated under this Bylaw shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space or recreational facilities, as the market-rate units.
2. Minimum design and construction standards for Affordable Housing Units – Affordable Housing Units within market rate developments shall be integrated with the rest of the development and shall be compatible in size, design, appearance, construction and quality of materials with other units.
3. Timing of construction or provision of Affordable Housing Units or lots – Where feasible, Affordable Housing Units shall be provided coincident to the development of market rate units, but in no event shall the development of Affordable Housing Units be delayed beyond the schedule noted below:

Timing of construction or provision of affordable units or lots

MARKET RATE UNIT %	AFFORDABLE HOUSING UNIT %
Up to 30%	None required
30% plus 1 unit	At least 10%
Up to 50%	At least 30%
Up to 75%	At least 50%
Up to 90%	100%

11.8.6 Administration

The Planning Board shall adopt and maintain regulations incorporating the necessary policies, procedures and requirements to implement the provisions of this Section. Such regulations may include criteria of maximum incomes, sales or rental prices, resale price, preservation of affordability and calculation of payments for fractional units.

ARTICLE XII: PLANNED DEVELOPMENT DISTRICT

SECTION 12.1.0 PLANNED DEVELOPMENT DISTRICT

12.1.1 Purpose and Intent

The Planned Development District (PDD) is intended to:

Permit an entity to propose, and for Town Meeting to vote on, a development proposal that specifies a mixture of commercial, industrial, residential, open space or other uses and the site development requirements to be used for a specific site.

Permit some flexibility in the development of individual tracts of land by required and predetermined standards.

Permit the use of development standards tailored to a specific site and more detailed than those for the standard zoning districts.

Permit the Town to evaluate the potential impacts of a proposed development and to authorize the Planning Board, as the Special Permit Granting Authority, to require that the development of the site substantially conforms to site development standards approved as part of the rezoning to a PDD, including mitigation of a project's impacts.

12.1.2 Permissible Uses and Requirements

A Planned Development District may be composed of commercial, industrial, residential, open space, or other uses, alone or in combination. A Planned Development District requires a rezoning amendment to the Burlington Zoning Bylaws. The minimum lot size for a PDD is 10 acres, pursuant to the lot area calculation of Article V, Section 5.1.2. of the Zoning Bylaws.

12.1.3 Procedures

Proponents for a PDD Rezoning Amendment shall follow the following procedures in order to promote review of the proposed amendment and to facilitate public-private cooperation in the establishment of the PDD.

12.1.3.1 Pre-Application Review

- a. Proponents are strongly encouraged to schedule a pre-application review with The PreApplication Review Committee. This Committee shall be appointed by the Planning Board Chair and the Land Use Committee Chair and the Zoning Bylaw Review Committee Chair and shall consist of at least two (2) members from the Planning Board and two (2) Members from the Land Use Committee and two (2) Members from the Zoning Bylaw Review Committee. A meeting shall be scheduled at least 180 days before the anticipated Town Meeting date at which the PD rezoning proposal will be considered. Pre-application review meetings shall be coordinated through the Planning Department.
- b. The Pre-Application Review should precede the preparation of detailed plans or specifications. Documents recommended for the Pre-Application review include, but are not limited to: An existing conditions plan of subject property(s), a project description (either in narrative or sketch form), a listing of proposed uses to be permitted or allowed by special permit, which may be a narrative describing the type and character of uses and/or a listing, by cross reference, of uses to be permitted as they appear in Section 4.2.0, 4.3.0 and 4.4.0 "Use Regulations Schedules." An explanation of why existing zoning districts do not meet the needs of the proposal shall also be submitted.

12.1.3.2 Planning Board Rezoning Application Submission

- a. Proponents must submit an Application for Rezoning to a Planned Development District (“the Application”) to the Planning Department at least 120 days prior to the anticipated Town Meeting date at which the Rezoning Warrant Article will be considered. The application shall contain the requirements set forth in Section 12.1.4. Incomplete applications will not be accepted. Refer to Section 12.1.5 for Administrative Requirements.
- b. Review: When reviewing an application for Planned Development District Rezoning, the Planning Board may determine that the assistance of outside consultants, including attorneys, is warranted. This review shall include but is not limited to the size, scale and/or complexity of a proposed project and a project's potential impacts. The Planning Board shall request that Proponent enter into a Memorandum of Agreement with the Board of Selectmen to set up an account, under MGL Chapter 44, Section 53A consisting of the reasonable costs incurred by the Town for the employment of outside consultants to conduct a review engaged by the Town to assist in the review of a proposed project.

12.1.3.3 Rezoning Warrant Article Submission Schedule

At least 90 days before the Town Meeting at which it is anticipated to be considered, the Proponent shall submit a proposed warrant article to the Board of Selectmen, in hard copy and electronic format for the PDD rezoning as developed in consultation with the Planning Board, the Land Use Committee and the Zoning Bylaw Review Committee.

12.1.3.4 Statutory Requirements

The zoning amendment shall thereafter be processed in accordance with M. G.L. c. 40A, s. 5.

12.1.4 Submission Requirements for a PDD Rezoning

The application for a PDD Rezoning shall include a Development Proposal which consists of the following 5 (five) requirements and detailed in the PD Rules and Regulations. All materials shall be submitted in both hard copy and electronic format.

1. Completed Application to the Planning Board
2. Submission Fee
3. Development Plan (Site Plan)
4. Zoning and Special Conditions
5. Impact Analysis

12.1.4.1 Completed PDD Rezoning Application

PDD rezoning Applications can be obtained from the Planning Department.

12.1.4.2 Submission Fee

The Planning Board shall specify submission fees for a PDD rezoning in the PD District Rules and Regulations. The required fee shall be submitted with the PD rezoning Application to the Planning Board.

12.1.4.3 Development Plan (Site Plan)

- a. Development Plan shall include the following, at a scale of no smaller than 1:40 unless otherwise noted, containing all of the following proposed site construction information:
 1. Location of buildings; number of stories, approximate floor area and maximum height of each building; the distance in feet between buildings.
 2. Existing and proposed contours.

3. Proposed lot lines.
 4. Grading and landscaping.
 5. Location and dimensions of drives and parking areas.
 6. Location and characteristics of any common open space or usable open space.
 7. Proposed drainage system.
 8. Proposed landscaping.
 9. Building elevations.
 10. Building Envelope.
- b. A table within the plan set containing all of the following information:
1. Total land area (square feet).
 2. Building envelope (square feet and percentage of the total land area).
 3. Common and open space, if any (square feet and percentage of the total land area).
 4. Site coverage of buildings (square feet and percentage of the total land area).
 5. Impervious surface area (square feet and percentage of the total land area).
 6. Pervious surface area (square feet and percentage of the total land area).
 7. Gross floor area of all nonresidential buildings.
 8. Floor area ratio if applicable
 9. Density of dwelling units, or their equivalent, if applicable.
 10. Number of off-street parking spaces and, if applicable, loading bays.
- c. A locus context map of all land within 500 feet of any part of the proposed PDD containing all of the following information (the scale on this map may be no smaller than 1:600):
1. All dwellings and principal buildings.
 2. Land use of each lot.
 3. Lot and right-of-way lines.
 4. Existing contours at two-foot intervals.
 5. Principal natural features in general, including but not limited to: Significant rock outcroppings, Water systems (including standing surface water, brooks or streams, the direction of drainage, wetlands, and the 100 year flood elevation.)
 6. Significant vegetation, including, but not limited to: mature trees, unique specimens of vegetation, and vegetation that indicates wetlands.
 7. Zoning district boundaries.
 8. Recorded easements on the proposed PDD and within the 500-foot limit.
 9. Public facilities, including, but not limited to: conservation or recreation land, footpaths, bicycle paths, and streets.
 10. Significant noise/visual impact, including, but not limited to: views from the site and sources of noise affecting the site.
 11. Historically or architecturally significant structures and sites on or adjacent to the proposed PDD.
 12. Areas of known contamination and a delineation of the disposal site area within 500 feet.
- d. A property rights and dimensional standards plan containing the following information:
1. The location of existing easements or other property rights affecting the proposed development.
 2. The approximate locations of any sections of the land to which the Town would be granted property rights, either easements or transfer of ownership for street, utility, conservation or other purposes.
 3. The anticipated division of the property into parcels in private ownership, if any, if it affects zoning provisions.
 4. The yard setback in feet for buildings and parking lots from lot lines and, where applicable, a zoning district boundary, a brook or a pond.
 5. The boundaries of any common open space or usable open space.

e. A utilities analysis showing:

1. The location and size of the Town's existing water mains, fire hydrants, sanitary sewers, and storm drains.
2. The proposed locations and the approximate size of utilities to be constructed on the site and their proposed connections to the Town's utilities, and any special features, such as culverts or pumping stations, that might affect the ability of the Town to service the development.
3. An existing conditions plan.

12.1.4.4 Zoning and Special Conditions

a. Completed Templates (Templates can be found in the Planned Development Rules and Regulations)

1. Template A: "Use Table" - Uses to be permitted by right or allowed by special permit in the buildings by cross reference, of uses to be permitted as they appear in Article IV Sections 4.2.0, 4.3.0 and 4.4.0 "Use Regulations Schedules."
2. Template B: "Zoning Provisions" - Describing special regulations unique to the development and/or a cross reference to provisions of this Bylaw that will apply to the PD District.
3. Template C: "Special Conditions" - Applicable to the proposed development which may include but are not limited to, grants of benefits to the Town such as land for public purposes, traffic mitigation, drainage mitigation, construction of improvements or financial contributions on behalf of the Town, or other development limitations such as but are not limited to aesthetic features.

12.1.4.5 Impact Analysis

The Proponent shall submit an impact statement, the purpose of which is to enable the officials of the Town to determine what methods are used by the Proponent to promote the environmental health of the community and to minimize adverse effects on the natural resources and the Town's roads and utilities. The analysis must include the following components: Traffic, Drainage, Utility, Environmental, and Community Impact as set forth below.

In reviewing the statement, the Planning Board shall consider the degree to which impact on Town roads and utilities is mitigated, to which stormwater is recycled back into the ground, the maintenance and improvement of the flow and quality of surface water, the preservation or promotion of wildlife refuges, historic sites, unique geological, botanical and archaeological features, existing or potential trails, access to open space areas, and the health and safety of the inhabitants of the area.

a. Traffic Analysis

To address traffic flow and safety, including parking and loading. To be conducted by a traffic engineer certified as qualified as a member of the Institute of Transportation Engineers (ITE). The analysis shall include:

1. Traffic counts on arterial streets that provide access to the proposed PDD showing data on Average Daily Traffic (ADT) and a.m. and p.m. peak periods (conducted for two hours divided into fifteen minute segments).
2. Intersection turning movement counts at intersections likely to be affected by the proposed development.
3. An inventory of roadway characteristics showing the width of the principal approach streets and the presence or absence of sidewalks and their conditions.
4. Estimated trip generation showing the projected inbound and outbound vehicular trips for the a.m. and p.m. peak periods and a typical one hour off peak trip generation.

5. The estimated distribution of new trips by approaching streets.
 6. The effect of additional traffic generated by the development on traffic "levels of service" on each approach street.
 7. Estimated off-street parking and loading requirements and time of peak accumulation
- b. Stormwater and Drainage Analysis
1. Infiltration, including soils analysis and contamination if applicable.
 2. Watershed analysis.
 3. Pre and Post Development Drainage Calculations, including Peak Flow analysis (2, 10, 25, and 100-year storm events).
 4. Narrative of how the proposed project meets the State Stormwater Standards (including how LID features have been incorporated)
 5. Proposed land grading and permanent vegetative cover.
- c. Utility Analysis
1. Describe the effect of the project on the public sewer system.
 2. Describe the effect of the project on the Town water supply and distribution system.
 3. Describe the effect of the project on the natural gas and electrical power distribution system.
- d. Environmental Impact report
1. Neighborhood character: Describe how the proposed development proposal fits in with the neighborhood, surrounding properties and land uses.
 2. Impacts on the natural environment: Describe any impacts on archaeological or historical resources, rare or irreplaceable natural areas, including the habitat of endangered species. Describe how the proposal will affect these features.
- e. Community Impact Report
1. Social, economic, or community needs which are served by the proposed development.
 2. Preliminary fiscal impact, including impact on town services, tax base, and employment.
 3. The special impact, if any, on municipal and governmental services.
 4. If the proposed project includes a residential component, an estimate of the number of additional children who will attend school and the number of total new persons added to the Town's population.

12.1.4.6 Additional Requirements

In addition to the submission requirements outlined in this section, the Planning Board may impose additional submission requirements through the adoption of Rules and Regulations for a PD District rezoning.

12.1.5 Administrative Requirements

The Proponent of a PD Rezoning shall submit an application and all supporting documentation to the Planning Department, together with the required filing fee as specified in this Article XII and in the Planning Board's PD Rules and Regulations:

12.1.5.1 Distribution:

The Proponent shall submit PDF's of all application material and hard copies as requested by each committee. The applicant shall include all of the items required under Section 12.1.4 of the electronic data to be distributed as follows:

Land Use Committee - The Planning Board shall deliver (1) hard copy and (1) electronic copy of the full application and supporting materials to the Land Use Committee.

Zoning Bylaw Review Committee - The Planning Board shall deliver (1) hard copy and (1) electronic copy of the full application and supporting materials to the Zoning Bylaw Review Committee.

Interdepartmental review: The Planning Board shall distribute one (1) hard copy each of the application and all supporting documentation to the Inspector of Buildings, the Board of Selectmen, the Town Engineer, the Board of Health, the Conservation Commission, the Fire Chief, and the Police Chief, all of whom shall consider the application and submit a report thereon with recommendations to the Planning Board. The Planning Board shall not make a finding and determination upon the application until it has received the reports from the Building Commissioner, the Board of Selectmen, the Board of Health, the Fire Chief or designated representative, the Police Chief or designated representative, the Town Engineer, and the Conservation Commission or until thirty-five (35) days shall have elapsed without such reports being submitted and until a public hearing has been held.

Town Clerk: The Planning Board shall distribute one (1) hard copy each of the application and all supporting documentation to the Town Clerk

The Planning Board: shall retain the remaining (4) hard copies and (1) electronic copy for review

Additional distribution requirements can be found in the Planned Development District (PDD) Rules and Regulations.

12.1.5.2 Hearing: A hearing shall be held pursuant to M.G.L Chapter 40A, Section 5 with the following additional criteria and requirements.

- a. The Planning Board shall prepare the legal notice for the rezoning.
- b. The legal notice of the public hearing shall be mailed, by the Proponent, post prepaid, to all current Town Meeting Members, based on the active list of Town Meeting Members as maintained by the Town Clerk at the time of submission of the application.
- c. The Planning Board shall open the public hearings within 30 days of receipt of a completed application submission. If within 30 days there is not a regularly scheduled Planning Board, then the hearing for the rezoning must be scheduled for the next regularly scheduled Planning Board Meeting and noticed pursuant to M.G.L. Chapter 40A Section 5.
- d. Any supplemental and/or revised documents from the Proponent must be submitted to the Planning Department no later than the Friday prior to Planning Board meetings at which the rezoning will be considered.

12.1.5.3 Warrant Preparation and distribution

- a. After the original warrant submission to the Selectboard by the Proponent, the Planning Department staff shall be responsible for preparation and editing of all zoning requirements and special conditions.
- b. All zoning documents and special conditions submitted to Town Meeting Members shall be sent by the Planning Department staff. All postage shall be paid by the Proponent.
- c. The Planning Board Chair shall review and confirm that the draft motion submitted to the Town Clerk that is to be voted on at Town Meeting is the same as the version recommended and voted by the Planning Board. This is not meant to preclude further amendments at Town Meeting.

12.1.5.4 Covenant Agreement

After any Special Conditions have been approved by the Planning Board in consultation with the Land Use Committee and the Zoning Bylaw Review Committee, the Land Use or Zoning Bylaw Review Committees may request the Board of Selectmen to include any special conditions in the PDD rezoning article in a Covenant Agreement with the Proponent. The Proponent shall prepare the Covenant Agreement in consultation with the Planning Department, Land Use Committee and the Zoning Bylaw Review Committee. If agreed to, the Board of Selectmen shall execute the Covenant Agreement on behalf of the Town.

12.1.5.5 Covenant Administration

The Covenant shall be held in escrow until such time as Town Meeting votes on the article to rezone the PDD. If Town Meeting votes to approve the PDD rezoning, the Covenant shall be recorded, at the Middlesex South Registry of Deeds. Within fifteen (15) days of recording the Proponent must promptly inform the Selectboard and the Planning Board of the book and page reference as proof of the recording.

12.1.6 Lapse

The development and uses approved in a rezoning to a PDD may not be commenced unless the Planning Board issues a PD Special Permit, as required in Section 12.2.0, for substantial development or reuse within the PD, within two (2) years from the date of approval by Town Meeting. Until such time as a PD Special Permit is granted by the Planning Board pursuant to Section 12.2.0 and recorded by the property owner the development of the property shall be governed by the zoning provisions in effect for the zoning district for which the land was zoned immediately prior to its inclusion in a PDD.

If a PD Special permit is not obtained within two (2) years, the PDD zoning shall lapse and the development of the property shall be governed by the zoning provisions in effect for the zoning district in which the land was zoned immediately prior to its inclusion in a PDD.

The foregoing two (2) year time period shall not be applicable to any Planned Development District which involves land owned by the Town. For any such Planned Development District involving such Town owned land as part of the original PD rezoning proposal, the zoning established by the Planned Development District shall be effective upon the date of approval by Town Meeting.

12.2.0 PD Special Permit Requirements

Development pursuant to a PDD rezoning is subject to the approval of a PDD Special Permit as set forth in this section.

An application for a PDD Special Permit will be made electronically to the Town Clerk. The materials shall include a Final Site Development and Use Plan, as described in this section, together with the required submission fee. The PDD Special Permit application to Town Departments shall be distributed as outlined in Article IX Section 9.2.2.1. The Planning Board shall specify a submission fee for a PDD Special Permit in its PDD Rules and Regulations. The required submission fee shall be submitted with the Final Development and Use Plan and following accompanying materials:

12.2.1 Final Site Development and Use Plan Requirements:

The Final Site Development and Use Plan shall include the following information.

- a. Information typically required on a site plan in accordance with Planning Board Site Plan Rules and Regulations.
- b. A Utilities Plan showing the location, size, materials and connections to the Town's utilities

- c. A Property Rights Plan based on an instrument survey identifying parcels, if any, to be conveyed to the Town by deed or easement
- d. A Site Grading Plan showing changes in contours and identifying landscaping materials, species of plants and sizes and specific plans for any open space
- e. A Traffic Analysis including proposed mitigating measures, if any, to maintain an acceptable traffic level of service
- f. A Storm water and Drainage Analysis
- g. A Utility Analysis
- h. An Environmental Impact report
- i. A Fiscal Impact Report
- j. Preliminary drafts of any deed, easement, offer or agreement to carry out any special condition, and
- k. Such information as the Planning Board may specify in its Rules and Regulations or in response to matters which may arise in the course of public hearings.
- l. A PD Zoning Block table

12.2.2 Additional Requirements

Application for a special permit for a particular use within a PD District shall be made concurrent with a PDD Special Permit or at any time following approval of a PDD Special Permit. The approval criteria for the special permit for a particular use shall be those set forth in Article IX Section 9.2.0.

In addition to the submission requirements set forth in this section, the Planning Board may adopt Rules and Regulations for a PD District rezoning that establish additional submission requirements.

12.2.3 Public Hearing

The Public Hearing shall be held in accordance with the provisions of Article IX Section 9.6.0. Additionally, notice of the public hearing shall be mailed, by the Proponent, post prepaid, to all current Town Meeting Members, based on the active list of Town Meeting Members as maintained by the Town Clerk at the time of submission of the Application.

12.2.4 Criteria for Approval

The Planning Board may approve the PD Special Permit if the Board finds that all the following conditions are met:

1. The Final Site Development and Use Plan is substantially in conformance with the PDD Rezoning Amendment approved by Town Meeting. The Planning Board may permit insubstantial changes in view of the more detailed survey and engineering design, provided that such changes do not conflict with the intent of the PDD Rezoning Amendment. The following changes are not “insubstantial” and thus may not be approved by the Planning Board as part of a PD Special Permit:
 - a. Any change in the composition or number of uses that result in any increase over the maximum limitations specified in the PDD Zoning Provisions and/or Special Conditions.

- b. A use(s) which results in an increase in traffic generation above the vehicle trips predicted in the traffic study submitted as part of the PDD Rezoning Application.
 - c. A proposal that is inconsistent with the PDD Rezoning Amendment as approved by Town Meeting.
 - d. A use(s) which results in an increase in Town services or infrastructure needs above the predicted impacts identified within the impact analyses submitted as part of the PDD Rezoning Application and that cannot or will not be mitigated by the Applicant.
2. The PDD Rezoning Amendment approved by Town Meeting and the Site Development and Use Plan are incorporated into the PD Special Permit by reference.
 3. Methods satisfactory to the Planning Board of ensuring the performance of any Special Conditions and/or applicable Covenant Agreement included in the PDD Rezoning Amendment have been submitted by the developer.
 4. Any land designated as common or open space on the PDD Rezoning Amendment shall, at the Town's discretion, be either conveyed to the Town or protected by an easement granted to the Town.
 5. The Planning Board reserves the right to require that up to thirty (30) percent of all new housing units be made affordable to persons of low and moderate income, according to the standards of the State and/or Town of Burlington, as determined by the Planning Board.
 6. The project meets the criteria specified in the Planning Board's Planned Development District Rules and Regulations.

The Planning Board may impose additional mitigation conditions if it finds that the proposed development results in impacts that differ from those identified during the PDD rezoning process.

The Planning Board in granting a PDD Special Permit may impose such additional conditions as the Planning Board finds will serve the public interest and are consistent with the intent of the PDD Rezoning Amendment approved by Town Meeting.

The Planning Board may deny an application for PDD Special Permit and base its denial on the finding that the development proposed in the Final Site Development and Use Plan did not meet one or more of the above listed criteria for approval.

In the event the Planning Board determines that the Final Site Development and Use Plan is not in substantial conformance with the PDD Rezoning Amendment approved by Town Meeting, the application for a PDD Special Permit shall be denied. A new PDD Rezoning would be required in order to proceed.

No changes to the obligations contained in the special conditions or to the specifications contained in the PD Zoning Table, or changes in uses as shown on the Development Proposal, may be permitted except by a vote of Town Meeting.

12.2.5 Changes in a Final Site Development and Use Plan

All improvements shall be constructed in accordance with the Approved Site Development and Use Plan. No deviations from the Site Development and Use Plan may be permitted without prior approval from the Planning Board. If the Proponent and property owner seek to make minor modification to the Approved Site Development and Use Plan, prior to undertaking any such modification they must consult with the Planning Staff, who shall determine if the proposed modification is minor and may be undertaken without further approval, or if an application must be filed for further review and determination by the Planning Board.

12.3.0 Changes in a Proposed PD District While a PD Rezoning is pending

12.3.1 Alterations to existing buildings prior to the adoption of the PD District shall be governed by the zoning district provisions for which the land was zoned immediately prior to its inclusion in a PD District.

12.3.2 Minor changes to existing structures after the commencement of the PD premises but prior to the submission of a Site Development and Use Plan for the affected area shall be governed by the PDD Zoning Provisions but may be submitted under the Site Plan Waiver, Minor Engineering Change or Insignificant Change requirements specified in the Planning Board Site Plan Rules and Regulations as may be applicable.

12.3.4 In addition to the requirements outlined in this section, the Planning Board may impose additional submission requirements through the adoption of Rules and Regulations for a PD District rezoning.

12.4.0 Amendment

12.4.1 Proposed amendments to any existing Planned Development District that change any allowable uses or the size/land area of the PDD or the permitted building square footage within the PDD, shall be made pursuant to the procedures set forth as stated in Article XII, Section 12.1.0 Planned Development District, to the same extent as if the proposed amendment was a new PDD.

12.4.2 Hearings on proposed amendments to the PDD Rules and Regulations as established by the Planning Board shall require mailing of a legal notice by the Planning Board to all: Town Meeting Members, members of the Land Use Committee and members of the Zoning Bylaw Review Committee.

12.5.0 Existing Planned Development Districts

The following existing Planned Development Districts Zoning Bylaws may be accessed at the Burlington Planning Department:

- 12.5.1 Corporate Center - January 25, 1988
(Amended May 1993, September 25, 2000, January 27, 2014)
- 12.5.2 Grandview Farm - May 6, 2001
- 12.5.3 Wall Street - May 16, 2001 (Amended September 25, 2017)
- 12.5.4 Arborpoint - January 26, 2004
- 12.5.5 South Avenue I - November 13, 1995
- 12.5.6 Northwest Park - January 27, 2007
- 12.5.7 South Avenue II - September 24, 2007
- 12.5.8 Network Drive at Northwest Park - May 12, 2008
- 12.5.9 90 Middlesex Turnpike-October 5, 2009
- 12.5.10 New England Executive Park (The District) - October 5, 2009

ARTICLE XIII: SIGN REGULATIONS

SECTION 13.1.0 SIGNS

13.1.0 Purpose:

The purpose of this sign bylaw is the following:

- A. To facilitate efficient communication to ensure that people receive the information they need or want;
- B. To encourage signs which are harmonious with both the buildings, the sites where they are displayed and their larger environs;
- C. To protect public and private investments in buildings and open spaces;
- D. To support business vitality by accomplishing the above objectives without burdensome procedures and restrictions.

Signs are permitted as follows:

13.1.1 One Family Dwelling Districts (RO)

13.1.1.1 A temporary sign advertising rental, lease or sale of the premises which shall be six (6) sq. ft. or less.

13.1.1.2 A sign stating the home occupation or profession of a resident, which shall be one (1) sq. ft. or less.

13.1.2 Continuing Care Districts (RC)

13.1.2.1 Wall Signs

13.1.2.1.1 One wall sign shall be permitted for each building.

13.1.2.1.2 A wall sign shall be less than 4 feet in height.

13.1.2.1.3 A wall sign shall be less than 6 feet in length

13.1.2.1.4 One building directory shall be permitted on the exterior wall of the building at each entrance. Each building directory shall be 5 square feet or less.

13.1.2.2 Marquee Signs

13.1.2.2.1 Signs shall only be attached to the sides or front of a marquee and shall be 7 feet or more above the ground.

13.1.2.2.2 The sign shall be 6 square feet or less.

13.1.2.3 Free Standing Signs

13.1.2.3.1 A temporary sign erected during construction of a building shall be 48 square feet or less and 10 feet or less in any other dimension.

13.1.2.3.2 A free standing sign may be permitted provided that no such sign shall exceed 48 total square feet, and shall not exceed twelve (12) feet in height.

13.1.3 General Business Districts (BG), Neighborhood Business Districts (BN), Limited Business Districts (BL), Continuous Traffic Business Districts (BT)

13.1.3.1 A temporary sign advertising rental, lease or sale of the premises which shall be six (6) sq. ft. or less.

13.1.3.2 Wall Signs:

13.1.3.2.1 One wall sign shall be permitted for each business side of a building and direct entrance into a store.

13.1.3.2.2 At gasoline stations and garages the front wall sign may be divided into separate signs indicating operations or departments, provided the total width of the separate signs does not exceed the maximum permitted for a wall sign.

13.1.3.2.3 A wall sign shall be four feet or less in height.

13.1.3.2.4 At the first floor level a sign may extend across the full width of the wall. At other than the first floor level, a sign shall be six (6) feet or less in length.

13.1.3.2.5 One building directory shall be permitted on the exterior wall of the building at each entrance. A building directory shall be one (1) sq. ft. or less for each tenant or occupant of the building.

13.1.3.3 Projecting Signs:

13.1.3.3.1 One sign shall be permitted for each business.

13.1.3.3.2 The sign shall be four (4) ft. or less in height and shall not project more than six (6) ft. from the face of the building, nor closer than 15 ft. from the property line.

13.1.3.4 Marquee Signs:

13.1.3.4.1 Signs shall only be attached to the sides or front of a marquee and shall be seven (7) ft. or more above the ground.

13.1.3.4.2 The sign shall be six (6) sq. ft. or less. An individual letter sign shall be two (2) ft. or less in height.

13.1.3.5 Free Standing Signs:

13.1.3.5.1 No free standing signs shall be permitted except temporary signs which shall be 10 ft. or more from any property line.

13.1.3.5.2 A temporary sign erected during construction of a building shall be 48 sq. ft. or less and 10 ft. or less in any dimension.

13.1.4 Retail Industrial (IR), General Industrial (IG), and Innovation Districts (I)

13.1.4.1 A temporary sign advertising rental, sale or lease of premises not exceeding 24 sq. ft.

13.1.4.2 Wall Signs:

13.1.4.2.1 Wall signs shall be the same as for business zones except that signs shall be six (6) feet or less in height.

13.1.4.3 Roof Signs

13.1.4.3.1 One roof sign shall be permitted for each building, but no roof sign shall be permitted for a building exceeding eighty (80) feet in height.

13.1.4.3.2 A roof sign shall be ten (10) ft. or less in height and shall not exceed 100 sq. ft. An individual letter roof sign shall be six (6) ft. or less in height.

13.1.4.4 Projecting Signs Same as Business Districts.

13.1.4.5 Marquee Signs Same as Business Districts.

13.1.4.6 Free Standing Signs:

13.1.4.6.1 No free standing signs shall be permitted except temporary, traffic control, or directory signs which shall be ten (10) ft. or more from any property line.

13.1.4.6.2 A temporary sign erected during the construction of a building shall be 48 sq. ft. or less and 10 feet or less in any dimension.

13.1.4.6.3 A free standing sign may be permitted for purposes of a business directory provided that no more than 20 sq. ft. shall be permitted for each business.

13.1.4.6.4 Size and location of traffic control signs to be approved by the Inspector of Buildings when building permit is issued.

13.1.5 Municipal Uses (Town of Burlington)

13.1.5.1 Wall Signs

13.1.5.1.1 Wall Signs shall be the same as Business Districts

13.1.5.1.2 One (1) Building Directory shall be permitted on the exterior wall of the building at each entrance. A building directory shall not exceed one (1) s.f. for each Town Department.

13.1.5.2 Marquee Signs

13.1.5.2.1 Marquee Signs shall be the same as Business Districts.

13.1.5.3 Free Standing Ground Signs

13.1.5.3.1 One (1) Free Standing sign shall be permitted for each Town owned property except and notwithstanding any general bylaw or zoning bylaw to the contrary, the Town Common which shall be permitted to have no more than two (2) Free Standing signs.

13.1.5.3.2 The Free Standing sign shall be at least ten (10) ft. or more from any property line except and notwithstanding any general bylaw or zoning bylaw to the contrary, any Free Standing sign located on the Town Common which may be located within any of the setbacks for the district.

13.1.5.3.3 The maximum size for the sign face(s) of any Free Standing sign shall be five (5) ft. in height and nine (9) ft. in length. The maximum height of the entire Free Standing sign including any structure within which the sign face is located shall be twelve (12) ft. in height and sixteen (16) ft. in length. The height of the sign shall be measured from the average adjoining grade to the top of the sign. The Free Standing sign is permitted to be double sided.

- 13.1.5.3.4 The Free Standing sign shall be landscaped around its base so as to help diminish the exposure above grade of the sign structure. The Free Standing sign is permitted to have a base. The base shall be included in the height calculation.
- 13.1.5.3.5 Notwithstanding any general bylaw or zoning bylaw to the contrary, any Free Standing sign located on the Town Common may include an “Illuminated Sign”. Only one (1) “Electronic Sign” in the area of the sign that is available for the advertising message, (hereinafter “Display Surface”) shall be allowed.

Illuminated Sign shall mean either:

1. Externally Illuminated: A sign, any part of which is illuminated from an exterior artificial light source.
2. Internally Illuminated: A sign illuminated by an artificial light source that is within the sign.

Electronic Sign shall mean: A sign whose alphabetic, pictographic or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments. For the purposes of this Article, electronic signs within ground or wall signs are regulated as one of the two (2) following types:

1. Electronic Display Sign: A sign, or portion of a sign, that displays an electronic image, which may or may not include text. This definition includes but is not limited to plasma screens, digital screens, flat screens, LED screens, video boards.
2. Electronic Message Sign: A sign, or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

13.1.5.4 Free Standing Message Monument Sign

- 13.1.5.4.1 The Town of Burlington shall be permitted to install two (2) manually changeable letter Free Standing signs. The location of said signs shall be determined by the Board of Selectmen.
- 13.1.5.4.2 The Free Standing sign(s) shall be subject to the provisions of sections 13.1.5.3.2 through 13.1.5.3.4 for size and landscaping requirements,

SECTION 13.2.0 SPECIAL SIGNS

In particular instances, the Board of Appeals may permit signs of larger maximum sizes than specified herein when any such sign is located at least 100 feet from the nearest residential zoning district boundary or public way, whichever is more distant, and within a Business or Industrial Zoning District, and when such a permit is in the public interest.

SECTION 13.3.0 BURLINGTON SIGNAGE DISTRICTS

Signs erected in a duly adopted Burlington Signage Districts (“BSD”) shall be governed by the zoning provisions applicable to such district. If the BSD provisions conflict with Article XIII SIGN REGULATIONS of the Town of Burlington Zoning Bylaws or the Burlington Signage District Guidelines, then the zoning provisions of the BSD shall govern. Further, if such provisions conflict with Article XIV ENVIRONMENT Section 3.0 Sign and Advertising Devices of Town of Burlington General Bylaws, then the zoning provisions of the BSD relating to signage shall govern.

13.3.0.1 Sign Definitions

The following definitions shall apply to this zoning provision, notwithstanding any other definitions in the Burlington Zoning or General Bylaws.

Advertising Mural: A permanent or temporary large scale sign that covers all or a major portion of a blank or unfinished wall, building or structure.

Awning Sign: A permanent sign printed on, sewed on, or otherwise attached to an Awning.

Balloon Sign: A permanent or temporary sign that is lighter than air or gas filled balloon attached by means of a rope or tether to a definite or fixed location. A display designed to inflate or move by use of a fan or blower (air activated) is also considered a balloon sign.

Banner Sign: A permanent or temporary sign that is constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or similar method or that may be supported by stakes in the ground.

Barber Pole: A type of permanent sign used by barbers to signify the place or shop where they perform their craft. The trade sign is a staff or pole with a helix of colored stripes (often red and white, but usually red, white and blue). The pole may be stationary or may rotate, often with the aid of an electric motor.

Blade Sign: A permanent sign which extends out from a building face or wall so that the sign face is perpendicular or at an angle to the building façade.

Bulletin Board: A permanent sign which accommodates manually changeable copy which displays information on activities and events on the premises.

Canopy Sign: A permanent sign attached to a freestanding permanent roof-like shelter attached to or requiring support from an adjacent structure.

Construction Sign: A temporary sign which is located on a lot that is under construction.

Directional Sign: A permanent or temporary sign that provides directions necessary or convenient for motorists or pedestrians coming onto premises including signs marking entrances and exits, parking areas, loading zones or circulation directions.

Directory Sign: A permanent sign which functions to identify more than one occupant of a building, group of buildings, or occupants of a premises.

Display Surface: The area of the sign available for the advertising message.

Electric Sign: A permanent or temporary sign containing electric wiring which is illuminated.

Electronic Sign: A permanent or temporary sign whose alphabetic, pictographic or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments. For the purposes of this Article, electronic signs within ground or wall signs are regulated as one of the two (2) following types:

Electronic Display Sign: A sign, or portion of a sign, that displays an electronic image or video, which may or may not include text. This definition includes but is not limited to plasma screens, digital screens, flat screens, LED screens, video boards and holographic displays.

Electronic Message Sign: A sign, or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

Feather Sign: A temporary sign that is constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material that is supported by a single vertical pole permanently mounted into the ground.

Flashing Sign: A permanent or temporary sign with blinking or flashing lights, or other illuminating devices that change light intensity, brightness or color, or blinking lights, or rotating beacons.

Flat Sign: A permanent or temporary sign attached to, painted on or erected against the wall of a building with the face in a parallel plane of the building wall. Signs mounted on mansard facades, sloping roof surfaces with a pitch of more than 60 degrees to the horizontal, shall be considered a Flat Sign. Also called a "wall sign".

Freestanding Sign: A permanent or temporary sign that is attached to a completely self-supporting structure that is not a building. The base of a freestanding sign above median grade is included as part of the sign. For the purposes of this Article, freestanding signs are regulated as one of the following types:

A-Frame Sign: A temporary advertising device ordinarily in the shape of an "A", or some variation thereof, located on the ground, not permanently attached and easily movable, and usually two (2) sided. Also called a "sandwich board".

Monument Sign: A permanent sign placed upon or supported by the ground independently of any other structure.

Pole Sign: A permanent sign with a visible support structure that is usually double-faced, mounted on a round pole(s), square tube, or other fabricated member without any type of secondary support.

Yard Sign: A temporary sign placed in the ground or attached to a supporting structure, posts, that is not attached to a building or structure. Also called an H- Frame Sign.

Illuminated Sign:

Externally Illuminated: A sign, any part of which is illuminated from an exterior artificial light source.

Internally Illuminated: A sign illuminated by an artificial light source that is within the sign.

Individual Letter Sign: A permanent sign made of separate letters. Individual Letter Signs attached to the wall of a building with the face in a parallel plane of the building wall or mansard facades with sloping roof surfaces with a pitch of more than 60 degrees to the horizontal. Individual Letter Signs shall be regulated as Flat Signs.

Main Business Name Sign: A permanent sign intended to be one of the primary signs indicating the name and/or nature of the business. The specific sign types considered Main Business Name Signs are listed under the applicable signage district.

Marquee Sign: A permanent sign attached to a permanent roof-like structure projecting beyond the face of the building, typically intended to advertise live entertainment uses.

Menu Board: A permanent or temporary sign which functions to list items for sale.

Moving Sign: A permanent or temporary sign or other advertising structure with moving, revolving or rotating parts or visible mechanical movement of any kind, including wind activated signs. Clocks are not considered signs with moving parts.

Noncommercial Sign: A temporary sign that does not direct attention to a business, a service or a product for sale, and is typically of a political, religious, or ideological nature.

Obsolete Sign: A sign which no longer correctly directs or encourages any person, advertises a business, lessor, owner, product, activity conducted or available on the premises where the sign is displayed.

Off Premises Sign: A permanent or temporary sign which directs attention to a business, service, product or entertainment not sold or offered or only incidentally sold or offered on the premises on which the sign is located.

Open-For-Business Sign: A pennant sign indicating that the business is open. To be displayed only when the business, service or organization is open.

Parapet Sign: A permanent sign mounted on the building's parapet.

Pennant Sign: A sign on cloth, fabric or other lightweight material normally fastened to a stringer, which is secured or tethered to allow movement of the sign.

Permanent Sign: Any sign that is not temporary.

Portable Sign: A sign which is mounted or designed to be mounted on a self-propelled or towed vehicle.

Projected Sign: The use of technology to project a sign on any surface

Real Estate Sign: A temporary sign advertising the premises or any part thereof for sale, lease, or rent.

Roof Sign: A permanent sign located on or attached to a building and extending above the eave of the roof of a building. Signs mounted on mansard facades, sloping roof surfaces with a pitch of more than 60 degrees to the horizontal, shall be considered a Flat Sign.

Sign: Any visual device or representation designed or used for the purpose of communicating a message or identifying a product, service, person, organization, business, or event.

Sign Area: The area of a sign is determined by measuring the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, flag, device or other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

Sign Frontage: For ground level uses, the length along a building front with a pedestrian entrance, which is occupied by a separate and distinct use. For upper level uses, the length along a building front on the same face as the primary ground level entrance into the building, which is occupied by a separate and distinct use.

Sign Structure: Any structure or material which supports a sign, not including the building.

Signage District: An area included in the Burlington Signage District Map that regulates signage under this Article. Applicable Design Rules and Regulations are specified in the Burlington Signage District Design Guidelines.

Snipe Sign: A temporary sign of any material used for the purpose of advertising something that is not located on the property where the sign appears. These are often affixed to trees, fences, or utility poles but can also be affixed to buildings or other features.

Temporary Sign: Any sign, including its supporting structure, which is intended to be maintained for a limited period of time, either in terms of hours of the day or duration in days, as defined in the sign district Permitted Sign Table.

Under Awning Sign: A permanent or temporary sign attached to and mounted under an awning.

Window Sign: A permanent or temporary sign printed on, affixed to, in contact with or etched on a window or the glass surface of the door of such a building. Non-illuminated signs located inside of the building within two (2) feet of the storefront and illuminated signs located inside of the building within five (5) feet of the storefront are considered Window Signs.

13.3.0.2 Permitted and Prohibited Signs

Permitted Signs are listed in the applicable Signage District and shall be consistent with the standards enumerated in that Signage District. Signs not specifically permitted in the applicable Signage District are prohibited.

13.3.0.3 Non-Conforming Signs

Signs legally erected before the adoption of this bylaw which do not conform to the provisions of this bylaw may continue to be maintained without a permit, with the following conditions:

- a. No such sign shall be repaired, rebuilt, enlarged, reworded, or redesigned if the cost of such modification would exceed 35% of the replacement cost of a conforming sign at the time of the restoration.
- b. Any new signs shall only be permitted if all existing signs for that business conform to the requirements of this Bylaw.

13.3.0.4 Obsolete Signs

All Obsolete Signs shall be removed within 90 days of vacancy or notice of obsolescence, whichever is earlier.

13.3.0.5 Administration and Enforcement

The Inspector of Buildings is charged with the enforcement of Article XIII and may issue citations for violations of these regulations. Penalties for violations of this Article are found in Article IX, Section 9.1.3 of these Zoning Bylaws.

13.3.0.6 Installation and Maintenance Standards

The Inspector of Buildings shall require compliant construction and maintenance of all signs. All signs shall be maintained in a safe manner and consistent with the purpose of this Article and any standards specified in the applicable Signage District Design Guidelines. The Inspector of Buildings may order the removal of any sign that is not properly maintained.

13.3.0.7 Regulations

The Planning Board may implement Signage District Design Guidelines for Burlington Signage Districts.

13.3.0.8 Severability

The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision thereof.

13.3.0.9 Special Permit

Notwithstanding the provisions set forth in this Section, the Planning Board may authorize alternative compliance where structural, architectural or other limitations beyond the applicant's control does not allow complete compliance and such relief is not detrimental to the Sign District.

13.3.1 Town Center Signage District

The Town Center Signage District (TCSD) referred to herein shall include all areas as reflected on the Burlington Signage District Map, as prepared by Town of Burlington Planning Department, dated January 2025. This map as may be amended from time to time is hereby made a part of this Bylaw in accordance with section 3.2.1 of this Bylaw. Design Rules and Regulations are specified in the Burlington Signage District Design Guidelines.

13.3.1.1 General Requirements for Town Center Signage District (TCSD)

13.3.1.1.1 Permitted and Prohibited Signs

Permitted Signs that are listed in Section 13.3.1.2, with the exception of A-Frame Signs, Temporary Window Signs, Real Estate Signs, Political Signs, and Construction Signs, require a permit and shall be consistent with the following general criteria:

- a. Signs shall not project more than 4 feet from the surface of the building or one-third of the depth of the fronting sidewalk, whichever is less. A minimum of 3 feet clearance from the sign to the lot line is required. In no case shall a sign impede the sidewalk or the line of sight for vehicular traffic.
- b. To promote design consistent with the goal of the TCSD, if there is more than one occupant on a property, businesses and landlords are strongly encouraged to collaborate with adjoining tenants on the intended placement, scale, and type of signage.
- c. To help maintain and complement the character of the district, it is encouraged that lighting around or on signs provides safety, utility and security; prevent glare on public roadways; protect the privacy of residents; promote energy-efficient outdoor lighting; and to reduce atmospheric light pollution.
- d. Sign types that are not listed in Section 13.3.1.2 are prohibited.

13.3.1.1.2 Quantity of Signs and Total Sign Area

- a. Main Business Signs
Main Business Name Signs include Flat Signs, Awning or Canopy Signs, and Blade Signs.
- b. Quantity of Signs
 - i. Each business with a Sign Frontage facing one direction shall have no more than three (3) Main Business name signs.
 - ii. Each business with Sign Frontages facing two directions shall have no more than four (4) Main Business name signs.
- c. The Total Sign Area is defined as the sum of all applicable Sign Areas for each business, using the measurement methods described in the Burlington Signage District Design Guidelines.

- i. For a business with a Sign Frontage facing one direction, the Total Sign Area, in square feet, of all permanent signs, except for Directory Signs, Monument Signs, and Pole Signs, shall not exceed the Sign Frontage multiplied by 1.5, except that a use with less than thirteen (13) feet of Sign Frontage shall have a maximum of twenty (20) square feet of permanent signs.
- ii. For a business with Sign Frontages facing two directions, the Total Sign Area for one side, in square feet, of all permanent signs, except for Directory Signs, Monument Signs, and Pole Signs, shall not exceed the Sign Frontage multiplied by 1.5, except that a use with less than thirteen (13) feet of Sign Frontage shall have a maximum of twenty (20) square feet of permanent signs.
- iii. The total Sign Area for the second side, in square feet, of all permanent signs, except for signs on windows above the first floor, Directory Signs, Monument Signs, and Pole Signs, shall not exceed the Sign Frontage multiplied by 1.3, except that a use with less than fourteen feet of Sign Frontage shall have a maximum of seventeen (17) square feet of permanent signs.

13.3.1.1.3 Exclusions

The provisions of this chapter shall not apply to the following signs:

- a. Any sign which is required or authorized by any law, rule, regulation, or permit of the federal or state governments, or any agency thereof, or any public authority created thereby.
- b. Any temporary sign erected or placed on any town premises under the provisions of any town bylaw or zoning bylaw or by direction or order of the town board or committee having lawful jurisdiction over such premises.
- c. Cemeteries, Gravestones, Monuments and Marker
- d. Historic and Memorial Plaques of six (6) square feet or less exclusive of supporting structures are permitted.
- e. Houses of worship under the provisions of MGL

Although the above signs are exempt, it is the Town's preference that the signage complies to the maximum extent practicable and shall take into consideration the surrounding area, public need and public benefit.

13.3.1.2 Town Center Signage District - Permitted Sign Table

Sign Type	Dimensional Requirements ¹	# Permitted ²	Illumination ³	Additional Bylaw Requirements ⁴
Awning Sign / Canopy Sign	Maximum sign height: 30 inches Maximum letter height: 15 inches Maximum sign width: 75% of the width of the awning or canopy	1 per storefront; up to 2 for businesses with more than 1 Sign Frontage orientation	External	<ul style="list-style-type: none"> Awning Signs or Canopy Signs shall not extend above or beyond any top or side edge of the façade, cornice, moldings or trim of the business front. The section of the awning or canopy that incorporates writing, color pattern, or other types of graphics used for the identification of the business shall be considered the Sign Area. Such sign shall be painted on or attached flat against the surface of, but not extending below or attached to the underside of the awning or canopy. The top of Awning Signs or Canopy Signs advertising ground level businesses shall be no higher than 25 feet above grade, the bottom of second floor windowsills, the lower point of the roof, or the ground floor cornice, whichever is lowest. The top of Awning Signs advertising upper level businesses shall be no higher than the bottom of the windowsills of the level above, the lower point of the roof, or the roof cornice, whichever is lowest. Translucent fabric and plastic are not allowed. No logo, trademark, or signage are allowed on the sides of canvas or fabric awnings. No bottoms are allowed for canvas or fabric awnings.
Banner Sign	Maximum sign height: 48 inches Maximum sign width: 24 inches		None	<ul style="list-style-type: none"> Allowed on light poles only
Barber Pole	Maximum sign height: 36 inches	1 per barber shop	Internal	<ul style="list-style-type: none"> Not considered a sign when determining number of Main Business Name Signs or Total Sign Area.
Blade Sign	Maximum depth: 6 inches Maximum sign area: 10 square feet	1 per storefront; up to 2 for businesses with more than 1 Sign Frontage orientation	External	<ul style="list-style-type: none"> Blade Signs are only allowed for businesses with a minimum of 18 feet of Sign Frontage. The top of Blade Signs shall be no higher than 25 feet above grade, the bottom of second floor windowsills, the lower point of the roof, or the ground floor cornice, whichever is lowest. The bottom edge of Blade Signs shall be no less than 7 feet above grade.

Sign Type	Dimensional Requirements ¹	# Permitted ²	Illumination ³	Additional Bylaw Requirements ⁴
				<ul style="list-style-type: none"> • Iconic variations of Blade Signs are considered on a case-by-case basis for an increased area of 15 square feet based on contextual factors.
Construction Signs	Maximum sign height: 10 feet Maximum sign width: 10 feet Maximum sign area: 48 square feet		None	<ul style="list-style-type: none"> • Not considered a sign when determining number of Main Business Name Signs or Total Sign Area. • The use of Construction Signs is limited to the duration of construction.
Directory Sign	Maximum sign height: 7 feet Maximum sign width: 6 feet Maximum sign area: 24 square feet	1 per building	External	<ul style="list-style-type: none"> • Not considered a sign when determining number of main business name signs or Total Sign Area. • The street lot line shall be a minimum of 50 feet in length in order to install a Directory Sign. • The top of a Directory Sign must be at least 5 feet above grade. • For Directory Signs that also meet the definition for a Monument Sign, the regulations for Monument Signs may be used.
Electronic Display Sign		1 per gas station pump	Internal	<ul style="list-style-type: none"> • Only allowed for fuel dispensing uses in gas stations • Not allowed on the canopy.
Electronic Message Sign	Shall comply with Section 13.1.5 of the Zoning Bylaw, Municipal Uses (Town of Burlington)	Only 1 municipal sign on the Town Common	Internal	<ul style="list-style-type: none"> • Shall comply with Section 13.1.5 of the Zoning Bylaw, Municipal Uses (Town of Burlington)
Flat Sign	Maximum lettering height: 24 inches Maximum sign width: 75% of the Sign Frontage	1 per Sign Frontage; up to 2 for businesses with more than 1 Sign Frontage orientation	External or Internal ³	<ul style="list-style-type: none"> • Sign height for occupants above the first floor may be up to 75% of the height from the top of the windows for that floor to the floor above but shall not be greater than 30 inches. • The top of a Flat Sign advertising ground level businesses shall be no higher than 25 feet above grade, the bottom of second floor windowsills, the lower point of the roof, or the ground floor cornice, whichever is lowest. • The top of Flat Signs advertising upper level businesses shall be no higher than the bottom of the windowsills of the level above, the lower point of the roof, or the roof cornice, whichever is lowest. • If mounted on a mansard facade, the top of a Flat Sign shall be no higher than 6 inches below the top of the parapet.

Free Standing Signs				
Sign Type	Dimensional Requirements ¹	# Permitted ²	Illumination ³	Additional Bylaw Requirements ⁴
A-Frame Sign	Maximum height including structure: 4 feet Maximum sign area: 6 square feet on each side	1 per storefront	None	<ul style="list-style-type: none"> • A-Frame Signs shall be placed within 10 feet of entrance and shall not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes. A-frame signs may be placed in the public right-of-way but shall maintain a five foot sidewalk clearance at all times. • A-frame signs are not permitted on the roadbed or medians, including parking and travel lanes. • Not considered a sign when determining number of signs or Total Sign Area • The use of A-frame Signs is limited to business hours only. Signs shall be stored indoors at all other times. A-frame signs shall not be used outdoors when high winds or heavy snow conditions exist. • No lights, banners, flags, balloons, or similar objects may be attached to A-Frame Signs.
Monument Sign	Maximum sign height: 12 feet including base Minimum lettering height: 6 inches Maximum lettering height: 12 inches Maximum sign width: 10 feet	1 per building	External	<ul style="list-style-type: none"> • Monument Signs are only allowed for properties with three (3) or more tenants. • The street lot line shall be a minimum of 50 feet in length in order to install a Monument Sign. • No part of a Monument Sign may project into, over, or otherwise encroach on a public right-of-way. • Landscaping must be incorporated into the design. • Monument Signs shall be separated from the right-of-way by a minimum of 10 feet. • Not considered a sign when determining number of Main Business Name Signs or Total Sign Area.
Sign Type	Dimensional Requirements ¹	# Permitted ²	Illumination ³	Additional Bylaw Requirements ⁴
Pole Sign	Maximum sign area: 20 square feet per side	1 per building	External	<ul style="list-style-type: none"> • Not considered a sign when determining number of main business name signs or Total Sign Area

				<ul style="list-style-type: none"> • The street lot line shall be a minimum of 50 feet in length in order to install a Pole Sign. • The top of a Pole Sign shall not exceed 8 feet above grade.
Open for Business Sign	Maximum sign height: 3 feet Maximum sign width: 5 feet	1 per business	No	<ul style="list-style-type: none"> • The Open-for-Business sign may only be displayed when the business is open to the public.
Real Estate Sign	Maximum sign height: 3 feet Maximum sign width: 3 feet Maximum sign area: 6 square feet	1 per building	None	<ul style="list-style-type: none"> • The top of a Free Standing Real Estate Sign shall not exceed 5 feet above grade. • The use of Real Estate Signs is limited to the duration of the advertisement. • Not considered a sign when determining number of Main Business Name Signs or Total Sign Area.
Temporary Window Sign	Maximum sign area: 30% of glass area of each window		None	<ul style="list-style-type: none"> • A Temporary Sign may only be displayed for up to twenty one (21) days in any three (3) month period. • Not considered a sign when determining number of Main Business Name Signs but included in Total Sign Area.
Window Sign	Maximum sign area: 30% of glass area of each window		None	<ul style="list-style-type: none"> • Non-illuminated signs located inside of the building within 2 ft of the storefront and illuminated signs located inside of the building within 5 ft of the storefront are considered Window Signs. • Not considered a sign when determining the number of Main Business Name Signs but included in Total Sign Area.

NOTES:

1. In addition to sign-specific dimensional requirements set forth in this table, the total Sign Area requirement set forth in 13.3.1.1.2 shall also be satisfied.
2. In addition to sign-specific quantity requirements set forth in this table, the requirement for the total number of main business name signs for each use set forth in 13.3.1.1.2 shall also be satisfied.
3. Illumination methods shall conform to the Burlington Signage District Design Guidelines.
4. Style, including but not limited to materials, fonts, and landscaping, shall conform to the Burlington Signage District Design Guidelines.

ARTICLE XIV. MIXED USE INNOVATION DISTRICT

14.1.0 PURPOSE AND APPLICABILITY

A. Purpose. The Mixed Use Innovation District (MIX) is a major economic hub in Burlington with access to Interstate 95/Route 128, the Middlesex Turnpike, and Cambridge Street. The MIX District is identified in the Burlington 128 District Concept Plan and Report, 2022 and the MIX District Concept Plan, 2023 as an area targeted for new mixed use development and reinvestment. The standards set forth herein for the MIX District are intended to:

1. Promote development that is consistent with Burlington's land use plans and initiatives to facilitate new investment and create a vibrant, economically diverse, well-connected, welcoming and sustainable district.
2. Guide the physical character of development by providing context-based building and site development standards that reflect scale, sustainable design characteristics, and development patterns envisioned for the district.
3. Enhance the public realm with a well-connected multi-modal transportation network, high quality streetscapes, and outdoor gathering spaces that complement development and reinforce pedestrian comfort and safety throughout the district.
4. Provide for a range of business opportunities using the advantages of access to major federal, state and local highways and public transportation.
5. Provide housing that creates opportunity for a broad range of age groups, household types, and income ranges resulting in a vibrant "Work, Live, Play" District.

B. Applicability. Any new use or change in use including new construction or additions to existing structures within the district shall be subject to the MIX District Requirements as set forth herein. The Planning Board shall be responsible for reviewing compliance with the MIX District Zoning Bylaw and Design Standards. All of the foregoing shall be subject to Site Plan Review by the Planning Board and shall be required to obtain a Special Permit where required. The Planning Board shall be the Special Permit Granting Authority (SPGA) for the MIX. The MIX Design Guidelines and Standards, in the Planning Board Rules and Regulations, are integral to the Site Plan Review process, and applicants are required to comply with these requirements.

As part of this process, the Planning Board will obtain recommendations from a qualified urban designer or architect retained by the Town as part of a peer review process to support high-quality design implementation within the MIX District. An Applicant shall be required to pay for said review pursuant to the requirements of G.L. c. 44 sec. 53G.

Applicants may also request Alternative Compliance under Section 1.2.3 of the Design Guidelines and Standards, allowing them to propose alternative designs that meet the intent of the design guidelines while offering flexibility in design solutions. Section 14.8 outlines the criteria for the Planning Board's consideration of special permits, alternative compliance options, and design waivers.

C. Designated Zoning District. The MIX District is integrated into the Town of Burlington Zoning Map in Section 3.1.0.

FIGURE 2.1. MIX DISTRICT REGULATING PLAN AND ZONING MAP



14.2.0 ZONING MAP AND REGULATING PLAN

The MIX District Regulating Plan is an enhanced zoning map that illustrates additional development standards specific to designated streets and Vine Brook Greenway in the MIX District and incorporated herein. Development in the MIX District that requires site plan review are also subject to the requirements in this Section 14 and the MIX District Design Guidelines & Standards in the Planning Board Rules & Regulations.

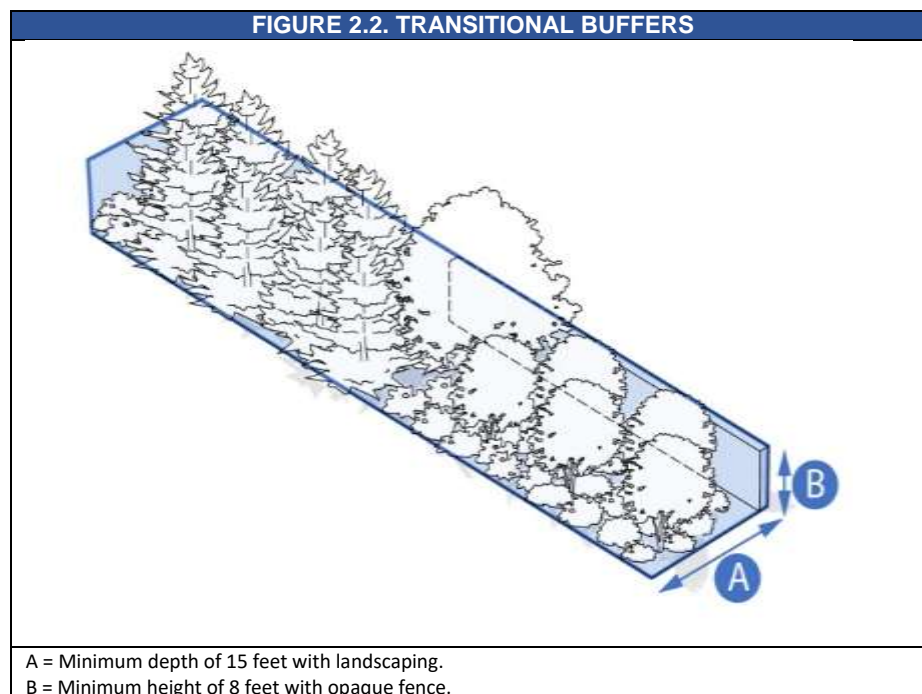
The MIX Zoning District Map and Regulating Plan include the following elements:

- A. **Vine Brook Greenway.** The Regulating Plan identifies the Vine Brook Greenway that is currently or intended to be used as a public or publicly accessible Outdoor Amenity Space that serves as a linear park or pathway under Section 14.3.F.
- B. **Complete Streets.** The Regulating Plan identifies existing and potential new streets within the MIX District in their approximate locations including the following:
 - 1. Gateway Boulevards.
 - 2. Collector Street.
 - 3. Commercial Street.
 - 4. Local Street.

Complete Streets are intended to facilitate a well-connected, multi-model transportation network throughout the MIX district and adjacent areas. See Section 14.5 for Complete Streets design standards.

C. Transitional Buffer Zones.

Purpose. The Transitional Buffer Zones are applied on certain MIX District boundaries where buildings and uses abut residential districts. Transitional buffers are intended to create a compatible transition with surrounding neighborhoods and other sensitive land uses. Transitional Buffer Zones are identified on the MIX District Regulating Plan.

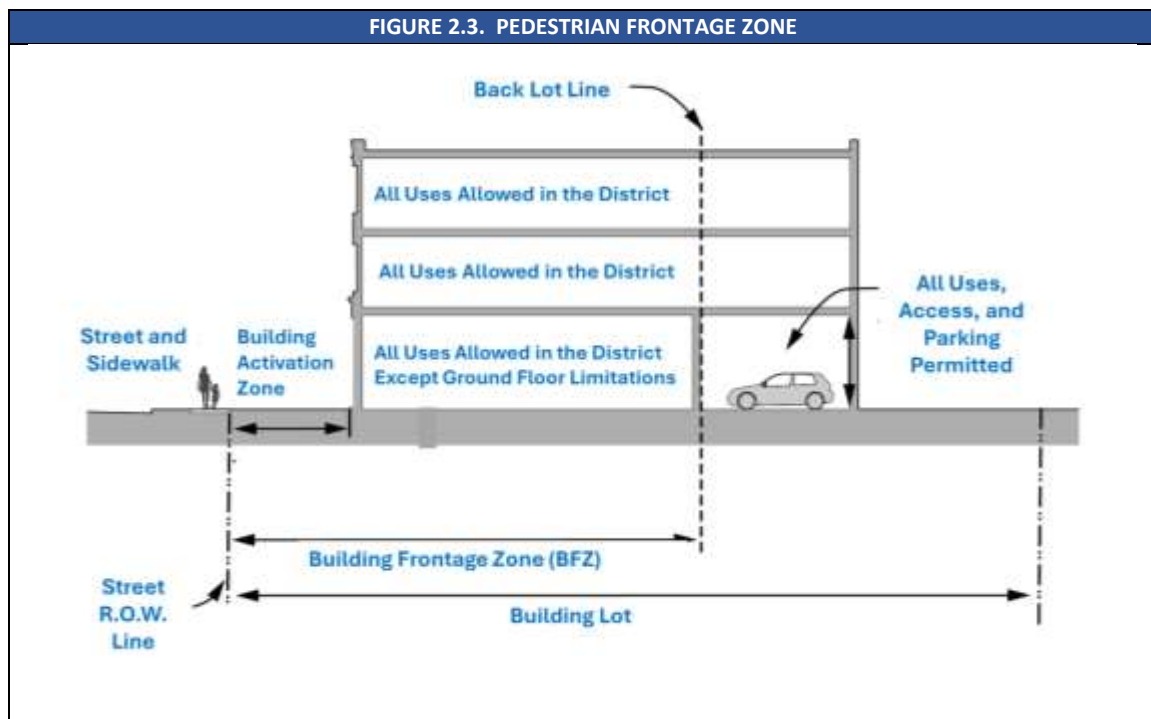


1. Buffer Requirements.

- a) Where required, transitional buffers shall include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of eight (8) feet above the ground at planting.
- b) All buildings and outdoor activation applications under Section 14.6 shall be set back a minimum of 50 feet from the property line along all Transitional Buffer Zone boundaries.
- c) Allowed building types in the transitional buffer zone include Townhouses, Multifamily Buildings, Mixed Use Buildings, and General Commercial Buildings in Section 14.4.
- d) The maximum height of new buildings in the transitional buffer zone is 50 feet.
- e) By Special Permit, the Planning Board may allow a “Design Waiver” or “Alternative Compliance”, as set forth in section 14.8, based on the characteristics of a given site.

D. **Pedestrian Frontage Zone.**

1. Purpose. To create and retain a vibrant pedestrian environment along designated streets including sidewalks, building activation, publicly accessible commercial uses.



2. Application. Pedestrian Frontage Zones and Ground Floor Limitations apply to buildings with frontage on Gateway Boulevards (see Section 14.5. Complete Streets).
3. Ground Floor Requirements. Buildings fronting on the designated Gateway Boulevards shall be subject to the following requirements:
- a) Ground floor uses in the Building Frontage Zone shall be limited to publicly accessible commercial uses such as retail, restaurants, professional services, and personal services. Ground floor uses behind the Building Frontage Zone may include all uses permitted in the district.
 - b) Residential uses may have a ground floor entrance from the Building Frontage Zone that leads to the upper floors of the building. Residential uses on upper floors may have common space on the

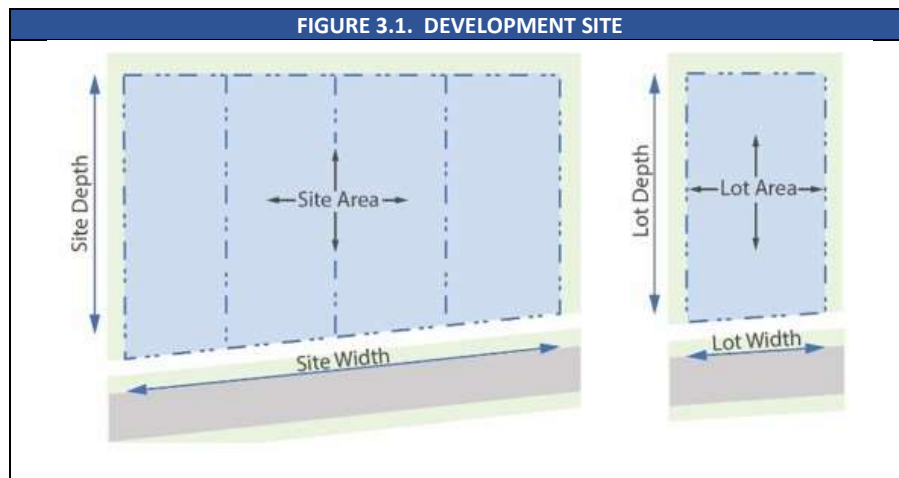
ground floor in the Building Frontage Zone up to a maximum of 30% of the ground floor net square feet.

- c) Residential uses and non-residential uses not oriented to public access shall be allowed on ground floors when set back a minimum of 60 feet from the street right-of-way.
 - d) The Planning Board may grant a Design Waiver if it determines that street-fronting residential and/or other non-publicly oriented uses will not have an adverse impact on the continuity and vitality of the Pedestrian Frontage Zone uses.
4. Application. Pedestrian Frontage Zones and Ground Floor Limitations apply to buildings with frontage on Gateway Boulevards (see Section 14.5. Complete Streets).

14.3 SITE DEVELOPMENT STANDARD

A. **Development Site Requirements.** All proposals for use of any “Development Site” within the MIX shall conform to this Section 14.3.

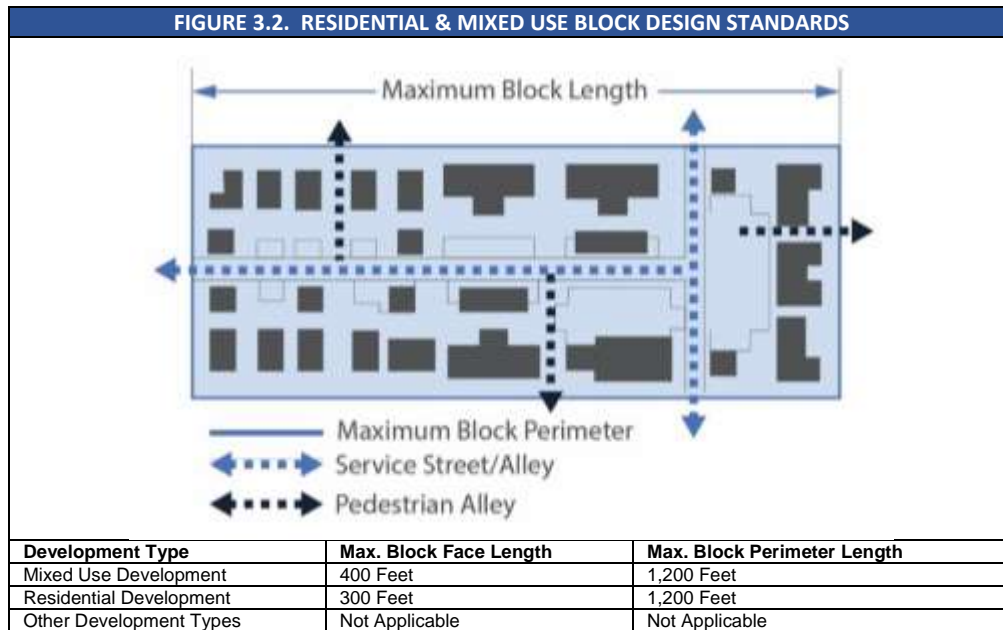
1. Definition. A Development Site is any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development including one or more principal buildings. The development site does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.



2. Permitted Building Types. A Development Site may include a combination of Building Types as permitted in the MIX District in Section 14.4.E. that are assembled on an individual lot or group of contiguous lots for the purpose of a single development.
3. Access. All Development Sites must be accessed from a public or publicly accessible street.
4. Street Requirements. Frontage streets and internal streets within a Development Site must meet the design standards on the MIX District Regulating Plan and Complete Streets in Section 14.5.
5. Outdoor Amenity Space. The amount of Outdoor Amenity Space required within the Development Site is the cumulative land area of Outdoor Amenity Space for the total number and types of building composed

on the site. The types of Outdoor Amenity Space may include any combination of those permitted under Section 14.3.F.

6. Development Block Standards.



- a) Walkability and Access. Block length along public or private streets within a Development Site shall ensure that access and walkability are integrated into the placement of buildings, Outdoor Amenity Spaces, and site utility areas.
- b) Orientation. Blocks shall be laid out to orient buildings to the street and sidewalk while concentrating utility elements and parking out of public view. Outdoor Amenity Space may be oriented to the street or internalized to the side or rear of the building with pedestrian access to the street.
- c) Size and Dimension. The maximum length of a block face and perimeter shall be determined as set forth in Figure 3.2. The Planning Board may grant a Design Waiver for a longer block face or block perimeter where the applicant can demonstrate that the block will be highly walkable with pedestrian passages, curb extensions, streetscape enhancements, mid-block crossings, and/or other pedestrian enhancements.
- d) Access and Utilities. Access to the interior utility area of a block shall be made by a Private Street or Access Way consistent with the Complete Street Design Standards in Section 14.5. A Private Street or Access Way shall be located no less than 50 feet from any intersecting street at the corner of a block. A Pedestrian Passage is required along a block face that exceeds 300 linear feet between intersecting streets and where shared parking areas or Outdoor Amenity Space is located within the interior of the block.

B. Parking Standards.

Parking and loading standards are provided in Section 7.2.0 and 7.3.0 of the Zoning Bylaw. Structured Parking is permitted in the MIX District under the requirements of Section 7.2.0 of the Zoning Bylaw and subject to the MIX Design Guidelines in the Planning Board Rules and Regulations.

C. Site Landscaping and Sustainability Standards.

1. Streetscape Treatments. Streetscape treatments are required along the entire primary and secondary street frontage within twenty (20) feet of the of the street right-of-way as follows:
 - a) Curbing. Where granite curbing is not in place within the existing street right-of-way, six (6) inch raised vertical granite curbing is required along the entire street frontage and the curve radiuses for points of ingress and egress where driveways are located.
 - b) Street Belt and Street Trees. Deciduous street trees shall be installed along the entire primary and secondary street frontage in a continuous street belt with a minimum width of eight (8) feet and located at the street right-of-way line. Street trees shall be spaced forty (40) feet on center. Street trees shall be a minimum size at planting of 3 ½" caliper at breast height (DBH) and of native species common to the region. All trees shall be drought and salt tolerant. Street trees shall be regularly trimmed to provide clear visibility into the site from the street and provide shade over the walkway at full growth.
 - c) Ground Cover. Low lying and low maintenance grasses, shrubs, bushes, flowers, and similar vegetative materials shall be planted evenly in the Tree Belt throughout the street frontage. All ground cover must be maintained at no more than 30 inches in height to avoid blocking visibility for drivers entering or exiting the site.
 - d) Sidewalks. A 5-foot concrete sidewalk is required along the entire length of the primary and secondary street frontage where a sidewalk does not exist within the street right-of-way. Sidewalks must connect to sidewalks on adjacent frontage properties where they exist.
 - e) Pathways. A paved pathway may be provided along the street frontage between the Trees Belt and the buildings on site as an alternative to a sidewalk. A pathway must be a minimum of eight (8) feet in width and run the entire length of the primary and secondary street frontage. Pathways shall connect to adjacent properties where they exist. Pathways shall connect to buildings on the development site via a 5-foot sidewalk.
 - f) Signs. Development Site signs should be integrated into the streetscape plan. See Section Article XIII. Sign Regulations and the MIX District Design Guidelines in the Planning Board Rules & Regulations.

D. Utilities.

1. Public Utilities. All new public utilities, except structures and other facilities that require above-grade access, shall be installed underground.
2. Trash and Service Areas.
 - a. All service, loading, trash, and recycling storage areas shall be screened by a masonry wall, wood fence, or evergreen plantings to reduce their visual impact.
 - b. Trash bins shall be consolidated on site and enclosed with a masonry wall or wooden fence.
 - c. Loading and service areas shall not face any residential area unless no other location is feasible.
 - d. Garage doors and loading spaces are prohibited on the street facing façade of any building unless no other location is feasible.

E. Outdoor Amenity Space Standards.

1. Outdoor Amenity Spaces include the following types:
 - a) Civic Space: Open spaces that are publicly-owned or controlled including active and passive recreation areas, civic buildings, and other gathering spaces that are fully accessible to the general public.
 - b) Publicly Oriented Private Spaces. Open spaces on private land primarily serving the residents, businesses and patrons of the principal buildings or Development Site, and generally accessible to the public.
 - c) Private Open Space. Open space associated with individual dwelling units and residents of multi-family buildings and is not intended for public access.
 - d) Vine Brook Greenway. A linear open space that follows the Vine Brook
2. Required Outdoor Amenity Space. The required percentage of a building lot dedicated to Outdoor Amenity Space is identified for each building type in Section 14.4.E., Figures 4.3 through 4.8. Where multiple lots or buildings are assembled to form a Development Site under Section 14.3.F, the required amount of Outdoor Amenity Space is the cumulative land area of Outdoor Amenity Space required for the total number and types of building of which the site is composed.
3. Design Guidelines. Refer to the MIX District Design Guidelines in the Planning Board Rules & Regulations for specific design guidelines for Outdoor Amenity Spaces.
4. Permitted Outdoor Amenity Spaces. Permitted Outdoor Amenity Spaces are identified in Figure 3.3 below.
5. Alternative Compliance. The Planning Board may allow by special permit an alternative type of outdoor amenity space to those listed on Figure 3.3.
6. Off Site Open Space. The Planning Board by special permit may also allow for a portion of the required on-site outdoor amenity space in a Development Site to be located off site in a designated location in the MIX District or adjacent area that is deemed to have significant public benefit including the Vine Brook Greenway (as identified on the MIX Regulating Plan), TRW Park, and other sites as determined by Planning Board. Off-Site Open Space shall require approval by the Select Board.

FIGURE 3.3. OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS



Private Yards and Dooryard (PS): A private open space where the building façade is aligned close to the Street R.O.W. Line and defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. This type is commonly associated with ground-floor residential use.



Forecourt (POPS, PS): A private open space where a portion of the façade is aligned close to or at the Street R.O.W. Line, and the central portion of the façade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt shall be planted or paved to join with the public sidewalk.



Courtyard (POPS, PS): An enclosed open space that is open to the sky. They are often surrounded by a building or framed by buildings on at least 2 sides. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings.




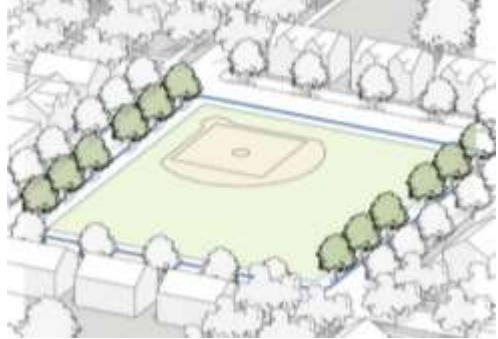


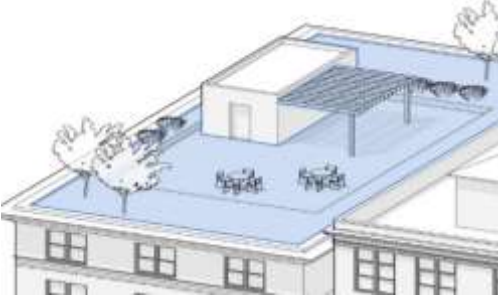

Community Garden (CS, POPS, PS): An open space designed as individual garden plots available to residents for horticultural purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, or Development Site.



Common or Green (CS, POPS): A free-standing site with streets on all sides and landscape consisting of lawns, paths, and trees. This open space type is for active and passive recreation and gathering purposes.



Plaza or Square (CS, POPS): An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.

	
<p>Pocket Park or Playground (CS, POPS, PS): An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment.</p>	<p>Athletic Field or Ball Court (CS, POPS): A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting organizations and events.</p>
	
<p>Neighborhood Park (CS, POPS): An open space designed for active and passive recreation with features and facilities that support the community or immediate neighborhood. Parks can include other Outdoor Amenity Spaces such as community gardens, recreation fields and courts, trails and pathway, swimming pools and water features, and other facilities intended for public events, gatherings, and organized activities.</p>	<p>Streetside Plaza and Terrace (POPS): An open space where the building façade is setback from the Street R.O. W. Line and the space between is occupied by a hardscape intended for use as an extension of the public sidewalk and outdoor amenity space such as for outdoor seating or displays. The space may also allow for public circulation along the façade and can be used to provide at-grade access or a grade change along a Street R.O.W. Line.</p>
	
<p>Rooftop Terrace (POPS, PS): A roofless, raised platform on the roof of a building that provides community gathering space such as a terrace, community garden, food and entertainment, or other outdoor amenities.</p>	<p>Greenway (CS): A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A greenway may be spatially defined by segment and include access to pedestrians, bicyclists, and other designated modes of non-motorized transportation.</p>

14.3.0 BUILDING TYPES, USE AND DESIGN STANDARDS

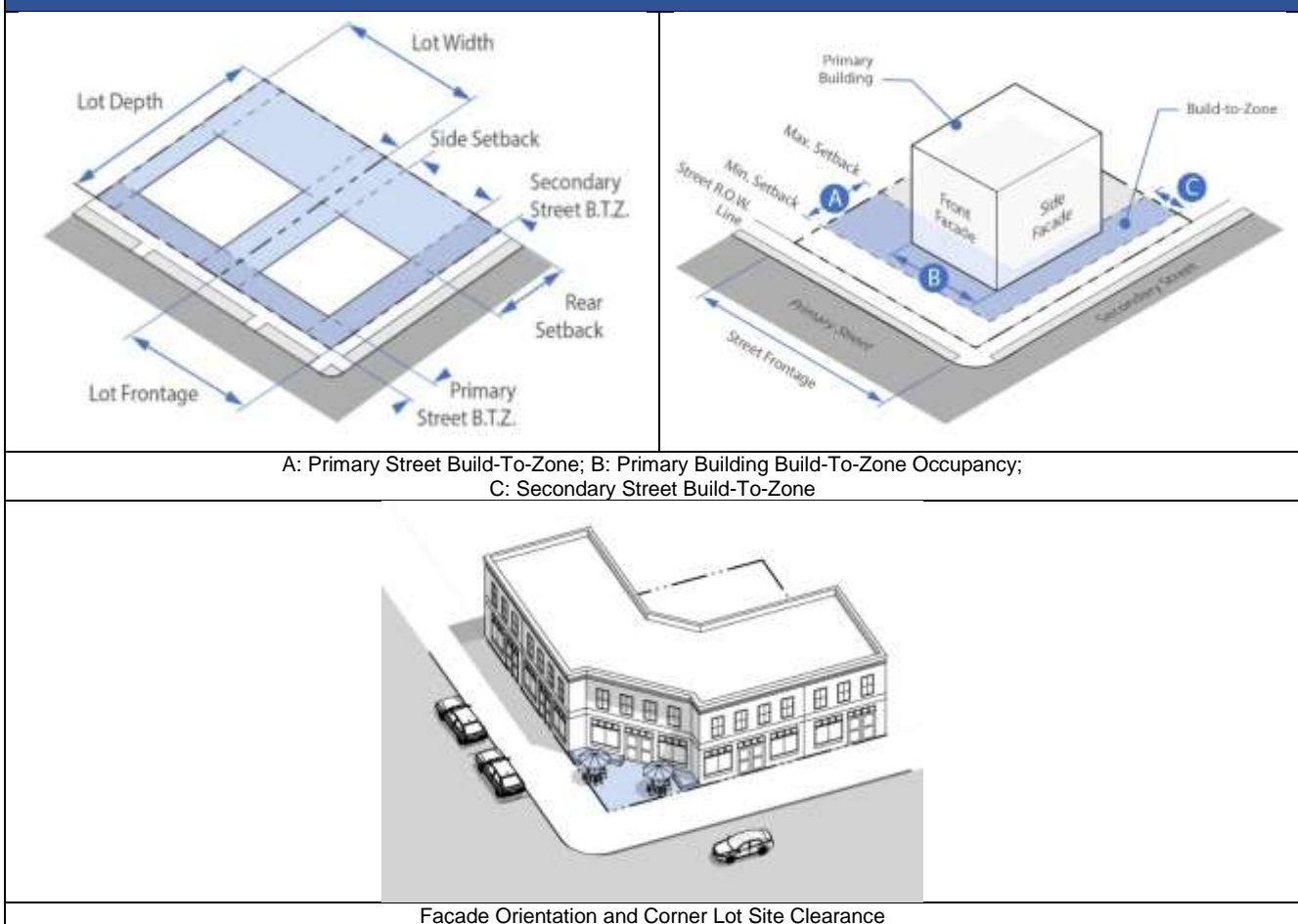
A. Allowable Uses.

Uses allowed by right and by special permit are identified in Schedule of Uses in Section 4.2.0, 4.3.0, and 4.4.0 of the Zoning Bylaw.

B. Building Placement and Orientation.

1. **Number of Buildings.** More than one principal building is allowed on a Development Site where, collectively, all buildings meet the dimensional standards, required Outdoor Amenity Space, and required parking except where otherwise restricted in this section.
2. **Building Placement.** No principal buildings and/or accessory structures shall be located in a required front, side, or rear setback except as otherwise permitted in this section. Building placement standards are set forth for each Building Type in Section 14.4, Figures 4.3-4.8.

FIGURE 4.1. BUILDING PLACEMENT ON THE LOT

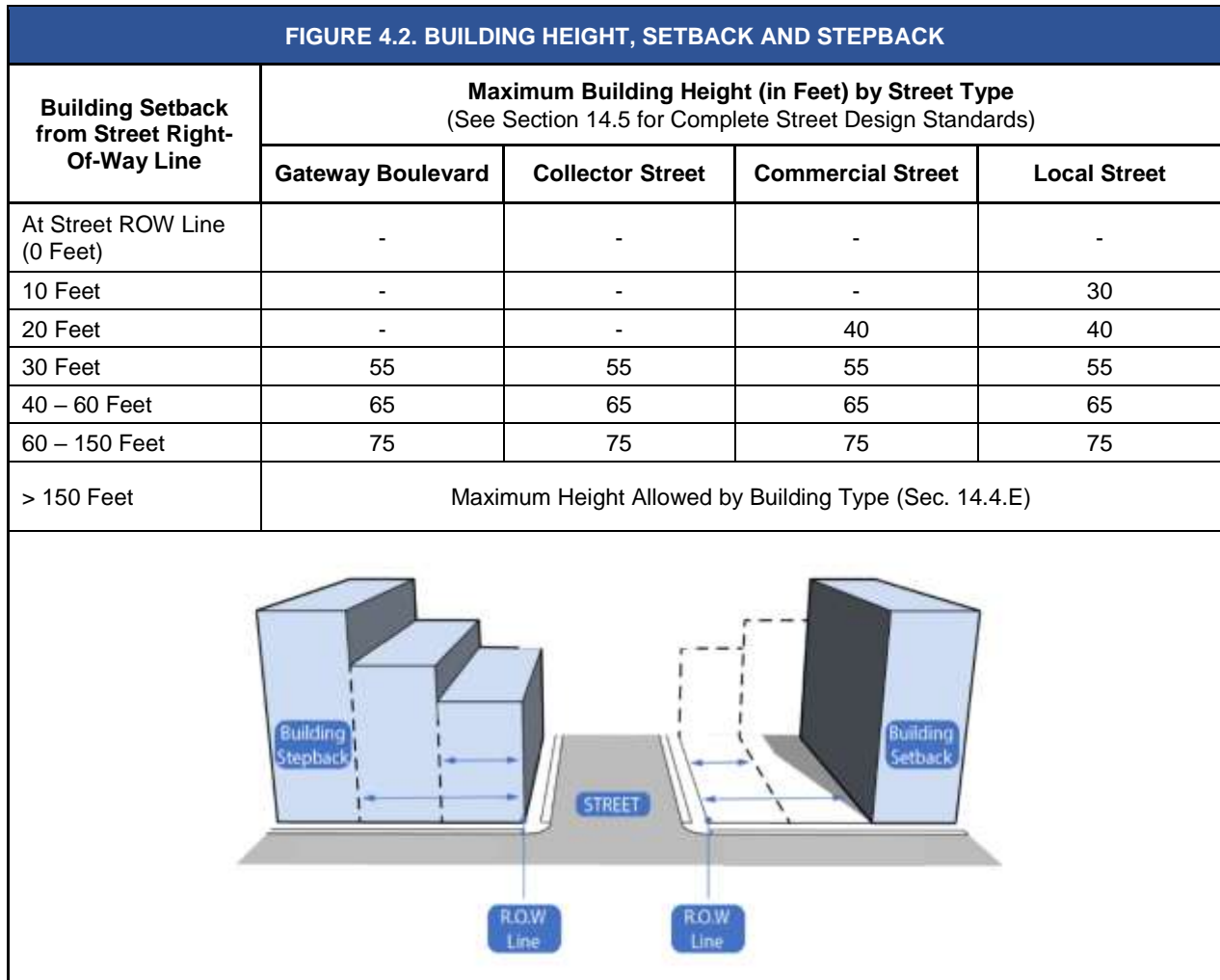


3. **Build-To-Zones (BTZ).** The area between the minimum front setback and maximum front setback is the Primary Street Build-To-Zone (BTZ) in which the front façade of the primary building facing the primary street shall be placed. If the lot is on a street corner, the side façade facing the secondary street shall be placed in the required Secondary Street Build-To-Zone. The BTZ is defined for each Building Type in Figure 4.3-4.8.

4. **Facade Orientation.** The front facade and entrance of a principal building must be built parallel to the street right of way line. On a corner lot, the building facade may be retracted up to 30 feet between the curb radius to allow for Outdoor Amenity Space.

C. Building Height.

1. **Maximum Height.** The maximum building height and number of stories is defined by Building Type in Figures 4.3-4.8.
2. **Building Height Exceptions.** Height limits do not apply to Outdoor Amenity Spaces such as a roof deck, terrace, garden, trellises, and related structures conforming to Section 14.3.F.
3. **Building Stepback and Street Enclosure.** Buildings shall be set back or stepped back on the upper floors from the street right-of-way line in accordance with Figure 4.2 below. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive street enclosure and shadowing on narrower streets. Notwithstanding the provisions of Figure 4.2, in no event shall any building exceed the maximum height requirements for individual Building Types in Figures 4.3-4.8. Within the spaces created by building setbacks and setbacks, Outdoor Amenities Space are permitted as provided in Section 14.3.F.



D. Determination of Building Type.

1. **Classification.** The Planning Director shall classify new principal structures in the MIX District as a specific building type based on the definition of each building type and upon finding that the structure is substantially consistent in placement, height, massing, and use to one of the permitted building types in Section 14.4.E. The Planning Director shall also classify pre-existing structures that are being expanded or converted to new uses under this section.
2. **New Building Types.** If a new building or existing building cannot be classified as one of the allowed building types in Section 14.4.E by the Planning Director, the building type is subject to special permit review by the Planning Board under Section 9.2.0 of the Zoning Bylaw.

E. Allowed Building Types and Development Standards. See Figure 4.3-4.8 below.



FIGURE 4.3. TOWNHOUSE BUILDING DESIGN STANDARDS		
1. DEFINITION: A small footprint and attached single family residential building with narrow massing and located on a private or common lot with other units. Each unit is separated by common walls and groups of buildings may be separated by a common driveway or community space.		
		
2. LOT STANDARDS		
2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	18 Ft. Minimum
2.3	Front Yard Build-To-Zone (Ft)	5 Ft. Minimum / 25 Ft Maximum
2.4	Side Yard Setback (Ft)	0 Ft. (15 Feet if Detached) Minimum
2.5	Rear Yard Setback (Ft)	15 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	20% Minimum
2.7	Impervious Surface Lot Coverage (%)	60% Maximum
3. BUILDING DESIGN STANDARDS		
3.1	Building Height (Ft)	2.5 Stories/35 Ft. Maximum
3.2	Street Facing Wall Width (Ft)	18 Ft. Minimum / 24 Ft. Maximum
3.3	Street Facing Entrance	Required
3.4	Street Facing Ground Floor Fenestration (%)	20% Minimum
3.5	Maximum Building Footprint (SF)	Not Required
4. ADDITIONAL STANDARDS		
4.1	Off-street parking is not allowed in front of the buildings except on-street parallel parking.	
4.2	Attached, detached, and integral parking garages shall not be located on the front of the buildings and must be accessed from the rear. Detached garages on an individual lot are permitted and must be accessed from a rear access way and setback a minimum of 5 feet from the rear property line.	
4.3	A maximum of 12 units can be attached by a common wall before and access way of 20 feet is provided for pedestrians, vehicles, or outdoor amenity space.	
4.4	Landscaping shall be provided between the Street Right-Of-Way and the front façade of the building.	

FIGURE 4.4. MULTI-FAMILY BUILDING DESIGN STANDARDS

1. DEFINITION: A building designed and used as living quarters and habitation by four (4) or more families, containing separate cooking, bathroom and sleeping facilities in each of the living quarters.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	100 Ft. Minimum
2.3	Front Yard Build-To-Zone (Ft)	10 Ft. Minimum/ 50 Ft. Maximum
2.4	Side Yard Setback (Ft)	15 Ft. Minimum
2.5	Rear Yard Setback (Ft)	20 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	20% Minimum
2.7	Impervious Surface Lot Coverage (%)	60% Maximum

3. BUILDING DESIGN STANDARDS

3.1	Building Height (Ft)	6 Stories / 70 Ft.
3.2	Street Facing Wall Width (Ft)	30 Ft. Minimum/ 100 Ft. Maximum
3.3	Street Facing Entrance	Required
3.4	Street Facing Ground Floor Fenestration (%)	20% Minimum
3.5	Maximum Building Footprint (SF)	Not Required

4. ADDITIONAL STANDARDS

4.1	Off-street parking is not allowed in front of the buildings except for on-street parallel parking.	
4.2	Streetscape treatments are allowed between the street R-O-W and front façade of the buildings.	
4.3	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.	

FIGURE 4.5. MIXED-USE BUILDING DESIGN STANDARDS

1. DEFINITION: A building that typically accommodates a variety of ground floor commercial uses and upper residential and office uses.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	100 Ft. Minimum
2.3	Front Yard Build-To-Zone (Ft)	0 Ft. Minimum/ 50 Ft. Maximum
2.4	Side Yard Setback (Ft)	30 Ft. Minimum (0 Ft if Common Wall)
2.5	Rear Yard Setback (Ft)	50 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	20% Minimum
2.7	Impervious Surface Lot Coverage (%)	80% Maximum

3. BUILDING DESIGN STANDARDS

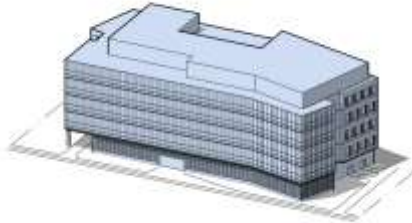
3.1	Building Height (Ft)	6 stories/70 Ft.
3.2	Street Facing Wall Width (Ft)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (%)	40% Minimum
3.6	Maximum Building Footprint (SF)	50% of the Lot

4. ADDITIONAL STANDARDS

4.1	Off-street parking is not allowed in front of the buildings except on-street parallel parking.	
4.2	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.	

FIGURE 4.6. GENERAL COMMERCIAL BUILDING DESIGN STANDARDS

1. DEFINITION: A building that typically accommodates a variety of ground floor commercial uses and upper floor office uses, or all office uses, at a scale that is compatible and complimentary to its given district. General Commercial Buildings do not include residential uses.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	50 Ft. Minimum
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. Minimum/ 75 Ft. Maximum
2.4	Side Yard Setback (Ft)	30 Ft. Minimum (0 Ft if Common Wall)
2.5	Rear Yard Setback (Ft)	50 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	20% Minimum
2.7	Impervious Surface Lot Coverage (%)	80% Maximum

3. BUILDING DESIGN STANDARDS

3.1	Building Height (Max.)	6 stories/90 Ft.
3.2	Street Facing Wall Width (Min.)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (Min.)	75%
3.6	Maximum Building Footprint (SF)	Not Required

4. ADDITIONAL STANDARDS

4.1	One-Story buildings must have a minimum street facing façade height of 18 feet.
4.2	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.
4.3	Off-street parking is not allowed in front of the buildings except on-street parallel parking.
4.4	Retail storefronts must have a minimum of 60% Street Facing Ground Floor Fenestration.

FIGURE 4.7. FABRICATION/FLEX BUILDING DESIGN STANDARDS

1. DEFINITION: A building located and designed to accommodate a variety of fabrication, trades and general industrial uses and related support services such as office, storage, distribution, and sales. Flex buildings also support these uses and provide affordable space to small and creative business enterprises.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	50 Minimum
2.3	Front Yard Build-To-Zone (Ft)	10 Ft. Minimum
2.4	Side Yard Setback (Ft)	50 Ft Minimum (0 Ft if Common Wall)
2.5	Rear Yard Setback (Ft)	50 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	20% Minimum
2.7	Impervious Surface Lot Coverage (%)	80% Maximum

3. BUILDING DESIGN STANDARDS

3.1	Building Height (Ft)	6 stories/70 Ft
3.2	Street Facing Wall Width (Ft)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (%)	30% Minimum
3.6	Maximum Building Footprint (SF)	Not Required

4. ADDITIONAL STANDARDS

4.1	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.	
4.2	Off-street parking is not allowed in front of the buildings except on-street parallel parking.	

FIGURE 4.8. LABORATORY BUILDING DESIGN STANDARDS

1. DEFINITION: A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, engineering, geology, medicine, and physics.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	100 Minimum
2.3	Front Yard Build-To-Zone (Ft)	50 Ft. Minimum
2.4	Side Yard Setback (Ft)	75 Ft Minimum (0 Ft if Common Wall)
2.5	Rear Yard Setback (Ft)	75 Ft Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	15% Minimum
2.7	Impervious Surface Lot Coverage (%)	80% Maximum

3. BUILDING DESIGN STANDARDS

3.1	Building Height (Ft)	6 stories/120 Ft Maximum
3.2	Street Facing Wall Width (Ft)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (%)	30% Minimum
3.6	Maximum Building Footprint (SF)	Not Required

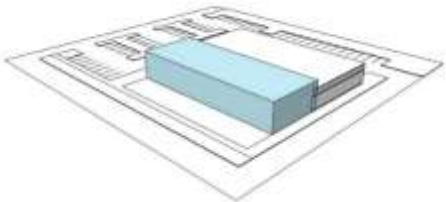
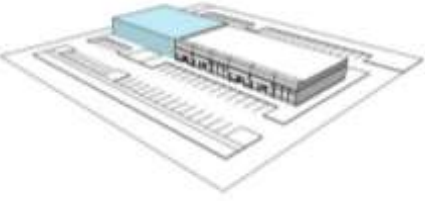
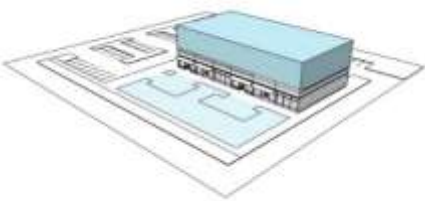
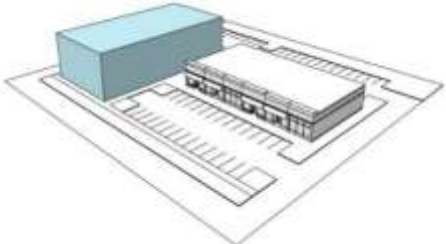
4. ADDITIONAL STANDARDS

4.1	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.	
4.2	Off-street parking is not allowed in front of the buildings except on-street parallel parking.	
4.3	Lab buildings shall be setback a minimum of 150 feet from residential buildings unless the Board of Health determines that the laboratory facilities have provided adequate health and safety methods in the design of the buildings and site.	
4.4	The maximum height of 120 feet includes the rooftop mechanical equipment which shall be screened with an opaque pediment or fence.	

F. Infill Development, Reuse, and Renovation of Pre-Existing Buildings.

1. The Planning Director shall determine the building type under Section 14.4.D of an existing building that is being substantially expanded or changing use and shall be subject to the Building and Lot Standards of that building type including requirements for outdoor amenity space.
2. Where the substantial expansion or changing use is unable to meet the Building and Lot Standards in Section 14.4.D, the existing building shall comply with the following non-conforming provisions:

FIGURE 4.9. ADDITIONS TO EXISTING BUILDING IN THE MIX DISTRICT

TYPE OF ADDITION	STANDARDS
	<p>1. Front Addition. Any addition in front of the existing building shall meet the minimum setback of the Front Build-To Zone (BTZ). The addition does not have to meet the minimum Front Build-To-Zone Occupancy (BTZO). Where applicable, a portion of existing parking spaces between the building and the street frontage shall be converted to outdoor amenity space as required for the building type and lot standards.</p>
	<p>2. Side Addition. Side additions are allowed up to the minimum side yard setback line. If the existing buildings and the side addition together exceeds 200 feet in length, the side addition must be off set to the front or back of the existing building by a minimum of four (4) feet. Where applicable, a portion of existing parking spaces between the building and the street frontage shall be converted to outdoor amenity space as required for the building type and lot standards.</p>
	<p>3. Story Addition. Story additions are allowed up to the maximum story and building height for the designated building type. Where applicable, a portion of existing parking spaces between the building and the street frontage shall be converted to outdoor amenity space as required for the building type and lot standards.</p>
	<p>4. Additional Principal Building. Where a new building is being constructed on a lot with an existing non-conforming building, the new building must be placed in the Street Build-To-Zone (BTZ). Where applicable, a portion of existing parking spaces between the building and the street frontage shall be converted to outdoor amenity space as required for the building type and lot standards.</p>

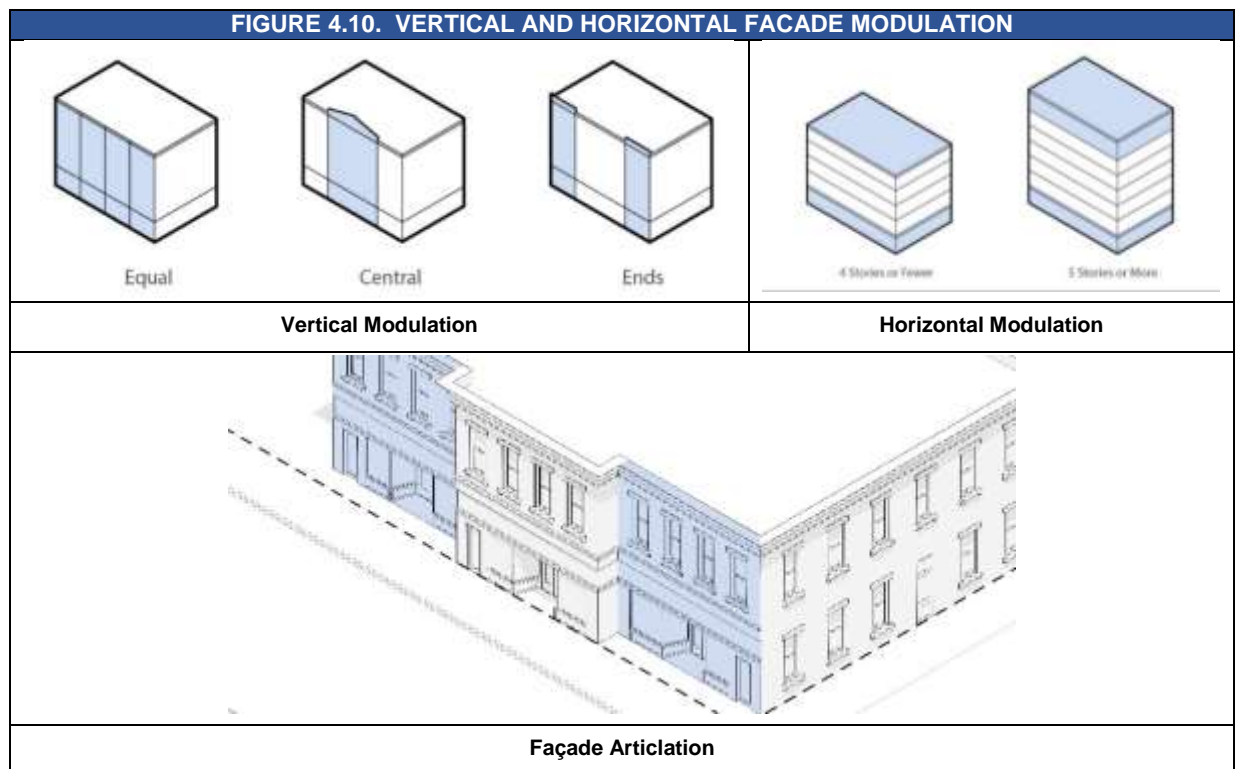
G. Building Proportions and Façade Composition.

1. Vertical Modulation and Articulation.

- a) The minimum building width fronting on a street is to be determined for each building type under Figures 4.3-4.8. Street-facing building façades shall be vertically articulated with architectural bays or end articulated façade composition.
- b) Buildings greater than 250 feet in width shall be designed to read as a series of smaller buildings with varied articulation and architectural detailing. Articulation must result in a change in vertical plane of the façade of at least five (5) feet (in depth or projection) for at least one modulated bay in width for every seventy-five (75) feet of total street-facing façade width.

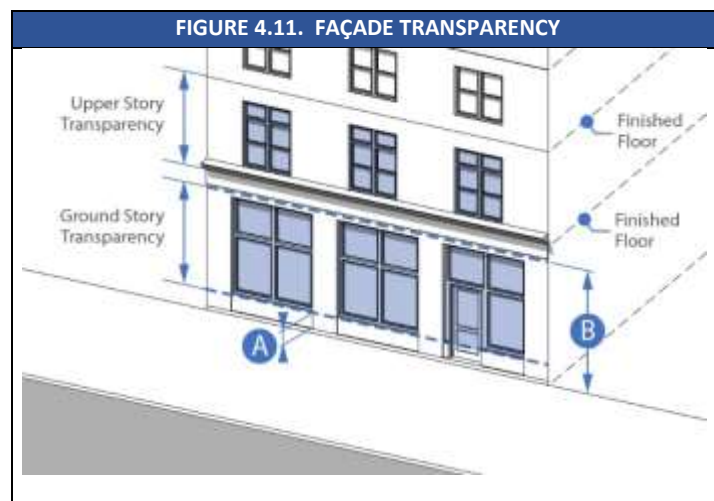
2. Horizontal Modulation and Articulation. Street-facing building façades shall be horizontally articulated for buildings three (3) stories and taller, the following standards apply:

- a) The top story of each street-facing façade shall have a cornice, parapet, roof element, or change in massing as an expression of the building's top.
- b) Materials appearing heavier in weight should be used for the building's base, with materials appearing similar or lighter in weight used above.



3. Surface Relief with Architectural Features. Street-facing building façades should provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other equivalent architectural features that either recess or project from the average plane of the façade by at least 1 foot.

4. **Parapet Wall.** Buildings with flat roofs shall be capped by an articulated parapet that is visible from all sides of the building and screens the rooftop mechanical infrastructure from view at ground level.
5. **Building Transparency.** The following standards apply to all commercial and mixed-use buildings in MIX District with ground floor office, retail, and restaurant uses:
 - a) Façades shall have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a façade, measured for each story independently. The required percentage of street facing ground floor fenestration is determined by each building type in Section 14.4.E, Figures 4.3 through 4.8.
 - b) Façade transparency of a ground story façade is measured between two feet (A) and twelve feet (B) above the adjacent street as shown in Figure 4.11.
 - c) Façade transparency requirements are only applicable to façades facing street right-of-way.



H. Exterior Treatments.

1. The main elements of the architectural treatment of the building's street-facing façade, including the materials used, shall be continued around all sides of the building that are visible from existing and planned streets, pedestrian passages, parking lots, or Outdoor Amenity Spaces.
2. Traditional construction materials such as brick, stone, and block are suggested for smaller buildings. Other contemporary construction materials such as glass, metal, and other siding materials are appropriate for larger buildings and should be compatible with adjacent buildings which have more traditional materials. Buildings in the MIX district are expected to have an elevated design and create a welcoming pedestrian experience.

I. Sustainable Development Applications

The goal of sustainable design applications in the MIX District is to effectively balance environmental, economic, and aesthetic objectives through a range of best practices. Products and materials that are specified for construction should be selected based on their durability, maintenance and recyclability characteristics, energy sources and consumption profile, and with respect to their performative and sustainable qualities.

The Planning Board shall consider the application of the following sustainable practices for buildings and site development in the MIX District in the Site Plan Review process:

1. Locally Sourced and Natural Materials. Whenever possible, materials should be locally sourced, have a low embodied energy content, and be recyclable. Products that reduce raw material use should be chosen because of their resource conservation. Natural materials such as wood, glass, and stone are recommended for buildings in MIX district.
2. High-Performance Building Skin. As applicable, new buildings should use low emissivity windows, high R-value spray insulation, reduced thermal bridging, adequate depth exterior walls, solar shading, and sustainable cladding which all contribute to a high-performance building envelope.
3. Green Roofs and Walls. Green roofs and walls reduce storm water runoff, protect the underlying roof, reduce solar gain during the summer months, provide habitat for wildlife, and can also be a visual amenity. These sustainable applications are highly recommended in the MIX District.
4. Pervious Paving. Natural paving materials should be used to create sidewalks, plazas, terraces, and other hardscapes such as stone, or patterns using colored concrete. Permeable paving is also recommended to allow rainwater to naturally leach into the ground and recharge the water table.
5. Rain Gardens and Bioswales. Stormwater, flooding, and ground water recharging are important site planning issues in the MIX District. New developments should incorporate natural elements to create resilience such as rain gardens and bioswales that temporarily retain storm water until the ground can adequately absorb it.
6. Plant Native Trees. Development sites should include ample canopy trees located in suitable locations to allow them to grow to their mature size and with sufficient space for water penetration and root growth.
7. Sustainable Outdoor Amenity Spaces. Outdoor amenity spaces such as parks, plazas, terraces, and other civic gathering spaces should incorporate light imprint applications that address the quantity and quality of stormwater on site.
8. Latent and Renewable Energy Sources. As applicable, developers should utilize the latent energy of their sites to meet energy needs such as through the following applications:
 - a) Roof-installed solar panels and solar shades over surface parking lots which produce energy and reduce solar gain.
 - b) Capture geothermal energy to offset the large temperature variations between seasons and reduce the thermal loading of the building.
 - c) Small roof mounted or pole mounted wind turbines that harness latent energy on site.
 - d) Installing energy efficient mechanical systems, appliances, and other devices as a priority.
9. Sustainable Development Certification. All new developments are encouraged to meet certification standards under well-established sustainability rating system such as Leadership in Energy and Environmental Design (LEED) for Commercial, Residential, or Neighborhood Development, or comparable sustainable development rating systems.

14.4.0 COMPLETE STREETS STANDARDS

A. Purpose.

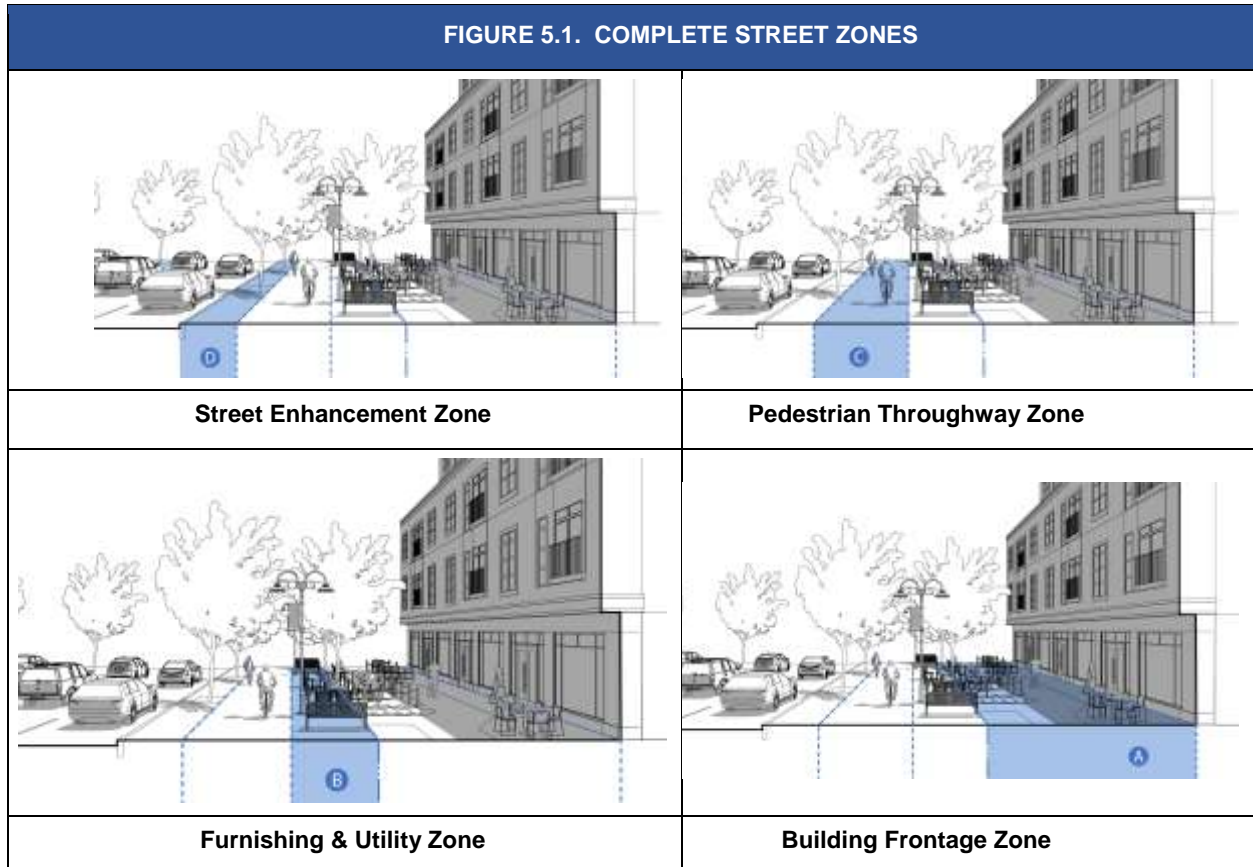
1. To facilitate the development of a well-connected multi-modal travel network that reinforces the walkability of the MIX District as useful, safe, comfortable, and attractive village that will be built over time.
2. To promote economic vitality and the enhancement of the public realm to promote the social, environmental, economic, and health benefits provided by walkable development patterns.

B. Application.

1. Applicability. The construction of new streets or improvement to existing streets in the MIX District shall be consistent with the Complete Streets Guidelines in the MIX District Design Guidelines in the Planning Board Rules and Regulations and shall apply to:
 - a) All new streets, whether publicly dedicated or privately held.
 - b) The reconstruction of streetscape elements within the public right-of-way when improvements have been disturbed by development.
 - c) Substantial reconstruction of a street.
2. Public Infrastructure Projects. The Complete Street design guidelines shall be considered in the design and construction of new or redesigned public streets.
3. Private Participation. Applicants for site plan approval for a development project, subdivision approval, building permit, or change of use may participate in partnership with the Town of Burlington on the construction of streetscapes improvements planned for public streets including the areas within the right-of-way between the vehicle lane and street right-of-way line along the applicant's street frontage. All improvements shall be approved by the Select Board in consultation with the Planning Board and Department of Public Works.
4. Waiver and Alternative Compliance. The Planning Board may allow for a Design Waiver or Alternative Compliance for specific street types or design components when it finds that applying the requirements in a particular instance is either practically infeasible or detrimental to the safety of drivers, pedestrians, or cyclists.

C. Complete Street Zones.

Figure 5.1 below identifies Complete Street Zones located between the frontage building and the street right-of-way. Each zone includes standards for location, allowed uses, and design standards.



D. Complete Street Components.

Figure 5.2 below identifies Complete Street Components that are permitted in Complete Street Zones. Design standards for each component are included on Figure 5.3.

FIGURE 5.2. COMPLETE STREET COMPONENTS					
COMPLETE STREET COMPONENTS	ROW Vehicle Throughway Zone	A. Building Frontage Zone	B. Furnishing & Utility Zone	C. Pedestrian Throughway Zone	D. Street Enhancement Zone
Vehicle Travel Lanes	●				
Sharrows and Bike Lanes	●				
Bicycle Facilities (Stands, Corrals, Public Bikes)		●	●		●
Crosswalks	●				●
On-Street Parking Lanes	●				●
Curb-Extensions					●
Bus Facilities (Stop, Shelter, Pull Outs)		●	●		●
Street Trees and Tree Belts/Pits		●	●		●
Sidewalks/Multi-Purpose Path	●	●		●	
Public Seating		●	●		●
Bicycle Parking		●	●		●
Utilities/Green Infrastructure	●	●	●	●	●

E. Complete Street Types and Design Standards.

Figures 5.3 through 5.6 identifies the street design standards in the MIX District: Gateway Boulevards, Collector Streets, Commercial Streets, and Local Streets. The Zoning Map and Regulation Plan in Section 14.2 identified the location each Complete Street Types.

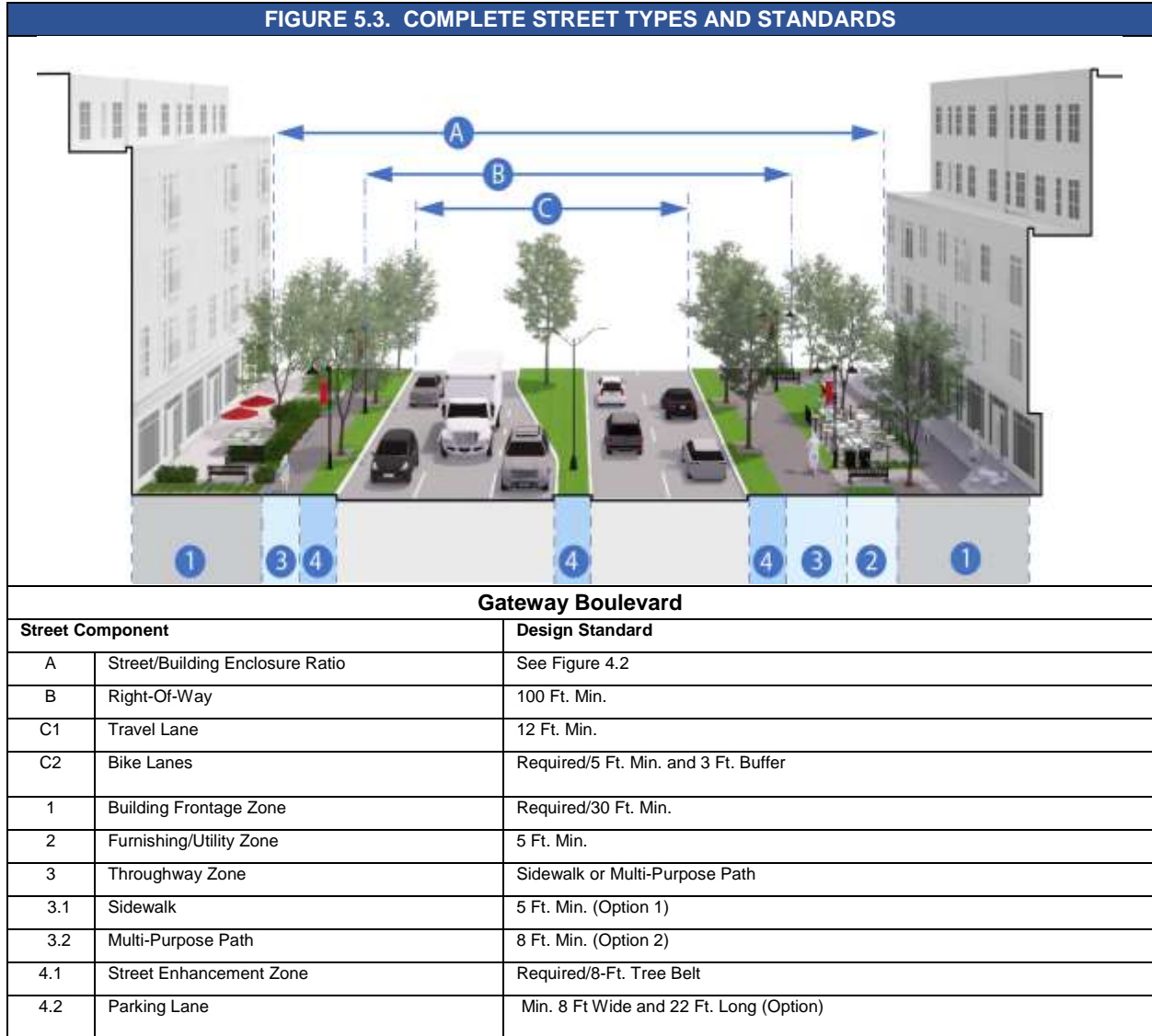


FIGURE 5.4. COMPLETE STREET TYPES AND STANDARDS

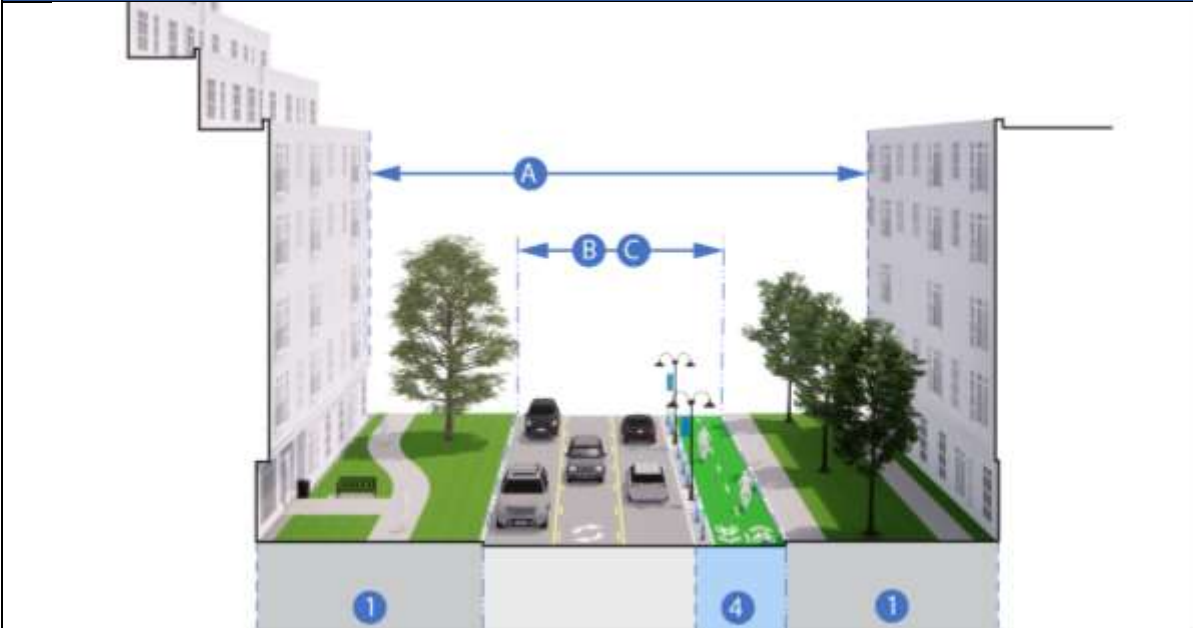
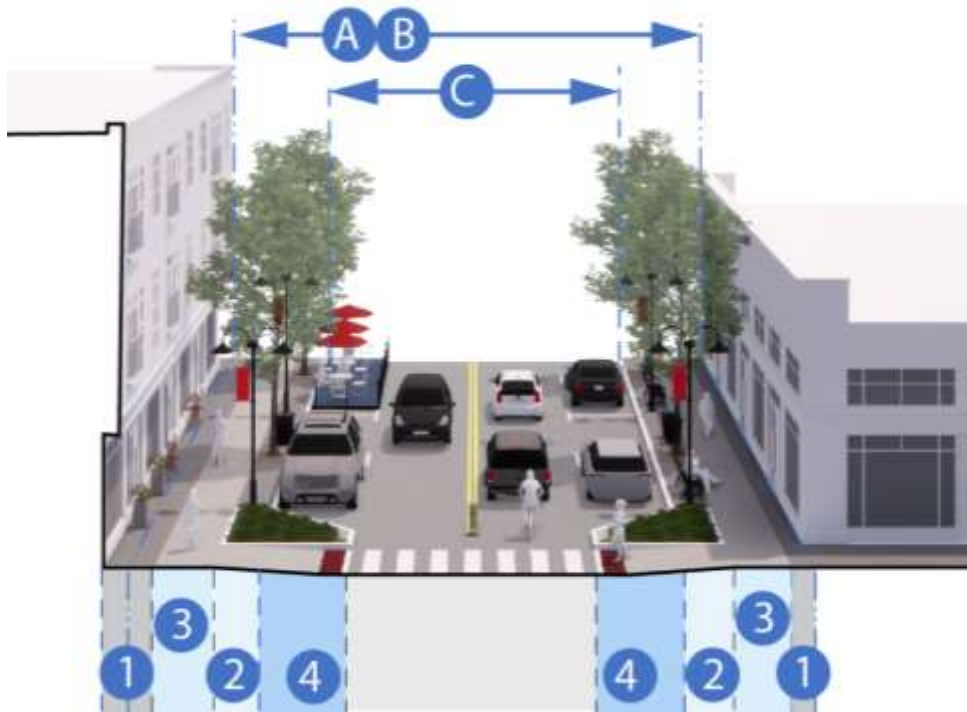
 <p>The diagram illustrates a cross-section of a Collector Street. It shows a central travel lane (C1) with a 12-foot minimum width. On either side of the travel lane are bike lanes (C2) with a 5-foot minimum width and a 3-foot buffer. The street is flanked by building frontage zones (1) with a 30-foot minimum width. The total right-of-way (B) is at least 100 feet. The diagram also shows a sidewalk (3.1) with a 5-foot minimum width (Option 1) and a multi-purpose path (3.2) with an 8-foot minimum width (Option 2). The street is enhanced with trees and landscaping (4.1) and includes a parking lane (4.2) that is optional, with a minimum width of 8 feet and a length of 22 feet.</p>		
Collector Street		
Street Component		Design Standards
A	Street/Building Enclosure Ratio	See Figure 4.2
B	Right-Of-Way	100 Ft. Min.
C1	Travel Lane	12 Ft. Min.
C2	Bike Lanes	Required/5 Ft. Min. and 3 Ft. Buffer
1	Building Frontage Zone	Required/30 Ft. Min.
2	Furnishing/Utility Zone	5 Ft. Min.
3	Throughway Zone	
3.1	Sidewalk	5 Ft. Min. (Option 1)
3.2	Multi-Purpose Path	8 Ft. Min. (Option 2)
4.1	Street Enhancement Zone	Required/8-Ft. Tree Belt
4.2	Parking Lane	Optional/ Min. 8 Ft Wide and 22 Ft. Long

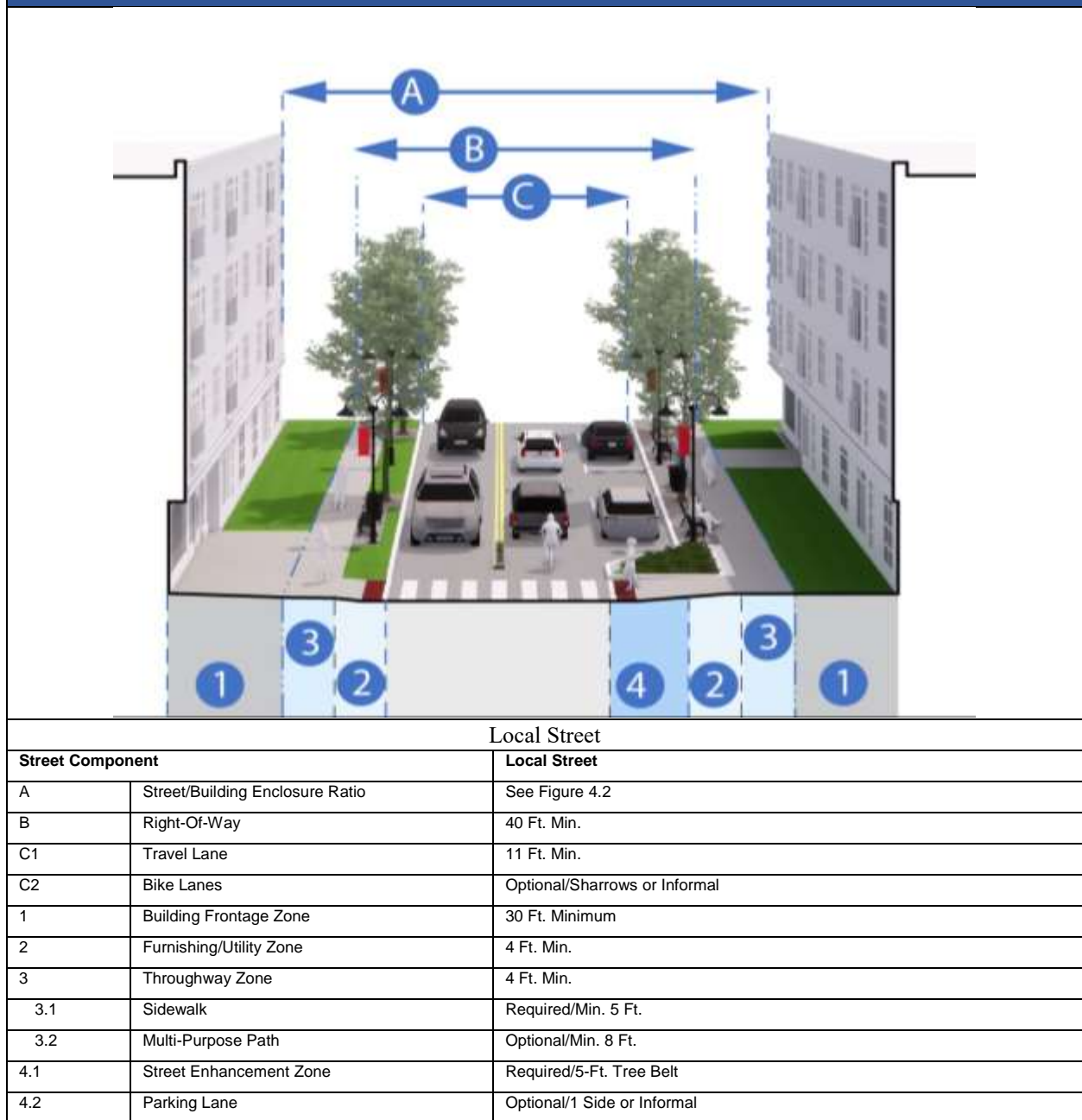
FIGURE 5.5. COMPLETE STREET TYPES AND STANDARDS



Commercial Street

Street Component		Design Standards
A	Street/Building Enclosure Ratio	See Figure 4.2
B	Right-Of-Way	50 Ft. Min.
C1	Travel Lane	11 Ft. Min.
C2	Bike Lanes	Required/5 Ft. Min. and 3 Ft. Buffer
1	Building Frontage Zone	30 Ft. Minimum
2	Furnishing/Utility Zone	5 Ft. Min
3	Throughway Zone	5 Ft. Min.
3.1	Sidewalk	Required/Min. 5 Ft.
3.2	Multi-Purpose Path	Optional/Min. 8 Ft.
4.1	Street Enhancement Zone	Required/8-Ft. Tree Belt
4.2	Parking Lane	Optional/ Min. 8 Ft Wide and 22 Ft. Long

FIGURE 5.6. COMPLETE STREET TYPES AND STANDARDS



F. Complete Street Design Guidelines. Supplemental Complete Street design guidelines for the MIX District are provided in the Planning Board Rules & Regulations.

14.5.0 PUBLIC REALM ACTIVATION STANDARDS

A. Purpose. To facilitate a vibrant “Outdoor Room” that promotes economic vitality, social activity, and health benefits within the public right-of-way and on properties within the Building Frontage Zone.

B. Application and Requirements.

1. Public Realm Activation Components. The allowed type and location of public realm activation components are listed in Figure 6.1 below.
2. Activation Permits. Permits may be approved by the Select Board for activation components within the public street right-of-way. The Planning Board may approve activation components within the Building Frontage Zone. Applicants may include business owners with storefronts along the street with permission from the property owners.
3. Design Standards. See MIX District Design Guidelines in the Planning Board Rules & Regulations for specific activation components.

C. Public Realm Interface Applications.

1. Permitted Applications. Building interfaces such as Outdoor Amenity Spaces, signs, displays, and related interactive components may be permitted when they contribute to vibrant spaces for the enjoyment of the public and do not interfere with the Pedestrian Thoroughway Zone. Permissible building interface applications are set forth in Figure 6.1 below.
2. Informal Activation Applications. Informal activation applications are encouraged in the MIX District and may include a variety of applications such as Flower Planters and Window Boxes, Movable Chairs, Window Displays, Decorative Lighting (such as string lights), Projecting Lighting and Graphics, Programming Open Space or Parking Lots, Temporary Street Closings (Shared Streets), Wayfinding Signage and Gateway Treatments, Exercise Stations and Circuits, Water Features, Murals, and similar activities that enliven the MIX District. Informal activation applications within the public right-of-way or town-owned properties require approval from the Select Board.

FIGURE 6.1. PUBLIC REALM ACTIVATION COMPONENTS					
ACTIVATION COMPONENT	Vehicle Thoroughway Zone	A. Building Frontage Zone	B. Furnishing and Utility Zone	C. Pedestrian Thoroughway Zone	D. Street Enhancement Zone
Parklets	•				•
Food Truck/Street Venders	•	•			•
Public Art		•	•		•
Café Seating		•	•		
Storefront Displays and Signs		•			
Pop-Up Shops	•	•	•		
Street Furniture, Lighting		•	•		•
Over-Street Banners	•	•			
Raised Median Planters	•				

14.6.0 RESIDENTIAL DENSITY STANDARDS

A. Base Residential Density.

Residential and mixed use buildings and developments within the MIX District shall be subject to the following density standards in Figure 7.1 below. Density bonuses for qualified public benefit improvements may be achieved under the criteria in Section 14.7.C. below.

FIGURE 7.1. RESIDENTIAL DENSITY BY RIGHT AND SPECIAL PERMIT	
Building Type	By Right Dwelling Units (DU)
Townhouse	15 DU/Acre
Multi-Family Building	15 DU/Acre
Mixed-Use Buildings	15 DU/Acre

B. Residential and Mixed-Use Development Criteria.

The Planning Board may approve a residential or mixed-use development in the MIX District if it meets the following criteria:

1. Building Types.
 - a) All residential and mixed-use buildings must adhere to the design standards for Building Types as outlined in Section 14.4.E.
2. Infill Development Encouragement.
 - a) New residential development should prioritize infill in existing parking lots or underutilized areas, promoting vibrant, mixed-use spaces that maintain commercial activity at street level. Conversions of existing office or other non-residential buildings to residential use are not permitted at this time, preserving the district's commercial integrity and supporting strategic infill.
3. Commercial-Residential Ratio.
 - a) To achieve the mixed-use vision, each Development Site must include no less than 60% non-residential gross floor area (GFA) and no more than 40% residential GFA. These percentages intend to strategically encourage residential uses while maintaining a predominately commercial environment.
 - b) The required 60% commercial GFA may be fulfilled by retaining and counting existing non-residential GFA, adding new GFA through new construction, or incorporating commercial uses within mixed-use buildings.
4. Alternative Compliance.
 - a) Applicants may propose an **Alternative Compliance** approach to the Planning Board under Section 14.8 if they can demonstrate that their project meets the intent of the 60/40 commercial/residential balance and the district's mixed-use vision through alternative means. This may include innovative designs, phased development plans, or other strategies that support the district's economic diversity and commercial vitality while allowing flexibility in applying GFA percentages.

- b) The Planning Board will review and may approve or deny alternative compliance proposals based on alignment with the district's goals and design standards.

C. Density Bonus Requirements.

1. General Requirement. By Special Permit, the Planning Board may allow higher residential density up to the maximum established on Figure 7.2 below if specified Public Benefit Improvements are provided by the applicant which benefits residents and businesses in the Development Site, and generally benefit and add value the MIX District and properties adjacent to the Mix District. If sufficient Public Benefit Improvements are made, the Planning Board shall make a written finding that the applicant will provide significant improvements providing a public benefit, in addition to those improvements necessary to meet the base density requirements of this bylaw.
2. Development Agreement. A development agreement shall be required between the Select Board and the applicant. The Select Board will establish a Community Benefit Fund for the purpose of implementing improvements for the Vine Brook Greenway and related improvements within the MIX District.

FIGURE 7.2. PUBLIC BENEFIT TYPE AND BONUS SCHEDULE	
PUBLIC BONUS TYPE	LEVEL OF BONUS
a) Publicly Accessible Open Space Improvements or Facilities On-Site or Off-Site on Approved Properties	35 DU/Acre
b) 20% or More Affordable Residential Units in the Development	35 DU/Acre
c) Leadership in Energy and Environmental Design (LEED) for Commercial, Residential, or Neighborhood Development, or comparable sustainable development rating systems.	35 DU/Acre
d) All Public Bonus Types Above.	40 D.U./Acre

3. Approval of Density Bonus Improvements. The Planning Board shall be under no obligation to grant a density bonus and may determine, in its sole discretion, whether the offered improvements are sufficient in nature, scope, cost or otherwise, to justify such a bonus. The offer and commitment by an applicant to provide all or any number of Public Benefit Improvements does not, in and of itself, require the Planning Board to grant such a density bonus. In order to make this determination, the following are required:
 - a) The applicant shall provide the Planning Board with a written description of the intended improvements, the public benefit provided, significance to the Town, provision for maintenance if required, applicant's cost estimates, and a sketch plan showing the location and type, size and extent of improvements.
 - b) The Planning Board may require a bond to cover the cost of any Public Benefit Improvements that will be constructed, or a binding agreement approved by the Select Board, to remain in place until the improvements are completed in accordance with the approved plans to the satisfaction of the Inspector of Building.
 - c) A specific time frame for the completion of all required on-site or off-site Public Benefit Improvements shall be incorporated as a condition of approval of the Planning Board.
 - d) The applicant shall provide a list of all permits and approvals required relating to any proposed Public Benefit Improvements with the site plan application. These approvals shall be obtained prior to approval of the development, unless an exception for good cause is explicitly authorized by the Planning Board.

D. Affordability Requirements.

1. Number of Affordable Units. The base requirement for affordable dwelling units in any residential or mixed use development in the MIX District is 15% of all dwelling units constructed. Where the total units result in a fractional dwelling unit less than 0.5, the applicant may either provide an eligible dwelling unit or make a contribution to the Town of Burlington for affordable housing purposes in an amount sufficient to construct that fraction of an eligible dwelling unit, net of the dwelling unit's restricted resale price, as determined by the Select Board. Where this calculation results in a fractional dwelling unit greater than 0.5 the applicant must provide an affordable dwelling unit to site.
2. Qualified Affordable Units. Affordable units constructed under this provision shall be sold or rented to households with incomes at or below 80 percent for for-sale housing and 60 percent for rental housing of the Median Regional Household Income (as determined by the U.S. Department of Housing and Urban Development (HUD) as amended and adjusted for family size and shall be restricted to sales prices or monthly rents that are affordable to such households. The sales price or monthly rent shall, in all instances, be such that the dwelling unit qualifies as a local initiative unit under the Commonwealth's Local Initiative Program (LIP) and meets the requirements of a subsidized housing unit for the purposes of listing in the Town's subsidized housing inventory under G.L. c. 40B Sec. 20-23. The Applicant must record a Regulatory Agreement or Deed Rider acceptable under the LIP Program to guarantee the affordability of the units in perpetuity.

14.7.0 DESIGN WAIVERS, ALTERNATIVE COMPLIANCE, AND SPECIAL PERMIT CRITERIA

- A. Purpose.** A Design Waiver allows a specifically authorized type of exception from the provisions governing development in the MIX District pertaining to the Site Development Standards in Section 14.3, Building Types Design Standards in 14.4, Complete Street Standards in Section 14.5, and Public Realm Activation Standards in Section 14.6.
- B. Review Criteria.** In addition to the criteria in Section 9.2.0 of the Zoning Bylaw, and by special permit, the Planning Board may authorize a Design Waiver or Alternative Compliance petition where authorized in a particular section of this bylaw upon making positive findings under the following criteria:
1. Consistency with the general purpose and goals of the Town Comprehensive Plan.
 2. Consistency with any design waiver eligibility requirements, as indicated in Section 14.8.A above.
 3. Such relief shall not result in substantial detriment to the MIX District or surrounding neighborhoods.
 4. Adequacy and safety of traffic flow, access, parking, and loading.
 5. Adequacy of utilities and other public services.
 6. Positive impacts on pedestrian comfort and safety including streetscape enhancements and Outdoor Amenity Spaces.
 7. Fiscal impact on municipal services, tax base, and employment.
 8. Positive impact on social, economic, or housing conditions in the district.
- C. Conditions.** The Planning Board may attach supplemental conditions and/or limitations that it deems necessary in order to ensure compliance with the findings and/or standards for the specific special permit requested.

APPENDIX A: HISTORIC DIMENSIONAL REQUIREMENTS

The following is a summary of the dimensional requirements for various zoning districts that were contained in the Burlington Zoning Bylaws from time to time. This information is included to assist individuals in determining what the dimensional requirements were at the time a lot was created or a building was constructed. This appendix is informational only and shall not be considered a part of the Zoning Bylaws.

MINIMUM REQUIREMENTS

District Area	Lot Frontage	Front	Y A R D S	
			Side	Rear
RO - One Family Dwelling Districts				
Prior to 11/13/43 for any Residence 50' Zone lots of record at that time.	5,000 s.f. any	any	any	
On or after 11/13/43 and prior to 60' 8/18/55 for Residence A Zone lots of record at that time.	10,000 s.f. 25'	15'	30'	
On or after 11/13/43 and prior to 100' 1/31/77 for Residence B Zone lots of record at that time.	20,000 s.f. 25'	15'	30'	
On or after 8/18/55 and prior to 100' 1/31/77 for Residence A Zone lots of record at that time.	20,000 s.f. 25'	15'	30'	

BG - General Business Districts

Prior to 11/13/43 for Business Zone 50' lots of record at that time.	5,000 s.f. any	any	any	
On or after 11/13/43 and prior to 50' 1/31/77 for Business Zone lots of record at that time. (See Note 1)	5,000 s.f. 10'	10'	10'	

Note 1: See single asterisk note following the Density Regulation Table.

MINIMUM REQUIREMENTS

District Area	Lot Frontage	Front	Y A R D S	
			Side	Rear
BL - Limited Business Districts				
Prior to 11/13/43 for Limited 50' Business District lots of record at that time.	5,000 s.f. any	any	any	
On or after 11/13/43 and prior to 50' 1/31/77 for Limited Business District lots of record at that time.	5,000 s.f. 10'	10' (See Note 1)	10'	
Note 1: See note 5 following the Density Regulation Table.				
BT - Continuous Traffic Business Districts				
Prior to 11/13/43 for High Density 50' Traffic Business Districts of record at that time.	5,000 s.f. any	any	any	
On or after 11/13/43 and prior to 50' 1/31/77 for High Density Traffic Districts of record at that time.	5,000 s.f. 10'	10' (See Note 1)	10'	
Note 1: See note 5 following the Density Regulation Table.				
IG - General Industrial Districts				
Prior to 11/13/43 for Industrial 50' lots of record at that time.	5,000 s.f. any	any	any	
On or after 11/13/43 and prior to 50' 1/31/77 for Industrial Zone lots of record at that time.	10,000 s.f. 10'	10' (See Note 1)	10'	
Note 1: See note 5 following the Density Regulation Table.				

APPENDIX B: AMENDMENTS TO ZONING BYLAWS

Amended under Article 63 at the Adjourned (Second) Town Meeting June 8, 1977 (Housekeeping Article). Approved by the Att. Gen. 9/16/77. Adv. Burl. News 9/22,29/77.

Amended under Article 22 at the Adjourned (Third) Town Meeting September 28, 1977. (Kiosk) Section 2.38.1, Sections 4.2.6.19 & 4.3.2.13. Approved by the Att. Gen. 12/8/77. Adv. Burl. News 12/15,22/77.

Amended under Article 24 at the Adjourned (First) Town Meeting, 1/25/78. (9.3.1.1 Waived Requirements site plan approval by Planning Board.) Approved by the Att. Gen. 4/13/78. Adv. Burl. News 4/20, 27/78.

Amended under Article 71 at the Adjourned (Second) Town Meeting, June 7, 1978. (4.3.2.14 Accessory Use Regulations Schedule.) Approved by failure of Att. Gen. to act within 90 days. Adv. Burl. News 10/12,19/78. Amended under Article 15 at the Adjourned (First) Town Meeting 1/24/79. (9.3.1.1 Waived Requirements site plan approval by Planning Board.) Approved by the Att. Gen. 3/20/79. Adv. Burl. News 3/29, 4/5/79.

Amended under Article 23 at the Adjourned (First) Town Meeting 1/24/79. (Art. VIII, Sec. 8.2.0 Wetlands District.) Approved by the Att. Gen. 3/20/79. Adv. Burl. News 3/29, 4/5/79.

Amended under Article 24 at the Adjourned (First) Town Meeting 1/24/79. (Art. IV, Sec. 4.4.0, Permitted uses in the Wetlands District.) Approved by the Att. Gen. 3/20/79. Adv. Burl. News 3/29, 4/5/79.

Amended under Article 25 at the Adjourned (First) Town Meeting 1/24/79. (Art. II, Definitions Essential Services.) Approved by the Att. Gen. 3/20/79. Adv. Burl. News 3/29, 4/5/79.

Amended under Article 61 at the Adjourned (Second) Town Meeting 6/11/79 (Art. V, Sec. 5.1.8, Compliance with Density Regulations Schedule) Approved by the Att. Gen. 10/9/79, Adv. Burl. News 10/18,25/79.

Amended under Article 18 at the Adjourned (First) Town Meeting 1/21/80. Article V, Section 5.2.0, Density Regulations Table. Approved by the Att. Gen 5/14/80, Adv. Burl. News 5/22,29/80.

Amended under Article 28 at the Adjourned (First) Town Meeting 1/26/81. (9.3.1 Requirements of Site Plan.) Approved by the Att. Gen 5/14/81. Adv. Burl. News 5/21,28/81.

Amended under Article 29 at the Adjourned (First) Town Meeting 1/26/81. (9.3.1.1 Waived Requirements of Site Plan.) Approved by the Att. Gen. 5/14/81. Adv. Bur. News 5/21,28/81.

Amended under Article 30 at the Adjourned (First) Town Meeting 1/26/81. (9.2.2.1 Procedure Special Permits.) Approved by the Att. Gen. 5/18/81. Adv. in Burl. News 5/28, 6/4/81.

Amended under Article 33 at the Adjourned (Second) Town Meeting 5/18/81. (8.1.1 Definition Flood Hazards.) Approved by the Att. Gen. 10/6/81. Adv. in Burl. News 10/22,29/81.

Amended under Article 34 at the Adjourned (Second) Town Meeting 5/18/81. (9.3.2.1 Filing Fee Site Plan.) Approved by the Att. Gen. 10/6/81. Adv. in Burl. News 10/22,29/81.

Amended under Article 36 at the Adjourned (Second) Town Meeting 5/18/81. (4.2.6.4 Post Offices, Banks.) Approved by the Att. Gen. 10/6/81. Adv. in Burl. News 10/22,29/81.

Amended under Article 37 at the Adjourned (Second) Town Meeting 5/18/81. (2.66 Definition of Public Assembly striking in its entirety.) Approved by the Att. Gen. 10/6/81. Adv. in Burl. News 10/22,29/81.

Amended under Article 35 at the Adjourned (Second) Town Meeting 6/22/81. (Article VII Parking and Loading Regulations.) Approved by the Att. Gen. 10/6/81. Adv. in Burl. News 10/22,29/81.

Amended under Article 18 at the Adjourned (Third) Town Meeting 10/21/81. (4.2.6.20 Massage Parlors.) Approved by the Att. Gen. 2/4/82. Adv. in Burl. News 2/11,18/82.

Amended under Articles 17/19 at the Adjourned (First) Town Meeting 1/12/83 (4.3.2.9 – Use Designation; Water Resource & Aquifer Zoning Districts. Approved by the Att. Gen. 3/22/83. Adv. in Burl. News 3/31 and 4/7/83.

Amended under Article 59 at the Adjourned (Second) Town Meeting 5/25/83. (8.3.5.5 Impervious Surfaces.) Approved by the Att. Gen. 8/10/83. Adv. in Burl. News 8/18,25/83.

Amended under Article 61 at the Adjourned (Second) Town Meeting 6/1/83. (4.3.2.9 Use Designation.) Approved by the Att. Gen. 8/10/83. Adv. in Burl. News 8/18,25/83.

Amended under Article 35 at the Adjourned (Third) Town Meeting 9/28/83. (6.8.0 Streets, Driveways, Parking and Service Areas.) Approved by the Att. Gen. 11/8/83. Adv. in Burl. News 11/17,24/83.

Amended under Article 36 at the Adjourned (Third) Town Meeting 9/28/83. (2.38 Definitions.) Approved by the Att. Gen. 11/8/83. Adv. in Burl. News 11/17,24/83.

Amended under Article 37 at the Adjourned (Third) Town Meeting 9/28/83. (9.2.5 Final Action.) Approved by the Att. Gen. 11/8/83. Adv. in Burl. News 11/17,24/83.

Amended under Article 38 at the Adjourned (Third) Town Meeting 9/28/83. (9.3.5 Final Action.) Approved by the Attn. Gen. 11/8/83. Adv. in Burl. News 11/17,24/83.

Amended under Article 19 at the Adjourned (First) Town Meeting 1/23/85. (8.1.0 Adoption of the 100Year Flood Plain District.) Approved by the Att. Gen. 4/12/85. Adv. in Burl. News 4/25 and 5/2/85.

Amended under Article 20 at the Adjourned (First) Town Meeting 1/23/85. (9.5.1 Duties of the Board of Appeals in Flood Hazard Districts.) Approved by the Att. en. 4/12/85. Adv. in Burl. News 4/25 and 5/2/85.

Amended under Article 21 at the Adjourned (First) Town Meeting 1/23/85. (6.1.1, 6.1.2 Nonconforming Structures & Nonconforming Uses.) Approved by the Att. Gen. 4/12/85. Adv. in Burl. News 4/25 and 5/2/85.

Amended under Article 22 at the Adjourned (First) Town Meeting 1/23/85. (9.5.3 Appeals under the Zoning Bylaws.) Approved by the Att. Gen. 4/12/85. Adv. in Burl. News 4/25 and 5/2/85.

Amended under Article 23 at the Adjourned (First) Town Meeting 1/23/85. (8.3.5.5 Revision to Aquifer and Water Resource District.) Approved by the Att. Gen. 4/12/85. Adv. in Burl. News 4/25 and 5/2/85.

Amended under Article 24 at the Adjourned (First) Town Meeting 1/23/85. (6.4.0, 6.5.0 Performance of Screening and Landscaping Requirements.) Approved by the Att. Gen. 4/12/85. Adv. in Burl. News 4/25 and 5/2/85.

Amended Section 6.6.1, "Determination of Area and Frontage," and Section 2.41, "Lot," in Article II, "Definitions," and Section 8.2.3, "Interpretation and Application (of the Wetlands District)." Public notice published 3/28 and 4/4/85. Planning Board public hearing 4/18/85. Adopted Adj. (Second) Town Meeting 6/5/85, Art. 59. Approved by the Att. Gen. 9/5/85. Adv. in Burl. News 9/12,19/85.

Adopted Section 6.6.4, "Calculation of Aggregate Building Area to Ground Percentage." Public notice published 3/28 and 4/4/85. Planning Board public hearing 4/18/85. Adopted Adj. (Second) Town Meeting 6/5/85, Art. 60. Approved by the Att. Gen. 9/5/85. Adv. in Burl. News 9/12,19/85.

Adopted Section 6.6.5, "LotSlope Requirements in One Family Dwelling (RO) Districts." Public notice published 3/28 and 4/4/85. Planning Board public hearing 4/18/85. Adopted Adj. (Second) Town Meeting 6/5/85, Art. 61. Approved by the Att. Gen. 9/5/85. Adv. in Burl. News 9/12,19/85.

Amended Section 8.3.5.5, "Impervious Surfaces (In the Aquifer and Water Resource District)." Public notice published 3/28 and 4/4/85. Planning Board public hearing 4/18 and 5/2/85. Adopted Adj. (Second) Town Meeting 6/3/85, Art. 56. Approved by the Att. Gen. 9/5/85. Adv. in Burl. News 9/12,19/85.

Amended Section 9.1.3, "Penalty." Public notice published 3/28 and 4/4/85. Planning Board public hearing 4/18/85. Adopted Adj. (Second) Town Meeting 6/5/85, Art. 58. Approved by the Att. Gen. 9/5/85. Adv. in Burl. News 9/12,19/85.

Adopted Article XI, "Moratorium on Uses Requiring Site Plans and Special Permits." Public notice published 4/4,11/85. Planning Board public hearing 4/18/85. Adopted Adj. (Second) Town Meeting 5/13/85, Art. 63. Approved by the Att. Gen. 9/5/85. Adv. in Burl. News 9/12,19/85.

Amended Section 3.1.1, "Special Districts," and Section 3.2.0, "Location of Districts." Public notice published 8/22,29/85. Planning Board public hearing 9/5/85. Adopted Adj. (Third) Town Meeting 9/30/85, Art. 28. Approved by the Att. Gen. 11/19/85. Adv. in Burl. News 11/28 and 12/5/85.

Amended Subsection 4.3.1.14, "Towers, Antenna, etc." Public notice published 3/17,24/86. Planning Board public hearing 5/1,15/86. Adopted Adj. (Second) Town Meeting 6/2/86, Art. 66. Approved by Att. Gen. 7/25/86. Adv. in Burl. News 8/7,14/86.

Amended Section 6.6.1, "Determination of Area & Frontage." Public notice published 3/17,24/86. Planning Board public hearing 5/1,15/86. Adopted Adj. (Second) Town Meeting 6/2/86, Art. 65. Approved by Att. Gen. 7/25/86. Adv. in Burl. News 8/7,14/86.

Amended Section 11.1 of Article XI, "Moratorium on Uses Requiring Site Plans and Special Permits." Public notice published 3/17,24/86. Planning Board public hearing 5/1/86. Adopted Adj. (Second) Town Meeting 5/12/86, Art. 69. Approved by Att. Gen. 7/25/86. Adv. in Burl. News 8/7,14/86.

Amended Article III, Section 3.2.0, "Location of Districts," and Article VIII, Section 8.3.2, "Definition of Aquifer and Water Resource Districts" to adopt a new map. Public notice published 4/23 and 4/30/87. Planning Board public hearing 5/7/87. Adopted Adj. (Second) Town Meeting 6/8/87, Art. 72. Approved by Att. Gen. 9/16/87. Adv. in Burl. News 9/24 and 10/1/87.

Deleted Article V, existing Section 5.3.0, "Exemptions" and Adopted a new Section 5.3.0 "Separate Lot Protection," and informational appendix for historic setback, frontage and area requirements. Public notice published 4/23,30/87. Planning Board public hearing 5/7/87. Adopted Adj. (Second) Town Meeting 6/8/87, Art. 75. Approved by Att. Gen. 9/16/87. Adv. in Burl. News 9/24 and 10/1/87.

Amended Article VIII, Section 8.1.2, "(100Year Flood Plain District)Definitions" and Section 8.1.6, "Requirements for Development within the Flood Plain District." Public notice published 4/23,30/87. Planning Board public hearing 5/7/87. Adopted Adj. (Second) Town Meeting 6/8/87, Art. 73. Approved by Att. Gen. 9/16/87. Adv. in Burl. News 9/24 and 10/1/87.

Amended Article IX, Section 9.3.2, "(Site Plan) Procedure," Subsection 9.3.2.1. Public notice published 4/23,30/87. Planning Board public hearing 5/7/87. Adopted Adj. (Second) Town Meeting 6/8/87, Art. 74. Approved by Att. Gen. 9/16/87. Adv. in Burl. News 9/24 and 10/1/87.

Amended Article XI "Moratorium." Public notice published 4/23,30/87. Planning Board public hearing 5/7/87. Adopted Adj. (Second) Town Meeting 6/8/87, Art. 76. Approved by Att. Gen. 9/16/87. Adv. in Burl. News 9/24 and 10/1/87.

Adopted Article XII, "Special Zoning Districts," Section 12.1, "Planned Development District." Public notice published 4/23,30/87. Planning Board public hearing 5/7/87. Adopted Adj. (Second) Town Meeting 6/8/87, Art. 77. Approved by Att. Gen. 9/16/87. Adv. in Burl. News 9/24 and 10/1/87.

Amended Article II, "Definitions," Section 2.29, "Frontage," and Section 2.49, "Lot, through." Public notice published 8/13,20/87. Planning Board public hearing 9/3/87. Adopted Adj. (Third) Town Meeting 9/28/87, Art. 12. Approved by Att. Gen. 10/16/87. Adv. in Burl. News 10/26 and 11/3/87.

Adopted Article IV, "Use Regulations," Sections 4.1.3 and 4.3.0, "Temporary tents." Public notice published 3/17,24/88. Planning Board public hearing 4/7/88 continued to 4/21/88. Adopted Adj. (Second) Town Meeting 5/23/88, Art. 72. Approved by Att. Gen. 7/28/88. Adv. in Burl. News 8/4,11/88.

Adopted Article V, "Density Regulations," Section 5.1.9, "Development Incentive for Affordable Housing." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 1. Approved by Att. Gen. 10/20/88. Adv. in Burl. News 10/27, 11/4/88.

Amended Article IX, "Administration and Procedures," Section 9.2.4, "Criteria for Approval of a Special Permit." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Amended Adj. (Third) Town Meeting 9/19/88, Art. 1. Approved by Att. Gen. 10/20/88. Adv. in Burl. News 10/27, 11/4/88.

Adopted Article IV, "Use Regulations," Section 4.1.5 "Accessory Residential Uses in One Family Dwellings: Accessory Apartments." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 2. Approved by Att. Gen. 10/20/88. Adv. Burl. News 10/27, 11/4/88.

Adopted Article IV, "Use Regulations," Section 4.3.1.1.1 Accessory Apartment." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 2. Approved by Att. Gen. 10/20/88. Adv. Burl. News 10/27, 11/4/88.

Adopted Article XII, "Special Zoning Districts," Section 12.1.7 5. Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 3. Approved by Att. Gen. 10/20/88. Adv. Burl. News 10/27, 11/4/88.

Adopted Article VIII, "Special Districts," Section 8.4 "Open Space Residential Development." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 4. Approved by Att. Gen. 10/20/88. Adv. Burl. News 10/27, 11/4/88.

Adopted Article IV, "Use Regulations," Section 4.2.1.10 "Open Space Residential." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 4. Approved by Att. Gen. 10/20/88. Adv. Burl. News 10/27, 11/4/88.

Adopted Article XIII, "Two-Family Units in the R2 District." Public notice published 7/27, 8/3/88. Planning Board public hearing 8/11/88. Adopted Adj. (Third) Town Meeting 9/19/88, Art. 5. Approved by Att. Gen. 10/20/88. Adv. Burl. News 10/27, 11/4/88.

Amended Article IX, "Penalty." Public notice published 11/30/88 and 12/7/88. Planning Board public hearing 1/5/89. Adopted Adj. (First) Town Meeting 1/9/89, Art. 11. Approved by Att. Gen. 3/16/89. Adv. Burl. News 3/23, 3/30/89.

Amended Article II, Section 2.28 "Floor Area, Floor Area Ratio, and Maximum Floor Area Ratio." Public notice published 4/11,18/89. Planning Board public hearing 5/4/89. Adopted Adj. (Second) Town Meeting 4/10/89, Art. 53. Approved by Att. Gen. 7/5/89. Adv. Burl. News 7/13,20/89.

Amended Article V, Section 5.2.0 "Density Regulation Schedule." Public notice published 4/11,18/89. Planning Board public hearing 5/4/89. Adopted Adj. (Second) Town Meeting 4/10/89, Art. 54. Approved by Att. Gen. 7/5/89. Adv. Burl. News 7/13,20/89.

Adopted Article V, "Floor Area Ratio Incentive". Public notice published 4/11,18/89. Planning Board public hearing 5/4/89. Adopted Adj. (Second) Town Meeting 5/10/89, Art. 55. Approved by Att. Gen. 7/5/89. Adv. Burl News 7/13,20/89.

Amended Article XI, Section 9.1.2 "Occupancy Permit". Public notice published 4/19,26/89. Planning Board public hearing 5/4/89. Adopted Adj. (Second) Town Meeting 5/22/89, Art. 56. Approved by Att. Gen. 7/5/89. Adv. Burl. News 7/13,20/89.

Amended Article II, Section 2.35 "Hospital". Public notice published 10/25/89 and 11/1/89. Planning Board public hearing 11/16/89. Adopted Adj. (First) Town Meeting 1/8/90, Art. 16. Approved by Att. Gen. 3/26/90. Adv. Burl. news 4/5,12/90.

Amended Article IV, Section 4.3.2.9 "Parking Garages". Public notice published 11/1,8/89. Planning Board public hearing 11/16/89. Adopted Adj. (First) Town Meeting 1/8/90, Art. 17. Approved by Att. Gen. 3/26/90. Adv. Burl. news 4/5,12/90.

Amended Article VII, "Parking and Loading Regulations" and Article IV, Section 4.3.2.16 "parking area for more than 200 spaces". Public notice published 8/16,24/90. Planning Board public hearing 09/6/90. Adopted Adj. (Third) Town Meeting 9/17/90, Art. 10. Approved by Att. Gen. 11/7/90. Adv. Burl. News 11/22,29/90.

Amended Article IV, Section 4.3.2.10 "off-street outdoor parking". Public notice published 7/10,17/91. Planning Board public hearing 8/1/91. Adopted Adj. (Third) Town Meeting 9/16/91, Art. 14. Approved by Att. Gen. 11/26/91. Adv. Burl. News 12/5,12/91.

Adopted Article IV, "Automobile Sales and Service Uses", Section 4.2.5.9 "outdoor storage of motor vehicles." Public notice published 8/8,15/91. Planning Board public hearing 9/5/91. Adopted Adj. (Third) Town Meeting 9/16/91, Art. 15. Approved by Att. Gen. 11/26/91. Adv. Burl. News 12/5,12/91.

Amended Article II, Section 2.18 "Day Nursery". Public notice published 11/20,27/92. Planning Board public hearing 12/5/1991. Amended Adj. (First) Town Meeting 1/13/92, Art. 16. Approved by Att. Gen. 2/21/92. Adv. Burl. Times Union 2/27, 3/5/92.

Amended Article IV, Section 4.2.2.3, 4.3.0 "Day Nursery". Public notice published 11/20,27/92. Planning Board public hearing 12/5/1991. Amended Adj. (First) Town Meeting 1/13/92, Art. 16. Approved by Att. Gen. 2/21/92. Adv. Burl. Times Union 2/27, 3/5/92.

Amended Article V, Section 5.1.5 "Density Requirements for Religious and Educational Uses". Public notice published 11/20,27/92. Planning Board public hearing 12/5/1991. Amended Adj. (First) Town Meeting 1/13/92, Art. 16. Approved by Att. Gen. 2/21/92. Adv. Burl. Times Union 2/27, 3/5/92.

Amended Article IV, Section 4.2.6.18 "Sale of Structural and Building Supplies". Public Notice published 3/17, 3/24/93. Planning Board public hearing 4/1/93. Amended Adj. (Second) Town Meeting 5/19/93, Art. 25. Approved by Att. Gen. 6/1/93. Adv. Burl. News 6/9, 6/16/93.

Amended -- Article IX, Section 9.2.2 - "Special Permit Fees". Public notice published 6/16, 6/23/93. Planning Board public hearing 7/8/93. Amended Adj. (Third) Town Meeting 9/13/93, Art. 9. Approved by Att. Gen. 11/22/93. Adv. Burlington Union 12/9, 12/16/93.

Amended -- Article II, Section 2.26 - "Filling Station". Public notice published 12/15, 12/22/94. Planning Board public hearing 1/5/95. Amended Adj. (First) Town Meeting 1/9/95, Art. 12. Approved by Att. Gen. 2/13/95. Adv. Burlington Union 2/23, 3/2/95.

Amended -- Article VII, Section 7.1.1.4 - "Handicapped person car space". Public notice published 8/24, 8/31/95. Planning Board public hearing 9/7/95. Amended Adj. (Third) Town Meeting 9/11/95. Art. 14. Approved by Att. Gen. 10/17/95. Adv. Burlington Union 10/26, 11/2/95.

Amended -- Article IX, Section 9.3.2, 9.3.2.1 - "Procedure". Public notice published 8/24, 8/31/95. Planning Board public hearing 9/7/95. Amended Adj. (Third) Town Meeting 9/11/95. Art. 15. Approved by Att. Gen. 10/17/95. Adv. Burlington Union 10/26, 11/2/95.

Amended -- Article II, Section 2.5.1, 2.25, 2.71 - "Definitions". Public notice published 11/22, 11/29/95. Planning Board public hearing 12/7/96. Amended Adj. (First) Town Meeting 1/17/96. Art. 21. Approved By Att. Gen. 1/30/96. Adv. Burlington Union 2/8, 2/15/96.

Amended -- Article IV, Section 4.2.6.9 - "Fast Order Food Establishment". Public notice published 11/22, 11/29/95. Planning Board public hearing 12/7/96. Amended Adj. (First) Town Meeting 1/17/96. Art. 21. Approved By Att. Gen. 1/30/96. Adv. Burlington Union 2/8, 2/15/96.

Amended -- Article II, Section 2.0 - "Definitions". Article III, Section 3.1.0 - "Districts". Article IV, Sections 4.2.0, 4.3.0, 4.4.0 - "Use Regulations". Article V, Section 5.1.0 - "Applicability of Regulations". Article V, Section 5.2.0 - "Density Regulation Schedule". Article VII, Section 7.2.0 - "Minimum/Maximum Parking Requirements". Public notice published 3/20, 3/27/96. Planning Board public hearing 4/4/96. Amended Adj. (Second) Town Meeting 6/10/96. Art. 23. Approved by Att. Gen. 9/16/96 (amended). Adv. Burlington Union 12/12, 12/19/96.

Amended -- Article II, Section 2.71 - "Restaurant Definition". Public notice published 3/21, 3/28/96. Planning Board public hearing 4/4/96. Amended Adj. (Second) Town Meeting 6/10/96. Art. 25. Approved by Att. Gen. 9/6/96. Adv. Burlington Union 9/19, 9/26/96.

Amended -- Article II, Section 2.5.1 - "Bakery". Public notice published 3/21, 3/28/96. Planning Board public hearing 4/4/96. Amended Adj. (Second) Town Meeting 6/10/96. Art. 26. Approved by Att. Gen. 9/6/96. Adv. Burlington Union 9/19, 9/26/96.

Amended -- Article IV, Section 4.2.6.11 - "Bakeries", Section 4.2.6.24 - "Printers...". Public notice published 3/21, 3/28/96. Planning Board public hearing 4/4/96. Amended Adj. (Second) Town Meeting 6/10/96. Art. 27. Approved by Att. Gen. 9/6/96. Adv. Burlington Union 9/19, 9/26/96.

Adopted -- Article II, Section 2.65.1 - "Public Water & Sewer Distribution Structures". Article IV, Section 4.2.2.27 - "Public Water & Sewer Distribution Structures". Public notice published 4/3, 4/10/96. Planning Board public hearing 5/16/96. Adopted Adj. (Second) Town Meeting 6/10/96. Art. 28. Approved by Att. Gen. 9/6/96. Adv. Burlington Union 9/19, 9/26/96.

Adopted -- Article II, Section 2.69.1 - "Residence Hotel/Motel". Article IV, Section 4.2.1.3.1 - "Residence Hotel/Motel". Public notice published 4/3, 4/10/96. Planning Board public hearing 4/18/96. Amended Adj. (Second) Town Meeting 6/10/96. Art. 29. Approved by Att. Gen. 9/6/96. Adv. Burlington Union 9/19, 9/26/96.

Adopted -- Article II, Section 2.1.2 - "Adult Bookstore", Section 2.1.3 - "Adult Club", Section 2.1.4 - "Adult Paraphernalia Store", Section 2.1.5 - "Adult Theater", Section 2.1.6 - "Adult Video Store". Article IV, Section 4.2.6.24-28 - "Retail, Consumer and Trade Uses". Article V, Section 5.1.12 - "Additional Regulations for Adult Entertainment Uses". Public notice published 5/22, 5/29/96. Planning Board public hearing 6/6/96. Amended Adj. (Special) Town Meeting 6/17/96. Art. 5. Approved by Att. Gen. 9/9/96. Adv. Burlington Union 9/19, 9/26/96.

Amended -- Article II, Section 2.79 - "Toxic or hazardous Materials"; Article III, Section 3.2.0 - "Location of Districts"; Article IV, Section 4.2.0 - "Principal Use Regulations Schedule"; Article IV, Section 4.3.0 - "Accessory Use Regulations Schedule"; Article VIII, Section 8.3.0 - "Aquifer and Water Resource Districts"; Article IX, Section 9.2.2.3 - Special Permit Fees. Public notice published 8/22, 8/29/96. Planning Board public hearing 9/5/96. Amended Adj. Town Meeting 10/02/96. Art. 16. Approved by Att. Gen. 10/18/96. Adv. Burlington Union 12/2, 12/19/96.

Adopted -- Article VI, Section 67.1(A) - "Continuing Care Districts (RC)". Public notice published 4/2/97, 4/9/97. Planning Board public hearing 4/17/97. Adopted Adj. Town Meeting 5/28/97. Art. 28. Approved by Att. Gen. 6/17/97. Adv. Burlington Union 6/26/97, 7/3/97.

Adopted -- Article II, Section 2.50.1 - "Massage Therapy". Public notice published 4.2.97, 4/9/97. Planning Board public hearing 4/17/97. Adopted Adj. Town Meeting 5/28/97. Art. 28. Approved by Att. Gen. 6/17/97. Adv. Burlington Union 6/26/97, 7/3/97.

Amended -- Article XII, Section 12.1.7 - "Criteria for Approval". Public notice published 11/20/97, 11/26/97. Planning Board public hearing 12/5/98. Amended Adj. Town Meeting 1/12/98. Art. 16. Approved by Att. Gen. 3/13/98. Adv. Burlington Union 3/26/98, 4/2/98.

Amended -- Article VI, Section 6.6.2 - "Division or Reduction in Area". Public notice published 3/5/98, 3/12/98. Planning Board public hearing 3/19/98. Amended Spec. Town Meeting 3/30/98. Art. 2. Approved by Att. Gen. 5/4/98. Adv. Burlington Union 5/21/98, 5/28/98.

Amended -- Article VIII, Section 8.3.2 -- "Definition of Aquifer and Water Resource Districts". Public notice published 2/19/98, 2/26/98. Planning Board public hearing 3/19/98. Adjourned Town Meeting 5/20/98. Art. 28. Approved by Att. Gen. 7/3/98. Adv. Burlington Union 7/16/98, 7/23/98.

Amended -- Article VIII, Section 8.4.7 -- "Optional Units Incentive"; 8.4.2 -- "Open Space Residential Development, Procedures". Public notice published 4/1/98, 4/8/98. Planning Board public hearing 4/16/98. Adjourned Town Meeting 5/20/98. Art. 30. Approved by Att. Gen. 7/3/98. Adv. Burlington Union 7/16/98, 7/23/98.

Amended -- Article IX, Section 9.6.2 -- "Notices to be Mailed, Post Prepaid". Public notice published 4/1/98, 4/8/98. Planning Board public hearing 4/16/98. Adjourned Town Meeting 5/20/98. Art. 31. Approved by Att. Gen. 7/3/98. Adv. Burlington Union 7/16/98, 7/23/98.

Amended -- Article XII, Section 12.1.0 -- "Planned Development District". Public notice published 4/1/98, 4/8/98. Planning Board public hearing 4/16/98. Adjourned Town Meeting 5/20/98. Art. 32. Approved by Att. Gen. 7/3/98. Adv. Burlington Union 7/16/98, 7/23/98.

Adopted -- Article IV, Section 4.1.6 -- "Temporary Partial Moratorium on Personal Wireless Services Facilities". Public notice published 4/22/98, 4/29/98. Planning Board public hearing 5/7/98. Adjourned Town Meeting 5/20/98. Art. 34. Approved by Att. Gen. 7/3/98. Adv. Burlington Union 7/16/98, 7/23/98.

Amended - Article II, Section 2.0 - "Definitions". Public notice published 12/24/98, 12/31/98. Planning Board public hearing 1/7/99. Adjourned Town Meeting 1/11/99. Art. 18. Approved by Att. Gen. 2/24/99. Adv. Daily Times 3/4/99, 3/11/99.

Adopted - Article IX, Section 9.1.3 - "Demolition Permit Delay". Public notice published 12/24/98, 12/31/98. Planning Board public hearing 1/7/99. Adjourned Town Meeting 1/11/99. Art. 18. Approved by Att. Gen. 2/24/99. Adv. Daily Times 3/4/99, 3/11/99.

Amended - Article VII, Section 7.3.0(b)- "Parking Requirements for Non-Residential and Non-Educational Uses". Public notice published 3/31/99, 4/7/99. Planning Board public hearing 4/15/99. Adjourned Town Meeting 5/10/99. Art. 3. Approved Att. Gen. 7/28/99. Adv. Daily Times 8/5/99, 8/12/99.

Amended - Article VIII, Section 8.3.9 - "Non Conforming Uses in Aquifer & Water Resource Districts". Public notice published 3/31/99, 4/7/99. Planning Board public hearing 4/15/99. Adjourned Town Meeting 5/10/99. Art. 3. Approved Att. Gen. 7/28/99. Adv. Daily Times 8/5/99, 8/12/99.

Amended - Article IX, Section 9.5.5 - "Decision" and 9.6.2 - "Notices to be Mailed, Post Prepaid". Public notice published 8/18/99, 8/25/99. Planning Board public hearing 9/16/99. Adjourned Town Meeting 9/29/99. Articles 3 and 4. Approved Att. Gen. 11/8/99. Adv. Daily Times 11/18/99, 11/24/99.

Amended - Article IV, Section 4.1.6 - "Wireless Communications Facilities" and Section 4.3.1.14 - "Towers and Antennas...". Public notice published 11/24/99 and 12/1/99. Planning Board public hearing 9/7/00. Adjourned Town Meeting 9/25/00. Article 4. Approved Att. Gen. 1/1/01. Adv. Daily Times 1/19/01, 1/26/01.

Adopted – Article II, Section 2.6.1 – “Body Art” and Article IV, Section 4.2.6.30 – “Body Art”. Public Notice published 4/4/01 and 4/11/01. Planning Board public hearing 4/19/01. Adjourned Town Meeting 5/14/01, Article 3. Approved Att. Gen. 8/21/01. Adv. Daily Times 8/30/01, 9/6/01.

Amended – Article IX, Section 9.2.2.3 – “Special Permit Fees”. Public Notice published 4/4/01 and 4/11/01. Planning Board public hearing 4/19/01. Adjourned Town Meeting 5/14/01, Article 4. Approved Att. Gen. 8/21/01. Adv. Daily Times 8/30/01, 9/6/01.

Amended – Article III – “Establishments of Districts” – 3.1.0 “Planned Development Districts”, 3.1.1 “Wireless Communications Districts” and 3.2.0 “Location of Districts”. Public Notice published 4/4/01 and 4/11/01. Planning Board public hearing 4/19/01. Adjourned Town Meeting 5/14/01, Article 5. Approved Att. Gen. 8/21/01. Adv. Daily Times 8/30/01, 9/6/01.

Amended – Article XII – “Special Zoning Districts” – 12.1.2 “General Requirements”. Public Notice published 4/17/03 and 4/24/03. Planning Board public hearing 5/1/03. Adjourned Town Meeting 5/14/01, Article 4. Approved Att. Gen. 8/7/03. Adv. Daily Times 8/27/03, 9/3/03.

Amended – Article II – “Definitions” – 2.16.1 “Congregate Living Facility”, 2.33.1 “Group Care Facility” and Article IV – “Use Regulations”, 4.2.1.11, 4.2.1.13, 4.2.1.14, 4.2.1.15, 4.2.1.16. Planning Board public hearing 4/15/04. Adjourned Town Meeting 5/12/04, Article 2. Approved Att. Gen. 6/9/04. Adv. Daily Times 6/17/04, 6/24/04.

Amended – Article IV – “Principal Use Regulations Schedule” 4.2.0, 4.2.6.10 “Restaurant” and new section 4.1.7 “Additional Regulations for Restaurants in an IG District”. Planning Board public hearing 8/19/04. Adjourned Town Meeting 9/27/04, Article 13. Approved Att. Gen. 10/18/04. Adv. Daily Times 10/27/04, 11/3/04.

Amended – Article IV – “Principal Use Regulations Schedule” 4.2.0, 4.2.6.10 “Restaurant” and new section 4.1.7 “Additional Regulations for Restaurants in an IG District”. Planning Board public hearing 1/6/05. Adjourned Town Meeting 1/31/05, Article 17. Approved Att. Gen. 2/10/05. Adv. Daily Times 2/17/05, 2/24/05.

Amended – Article II – “Definitions” by adding 2.6.0.1 “Bed & Breakfast”, 2.241 “Farmers Market”, 2.27.1 “Fitness Center”, 2.38.1.1 “In-Law Apartment”, 2.28.1.2 “Inn”, 2.52.1 “Multi-Family Dwelling”, 2.63.1 “Performance Theater”, 2.78.0.1 “Three-Family Dwelling”, 2.80.1 “Two-Family Dwelling”. Planning Board public hearing 1/5/06. Adjourned Town Meeting 1/23/06, Art. 9. Approved Att. Gen 3/8/06. Mailed to each household 3/23/06.

Amended – Article III – “Establishment of Districts”, Section 3.1.1. “Special Districts” by adding “CC” and “CBD” Districts and amending Section 3.2.0 “Location of Districts”. Planning Board public hearing 1/5/06. Adjourned Town Meeting 1/23/06. Art. 9. Approved Att. Gen 3/8/06. Mailed to each household 3/23/06.

Amended – Article IV – “Use Regulations”, Section 4.1.1 “Symbols in Use Regulations Schedules”, Section 4.2.0 “Principal Use Regulations Schedule”, 4.3.0 “Accessory Use Regulations Schedule”, 4.4.0 “Permitted Uses in the Wetlands District” and adding 4.2.1.1.A “2-Family Dwelling”, 4.2.1.1.B “3-Family Dwelling”, 4.2.1.17 “Multi-Family Dwelling other than 4.2.1.2”, 4.2.1.18 “Inn, Bed and Breakfast”, 4.2.2.28 “Fitness Center”, 4.2.2.29 “Performance Theater”, 4.2.6.3.A “Retail stores other than above and showrooms, each less than 20,000 square feet”, 4.2.6.3.B “Retail stores other than above and showrooms any individual tenant greater than 20,000 square feet”, 4.3.1.19 “Garage space for parking more than three automobiles”. Planning Board public hearing 1/5/06. Adjourned Town Meeting 1/23/06. Art.9. Approved Att. Gen 3/8/06. Mailed to each household 3/23/06.

Amended – Article V – “Density Regulations”, Section 5.2.0. Planning Board public hearing 1/5/06. Adjourned Town Meeting 1/23/06. Art.9. Approved Att. Gen 3/8/06. Mailed to each household 3/23/06.

Amended – Article VIII – “Special Districts” by adding Section 8.5.0 “Town Center”. Planning Board public hearing 1/5/06. Adjourned Town Meeting 1/23/06. Art.9. Approved Att. Gen 3/8/06. Mailed to each household 3/23/06.

Amended – Article IV – “Symbols in Use Regulations Schedules” and Article VIII – “Town Center Overlay District”. Planning Board public hearing 5/4/06. Adjourned Town Meeting 9/25/06, Art. 14. Approved Att. Gen 10/31/06. Posted 11/20/06.

Amended – Article III – “Establishment of Districts” and Article IV – “Use Regulations – Open Space Districts” Planning Board public hearing 5/4/06. Adjourned Town Meeting 9/25/06, Art. 15. Approved Att. Gen 10/31/06. Posted 11/20/06.

Amended – Article IV – “Principal Use Regulation Schedule – Section 4.2.6 Retail, Consumer, and Trade Uses”. Planning Board public hearing 1/17/08. Adjourned Town Meeting 1/28/08, Art. 15. Approved Att. Gen 2/25/08. Posted 3/1/08.

Amended – Article VIII – “Town Center Overlay District”. Planning Board public hearing 4/19/08. Adjourned Town Meeting 5/12/08, Art. 9. Approved Att. Gen. 7/22/08. Posted 7/25/08.

Amended – Article IX, Section 9.2.2 “Special Permit Fees”. Planning Board public hearing 11/20/08. Adjourned Town Meeting 1/26/09, Art. 17. Approved Att. Gen. 4/16/09. Posted 4/22/09.

Deleted – Article IX, Section 9.1.3 “Demolition Permit Delay”. Planning Board public hearing 11/20/08. Adjourned Town Meeting 1/26/09, Art. 18. Approved Att. Gen. 4/16/09. Posted 4/22/09.

Amended and reorganized - Article I: “Purpose”, Article II: “Definitions”, Article III: “Establishment of Districts”, Article IV: “Use Regulations”, Article V: “Density Regulations”, Article VII “Parking and Loading Regulations”, Article VIII: “Special Districts” and IX: “Administration and Procedures”; by renaming Article VI from “General Regulations” to “Nonconforming Uses and Structures”, renaming Article XII “Special Zoning Districts” to “Planned Development Districts”; relocating the text of Article X: “Miscellaneous” and replacing with Article X: “Special Residential Regulations”; eliminating Article XI: “Moratorium” and replacing it with Article XI: “Special Regulations” and relocating the text of Article XIII: “Two Family Units in the R2 District” and replacing with Article XIII: “Signs”. Planning Board public hearing 11/20/09. Adjourned Town Meeting 1/26/09, Art. 19. Approved Att. Gen. 4/16/09. Posted 4/22/09.

Amended – Article I: “Purpose and Authority”. Planning Board public hearing 4/16/09. Adjourned Town Meeting 5/11/09, Art. 42. Approved Att. Gen.8/21/09. Posted 8/28/09.

Amended – Article VII “Parking and Loading Regulations”, Section 7.5.2 Streets, Driveways, Parking and Service Areas and Article VIII “Overlay Districts”, Section 8.3.8.4 “Impervious Surfaces” to accommodate Low Impact Development. Planning Board public hearing 3/19/09. Adjourned Town Meeting 5/11/09, Art. 43. Approved Att. Gen.8/21/09. Posted 8/28/09.

Amended – Article IX: “Administration and Procedures”, Sections 9.2.0 “Special Permit” and Section 9.3.0 “Site Plan”. Planning Board public hearing 4/16/09. Adjourned Town Meeting 5/11/09, Art. 45. Approved Att. Gen.8/21/09. Posted 8/28/09.

Amended – Articles II and IV “2.50.1 Massage Therapy” and Section 4.2.6.20.1 “Massage Therapy” Planning Board public hearing 12/3/2009. Adjourned Town Meeting 2/1/2010, Art. 19. Approved Att. Gen. 9/9/2010

Amended – Article VII , Section 7.4.0 “Landscaping Requirements” :Planning Board public hearing 4/16/09. Adjourned Town Meeting 2/1/10, Art. 20. Approved Att. Gen. 9/9/2010

Amended – Article VII: Section 7.3.0 “Loading Requirements” Planning Board public hearing 4/16/09. Adjourned Town Meeting 2/1/10, Art. 21. Approved Att. Gen. 9/9/2010

Amended – Article VIII, Section 8.1.0 “100-Year Flood Plain District”: Planning Board public hearing 3/4/2010 Adjourned Town Meeting 5/17/10, Art. 39. Approved Att. Gen. 9/9/2010

Amended – Article IV, Section 4.2.0 “Use Regulation Table” and Article XI Adding a new Section 11.8.0 Inclusionary Zoning Requirements for Multifamily Housing. Planning Board public hearing 12/3/09. Adjourned Town Meeting 5/17/10, Art. 41. Approved Att. Gen. 9/9/2010

Amended – Article XIII, Adding a new Section 13.1.5 “Municipal Uses (Town of Burlington)”, Planning Board public hearing 3/4/10. Adjourned Town Meeting 5/17/10, Art. 43. Approved Att. Gen. 9/9/2010.

Amended – Article XI “Special Residential Regulations”, Section 11.8.0 “Inclusionary Housing Requirements for Multifamily Housing”, by amending Section 11.8.3 “Applicability”, and Subsections “11.8.3.1” and “11.8.3.2”. Planning Board public hearing 8/19/2010. Adjourned Town Meeting 9/29/2010, Art. 16. Approved Att. Gen. 1/7/2011.

Amended – Article II Definitions, Amend Section 2.50 Lot Width and to amend the Zoning Bylaws Article V Dimensional Requirements, Section 5.2.0 Density Regulations, by inserting a new row for Minimum Lot Width. Planning Board public hearing 6/17/2010. Adjourned Town Meeting 9/29/2010, Art. 17. Approved Att. Gen. 1/7/2011.

Amended – Article VIII Overlay Districts, Section 8.5.0 Town Center Overlay Districts by deleting in its entirety Section 8.5.4.2.1 Annual Permit Cap and further vote to amend Section 8.5.4.2.2 Maximum Residential Component by deleting the existing language and change to “No additional Multiple-Family Dwellings shall be permitted beyond those units already permitted or applied for as of June 8, 2010”. Planning Board public hearing 7/15/2010. Adjourned Town Meeting 9/29/2010, Art. 18. Approved Att. Gen. 1/7/2011.

Amended – Article IV Section 4.2.0 Principal Use Regulation Schedule – Town Center Multifamily to amend Zoning By-Law Article IV, Section 4.2.0 Principal Use Regulation Schedule, Sections 4.2.1.2 “Garden Apartment Dwelling Units” and 4.2.1.17 “Multi-Family Housing other than 4.2.1.2” by striking SP1 and replacing with a NO within the Civic Center (CC) and Central Business (CBD). Planning Board public hearing 1/6/2011. Adjourned Town Meeting 1/24/2011, Art. 21. Approved Att. Gen. 1/7/2011

Amended – Article V, Dimensional Requirements, Section 5.2.0, Density Regulation Schedule to amend Zoning Bylaws Article V, Dimensional Requirements, Section 5.2.0, Density Regulation Schedule by adding introductory text and renumbering the footnotes for consistency, but not amending the text, within the table. Planning Board public hearing 1/6/2011. Adjourned Town Meeting 1/24/2011, Art. 22. Approved Att. Gen. 1/7/2011

Amended - Article II: Definitions and Article IV: Use Regulation Schedule to amend the Zoning Bylaws Article II: Definitions by adding the following definitions: “Accessory Apartment”, “Convenience Store”, “Drive-through”, “Drugstore/Pharmacy”, and “Supermarket” and further to amend Article IV: Use Regulations Schedule by adding new sections, 4.2.6.2.1 “Supermarket”, and amending existing section 4.2.6.10. “Restaurant by striking “(over 50 Seats)” to the Principal Use Table and 4.3.2.22 “Drive-through to the Uses Normally Accessory to Non-Residential Principal Uses. Planning Board public hearing 3/17/2011. Adjourned Town Meeting 9/26/2011, Art. 19. Approved Att. Gen. January 25, 2012

Amended - Article II: Definitions and Article IV: Use Regulation Schedule to amend the Zoning Bylaws Article II: Definitions by adding the following definitions: “Conference Center”, “Prototype Manufacturing” and “Research and Development” and further to amend Article IV: Use Regulations Schedule by adding new sections, 4.2.4.5 “Conference Center”, 4.2.7.1.1 “Research and Development” to the Principal Use Regulation Schedule and further to amend existing section 4.2.4.1 to strike “physicians, dentists and opticians” and to create a new section 4.2.4.1.1 “Professional medical offices such as, but not limited to physicians, dentists, opticians” and further to amend existing section 4.2.7.1 “Light Manufacturing or processing plants” by adding the term “prototype manufacturing” and striking YES and replacing with SP in the CC and CBD Overlay Districts Planning Board public hearing 3/17/2011. Adjourned Town Meeting 9/26/2011, Art. 20. Approved Att. Gen. January 25, 2012

Amended - Article II: Definitions to amend the Zoning Bylaws of the Town of Burlington by amending Article II: Definitions by adding the new definitions as described in Articles 19 and 20 above, relocating and consolidating definitions from Article VIII, Section 8.3.0 Aquifer and Water Resource Districts, Section 8.3.4 Pertinent Definitions, Article VIII, Section 8.4.0 Wireless Communication Facilities , Section 8.4.2 Definitions and Article VI, Section 11.8.0 Inclusionary Zoning requirements for Multifamily Housing, Section 11.8.2, Definitions of the zoning Bylaws and re-numbering the entire article for consistency. Planning Board public hearing 5/5/2011. Adjourned Town Meeting 9/26/2011, Art. 21. Approved Att. Gen. January 25, 2012

Amended - Article V, Section 5.2.0, Density Regulation Schedule to amend the Zoning Bylaws of the Town of Burlington by amending the row label Minimum Yard Adjoining RO & RG, and Residentially Zoned Land in Contiguous Municipalities by changing “RO & RG” to “RO, RG & OS” and inserting a new footnote “10” under the Density Regulation Schedule notes. Planning Board public hearing 7/15/2010. Adjourned Town Meeting 9/26/2011, Art. 22. Approved Att. Gen. January 25, 2012

Amended - Article V, Section 5.2.0, Density Regulation Schedule to amend the Zoning By-Laws of the Town of Burlington by inserting a new footnote “11” under the Density Regulation Schedule notes to the row entitled “Maximum Building & Structure Height”. Planning Board public hearing 7/15/2010. Adjourned Town Meeting 9/26/2011, Art. 23. Approved Att. Gen. January 25, 2012

Amended - Article XII: Planned Development District by deleting the Article in its entirety and replacing it with the new text. Planning Board public hearing 6/2/2011. Adjourned Town Meeting 1/25/2012, Art. 25. Approved Att. Gen. August 25, 2012

Amended - Article II: Definitions and Article IV: Use Regulation Schedule to amend the Zoning Bylaws Article II: Definitions by adding the following definition: “Biotechnology” and further to amend Article IV: Use Regulations Schedule by adding new sections, 4.2.7.4.1 “Biotechnology (Biosafety Level 1&2)” and 4.2.7.4.2 “Biotechnology (Biosafety Level 3)” and further to amend Article X “Miscellaneous and Special Regulations by adding a new Section 10.5.0 “ Additional regulations for Biotechnology”. Planning Board public hearing 1/5/2012. Adjourned Town Meeting 1/25/2012, Art. 25. Approved Att. Gen. August 25, 2012

Amended - Article VII “General Regulations”, Section 7.1.0 “Access through other Districts” to add all residential districts. Planning Board public hearing 10/18/2012. Adjourned Town Meeting 1/28/2013, Art. 1. Approved Att. Gen. March 13, 2013.

Amended - Article IV, Section 4.1.2 “Retroactive Special Permit” and deleted in the entirety and replaced with new text Article VI “Nonconforming Uses and Structures” Planning Board public hearing 10/18/2012. Adjourned Town Meeting 1/28/2013, Art. 2. Approved Att. Gen. March 13, 2013.

Amended - Zoning Bylaws Amendments to Article II “Definitions” and Article IV “Use Regulation Schedule” Hotel, Motor Hotel, Motel and Residence Hotel. Planning Board public hearing 10/18/2012. Adjourned Town Meeting 1/28/2013, Art. 3. Approved Att. Gen. March 13, 2013.

Amended - Article IV, Section 4.3.1.12 “The keeping of animals other than the usual Household pets, subject to the restrictions of the Board of Health” to allow for the keeping of up to six chickens in the RO District. Planning Board public hearing 10/18/2012. Adjourned Town Meeting 1/28/2013, Art. 3. Approved Att. Gen. March 13, 2013.

Amended - Article X, to add a new Section 10.6: “Temporary Moratorium on Medical Marijuana Treatment Centers” to evaluate impacts of the new legislation until June 30, 2014. Planning Board public hearing 1/3/2013. Adjourned Town Meeting 1/28/2013, Art. 3. Approved Att. Gen. March 13, 2013.

Amended - Article X, to add a new Section 10.6: “REGISTERED MARIJUANA DISPENSARY”. Planning Board public hearing 3/6/2014. Adjourned Town Meeting 5/7/2014, Art. 29. Approved Att. Gen. July 3, 2014.

Amended - Article XII, amend Section 12.4.0 “Amendment. Planning Board public hearing 5/14/2014. Adjourned Town Meeting 9/22/2014, Art. 11. Approved Att. Gen. November 6, 2014.

Amended - Article II, amend Section 2.20.1.2 Theaters and Cinemas. Planning Board public hearing March 19, 2015. Adjourned Town Meeting 5/18/2015, Art. 26. Approved Att. Gen. August 28, 2015.

Amended - Article XI, amend Section 11.8.3 “Applicability” pertaining to Inclusionary Housing. Planning Board public hearing June 4, 2015. Adjourned Town Meeting 5/18/2015, Art. 14. Approved Att. Gen. December 23, 2015.

Amended - Article XI, amend Section 10.7: “Temporary Moratorium on Marijuana Retail Sale (which includes dispensing, processing, and cultivation activities, the on-site consumption of marijuana and marijuana products, and other related activities to the sale, storage and distribution of marijuana for non-medical use and the operation of a marijuana establishment for non-medical use)” in order to undertake a planning process to evaluate regulation of marijuana and other uses related to the regulation of marijuana and address the potential impact of the state regulations on local zoning. Planning Board public hearing January 5, 2017. Adjourned Town Meeting 5/15/2017, Art. 30. Approved Att. Gen. August 28, 2017.

Amended - Article X, create new Section 10.8.3 “Prohibition on Marijuana Establishments” and further to amend Article IV, Section 4.2.0 by creating a new use code Marijuana establishment, public hearing July 20, 2017. Adjourned Town Meeting 9/25/2017, Art. 17. Approved Att. Gen. January 16, 2018.

Amended - Article II “Definitions” of the Zoning Bylaws, by adding new definitions relating to solar energy. And further to amend Article IV, Section 2 of the Use Regulation Schedule, by adding new uses relating to Solar Energy and to amend Article X by creating a new Section 10.9.0 “Solar”, public hearing October 5, 2018. Adjourned Town Meeting January 22, 2018. Approved Att. Gen. April 23, 2018.

Amended - Article IV, Section 2 of the Use Regulation Schedule, by adding a new section 4.2.5.10 “Automobile Dealership which may include integrated structured parking, provided said use is located on a lot abutting an Automobile Dealership...” public hearing March 15, 2018. Article 33, Adjourned Town Meeting May 21, 2018. Approved Att. Gen. May 10, 2019.

Amended – Article II, modify existing Biotechnology definition to replace with Life Science (2.2.14), add new definition for Laboratory (2.12.1.1) and Life Science Manufacturing 2.12.1.2 and further amend existing Use Table 4.2.7.4 and add new sections 4.2.7.4.1 and 4.2.7.4.2 for Life Science. And to amend section 5.1.5, by adding subsections 5.1.5.1 and 5.1.5.2 and amend the density table notes accordingly and lastly to add a parking ratio for laboratory use under 7.2.5.13. Public Hearing on November 15, 2018. Article 2, Adjourned Town Meeting January 28, 2019. Approved Att. Gen. May 10, 2019.

Amended – Article VIII, create a new section 8.4.8 to further regulate wireless technology specifically Small Cell, 4G and 5G and similar installations outside of the right-of-way. Public Hearing on April 4, 2019, Adjourned Town Meeting May 2019. Article 39. Approved Att. Gen. October 16, 2019.

Amended – Article XII, to modify the Planned Development District to include the Zoning Bylaws Review Committee within the process as well as list the existing Planned Development Districts. Public Hearing on April 4, 2019, Adjourned Town Meeting May 2019. Article 38. Approved Att. Gen. September 13, 2019.

Amended – Article V, to modify the High Rise Industrial District dimensional criteria. Public Hearing on November 21, 2019. Adjourned Town Meeting January 27, 2020. Article 2. Approved Att. Gen. May 15, 2020.

Amended – Article II to create definitions for “Parking Structure” “Integrated Parking” and “Parking Deck” and “Greenspace”. Public Hearing March 5, 2020, Adjourned Town Meeting June 10, 2020. Article 37. Approved Att. Gen. July 30, 2020.

Amended – Article II to create a definition for “Function Facility”. Public Hearing November 7, 2019, Adjourned Town Meeting October 5, 2020. Article 10. Approved Att. Gen. January 13, 2021.

Amended – Article IV and VII to allow for Parking Decks in the General Business District with certain provisions outlined in the new Section 7.2.7.2 and 7.2.7.3. Public Hearing November 7, 2019, Adjourned Town Meeting October 5, 2020. Article 11. Approved Att. Gen. January 13, 2021.

Amended – Article II and IV to create new definitions and use provisions for “Distribution Facility”, “Warehouse” and “Storage”. Public Hearing August 20, 2020, Adjourned Town Meeting October 5, 2020. Article 15. Approved Att. Gen. January 13, 2021.

Amended – Article VII and Article IV, to create a new definition and use table line items for “Self-Storage Facility” and prohibit across all districts. Public Hearing August 20, 2020, Adjourned Town Meeting October 5, 2020. Article 16. Approved Att. Gen. January 13, 2021.

Amended – Article IX, to modify the procedures for submission of a Special Permit and Site Plan Application to move all specific administration to the Planning Board Rules and Regulations for each respectively, including the provision to allow for electronic permitting. Public Hearing on April 2, 2020, Adjourned Town Meeting October 5, 2020. Article 17. Approved Att. Gen. January 13, 2021.

Amended – Article II and IV to add a new definition for “Short Term Rentals” as well as add the use and prohibit across all districts. Public Hearing on April 2, 2020, Adjourned Town Meeting October 5, 2020. Article 18. Approved Att. Gen. January 13, 2021.

Amended – An Act Relative to Changing the Name of the Board of Selectmen to Selectboard throughout the Zoning Bylaws. Public Hearing on 1/7/2021, Adjourned Town Meeting January 25, 2021. Article 2. Approved Att. Gen. May 18, 2021

Amended – Zoning Bylaw Housekeeping Amendment throughout the Zoning Bylaws. Public Hearing on 1/7/2021, Adjourned Town Meeting January 25, 2021. Article 2. Approved Att. Gen. May 18, 2021.

Amended – Zoning Bylaw Article VII: Parking Structures. Public Hearing on 1/7/2021, Adjourned Town Meeting May 17, 2021. Article 34. Approved Att. Gen. August 31, 2021.

Amended – Zoning Bylaws Article VII: Parking Structures. Public Hearing on 1/7/2021, Adjourned Town Meeting May 17, 2021. Article 34. Approved Att. Gen. August 31, 2021.

Amended – Zoning Bylaws – District Name Change from High-Rise Industrial (IH) District to Innovation (I) District, affecting the Zoning Bylaw in all instances where the district was referred. Public Hearing on July 15, 2021, Adjourned Town Meeting September 2021. Article 18. Approved Att. Gen. January 25, 2022.

Amended – Zoning Bylaws Modernizing Retail Uses. Public Hearing on November 4, 2021, Adjourned Town Meeting February 16, 2022. Article 2. Approved Att. Gen. October 26, 2022.

Amended – Zoning Bylaws Outdoor Seating. Public Hearing on November 4, 2021, Adjourned Town Meeting February 16, 2022. Article 3. Approved Att. Gen. October 26, 2022.

Amended – Zoning Bylaws Definitions (Signage Article II and XIII). Public Hearing on November 18, 2021, Adjourned Town Meeting February 16, 2022. Articles 4 & 5. Approved Att. Gen. October 26, 2022.

Amended – Zoning Bylaws Definitions (Groundwater Article II and V). Public Hearing on September 18, 2022, Adjourned Town Meeting September 28, 2022. Article 15. Approved Att. Gen. _____.

Amended – Zoning Bylaw Amend Zoning Bylaw Article IV Section 4.2.7 Principal Use Regulation Schedule regarding numbering. Public Hearing on August 3, 2023. Adjourned Town Meeting on September 27, 2023. Article 15. Approve Att. Gen. January 23, 2024.

Amended – Zoning Bylaws Article II “Definitions” and Article VII “General Regulations” Section 7.2.0 “General Traffic and Parking Requirements” regarding purpose and shared parking. Public Hearing on August 3, 2023. Adjourned Town Meeting on September 27, 2023. Article 16. Approve Att. Gen. January 23, 2024.

Amended – Zoning Bylaws Article II “Definitions” Section 2.6 and Article IV “Use Regulations” Section 4.2.2.28 Principal Use Regulation Schedule regarding amending the definition of “Fitness Center” adding a new definition “Fitness Studio” and adding new Sections 4.2.2.28.1 and 4.2.2.28.2. Public Hearing on November 16, 2023. Adjourned Town Meeting on January 22, 2024. Article 4. Approve Att. Gen. May 8, 2024

Amended – Zoning Bylaws Article VIII “Overlay Districts” Section 8.1.0 100 Year Floodplain District regarding replacing the section in its entirety. Public Hearing on November 16, 2023. Adjourned Town Meeting on January 22, 2024. Article 5. Approve Att. Gen. May 8, 2024

Amended – Zoning Bylaws Article II “Definitions” by adding 2.1 “As of Right”, 2.3 “Compliance Guidelines”, 2.13 “MBTA”, 2.18 “Residential Dwelling Unit”, 2.19 “Section 3A”, Article III Section 1 “Districts”, Article IV Section 4.1.1 “Symbols in Use Regulations”, Section 4.2 “Residence Uses”, Article V “Dimensional Requirements”, Section 5.2 “Density Regulation Schedule”, and add in Article VIII “Overlay Districts” a new section 8.6.0 “MBTA Communities Multi-Family Overlay District”. Public Hearing on April 18, 2024. Adjourned Town Meeting on May 22, 2024. Article 31. Approve Att. Gen. September 16, 2024

Amended – Zoning Bylaws Article VII “General Regulations” to modernize parking and landscaping requirements. Public Hearing on March 7, 2024. Adjourned Town Meeting on May 22, 2024. Article 34. Approve Att. Gen. September 16, 2024

Amended - Zoning Bylaws Article II “Definitions” by deleting, and amending and to replace in its entirety Article IV Sections 4.2 “Principal Use Regulation Schedule” and 4.3 “Accessory Use Regulation Schedule” to streamline and modernize the Use Table. Public Hearing on March 7, 2024. Adjourned Town Meeting on May 22, 2024. Article 35 – Addendum. Approve Att. Gen. September 16, 2024

Amended – Zoning Bylaws Article XIII “Sign Regulations”, Section 13.1.5 “Municipal Uses” to allow for a second municipal sign on the Town Common. Public Hearing on August 15, 2024. Adjourned Town Meeting on September 30, 2024. Article 19. Approve Att. Gen. January 15, 2025

Amended – Zoning Bylaws Article II “Definitions” by deleting and amending and to amend both Section 4.2 “Principal Use Regulation Schedule” and Section 4.3 “Accessory Use Regulation Schedule” to revise and improve the Zoning and Use Table Modernization amendment from the May 2024 Town Meeting. Public Hearing on August 15, 2024. Adjourned Town Meeting on September 30, 2024. Article 20. Approve Att. Gen. January 15, 2025

Amended – Zoning Bylaws Article VII “General Regulations” by deleting, amending, and renumbering to revise and improve the parking and landscaping modernization amendment from the May 2024 Town Meeting. Public Hearing on August 15, 2024. Adjourned Town Meeting on September 30, 2024. Article 21. Approve Att. Gen. January 15, 2025

Amended – Zoning Bylaws Article II “Definitions” by amending Section 2.18 “R” by refining the definition of “Retail, Experiential & Commercial Interactive Venue”. Public hearing on August 15, 2024. Adjourned Town Meeting on September 30, 2024. Article 22. Approve Att. Gen. January 15, 2025

Amended – Zoning Bylaws Article III “Districts”, Article IV Sections 4.2 “Principal Use Regulation Schedule” and 4.3 “Accessory Use Regulation Schedule”, Article V Section 5.2 “Density Regulation Schedule” and add a new Article XIV “Mixed Use Innovation District”. Public Hearing on November 24, 2024. Adjourned Town Meeting on January 29, 2025. Approve Att. Gen. May 308, 2025

Amended – Zoning Bylaw Article III Section 3.1 “Districts”, Article IV Section 4.2 “Principal Use Regulation Schedule”, Article VIII Section 8.5 “Town Center Overlay Districts”, and Zoning Map entitled “Town Center Zoning Overlay” to create a new Middle Housing (MH) sub-district within the Town Center Zoning Overlay.

Public Hearing on November 24, 2024. Adjourned Town Meeting on January 29, 2025. Approve Att. Gen. May 30, 2025

Amended – Zoning Bylaw Article III “Districts” and add a new Section 13.3 “Burlington Signage Districts” to create sign regulations for the Town Center Overlay district. Public Hearing on November 24, 2024. Adjourned Town Meeting on January 29, 2025. Approve Att. Gen. _____

Amended – Zoning Bylaw Article II Section 2.4 “D” Article IV Section 4.3 “Uses Normally Accessory to Residential Principal Uses” and replace in its entirety Article XI Section 11.2 “Accessory Residential Uses in the One-Family Dwelling (RO) Zoning District to comply with the Affordable Homes Act into law (Chapter 150 of the Acts of 2024) regarding Accessory Dwelling Units (ADUs). Public Hearing on November 24, 2025. Adjourned Town Meeting on January 29, 2025. Approve Att. Gen. _____