

LENOX ZONING BYLAW

TABLE OF CONTENTS

		page
Section 1	PURPOSES AND VALIDITY	1-2
1.1	Zoning Purposes.....	1
1.2	Conflict of Laws, Validity, Severability.....	1
1.2.1	Bylaw Amendment.....	1
1.2.2	Bylaw Control.....	2
1.2.3	Severability.....	2
1.2.4	Statue Governs	2
Section 2	DEFINITIONS	3-10
Section 3	ZONING DISTRICT BOUNDARY DESCRIPTIONS	11-12
3.1	Division into Zoning Districts.....	11
3.2	Zoning Map.....	11
3.3	Changes in Map.....	11
3.4	Location of District Boundaries.....	11
3.5	Uncertainty as to Location.....	11
3.6	Minimum Lot Sizes for Districts.....	12
Section 4	APPLICATION OF REGULATIONS, MODIFICATIONS, AND EXCEPTIONS	13-14
4.1	Uses in Conformity with Regulations.....	13
4.2	Lot Partly in One Town.....	13
4.3	Lot Transacted by District Boundary.....	13
4.4	Lot Fronting on Street.....	13
4.5	Land within Street Lines.....	13
4.6	Exemption from Provisions of this Bylaw.....	13
4.7	Exemption-Eminent Domain-Public Purpose.....	14
4.8	Panhandle Lot.....	14
Section 5	NON-CONFORMING USES AND BUILDINGS	15-16
5.1	Any Lawful Use Continued.....	15
5.2	Change to Conforming Use.....	15
5.3	Discontinuation of Non-Conforming Use.....	15
5.3.1	Rebuilding Non-conforming Structures.....	15
5.4	Addition to Non-Conforming Residential Use.....	15
5.5	Change, Extension, Alteration, Reconstruction.....	15
5.6	Billboard Exemption.....	16

Section 6	USE REGULATIONS	17-25
6.1	Uses Allowed As Specified in Table of Uses.....	17
6.1.1	Findings Required for Special Permit.....	17
6.1.2	Conditions, Safeguards, Limitations.....	17
6.2	Uses By Right.....	18
6.3	Uses Permitted by Special Exception by Zoning Board of Appeals....	18
6.3.1	Non Conforming Residences in C-3A and C-1A.....	18
6.4	Uses Permitted by Special Exception by Board of Selectmen.....	18
6.4.1	Special Permits, Site Plan Approval Req'd. for Certain Types of Development in C-3A and C-1A.....	19
6.4.2	Action by Board of Appeals.....	19
6.4.3	Board of Appeals May Condition Approval.....	20
6.5	Flood Plain. District.....	20
6.6	TABLE OF REGULATIONS.....	22-25
Section 7	SIGNS AND OUTDOOR LIGHTING	26-30
7.1	Administration.....	26
7.2	Definition.....	26
7.3	Dimensions.....	26
7.4	Sign Restrictions.....	27
7.5	Lighting.....	27
7.6	Signs in All Districts.....	27
7.7	Signs in Residential Districts.....	28
7.8	Signs in Commercial and Industrial Districts.....	28
7.9	Signs in Historic District.....	30
Section 8	LAND SPACE REQUIREMENTS	31-32
8.1	Construction in Accordance with Land Space Requirements Table.....	31
8.2	Land Area Required for New Building.....	31
8.3	Distance Between Buildings.....	31
8.4	LAND SPACE REQUIREMENTS TABLE.....	32
Section 9	SPECIAL PROVISIONS	33-54
9.1	Special Provisions Guidelines.....	33
9.2	Two-Family House or Duplex.....	33
9.3	Apartment Building.....	33
9.4	Conversion of Existing Dwelling.....	34
9.5	Town House.....	34
9.6	Housing for the Elderly.....	34
9.7	Motels, Inns, Hotels.....	35

9.7.1	Bed and Breakfast Establishments.....	35
9.7.2	Outdoor Dining.....	36
9.8	Laboratory or Research Facility; Manufacturing.....	36
9.9	Mortuary or Funeral Establishment.....	37
9.10	Swimming Pools.....	37
9.11	Nursing Home or Convalescent Home.....	37
9.12	Commercial Stable, etc.	38
9.13	Planned Unit Commercial Development.....	38
9.14	Planned Unit Office or Research Center.....	39
9.15	Resorts.....	40
9.16	Wholesale Business or Storage; Trucking or Freight Terminal.....	40
9.17	Professional Office in Residence.....	40
9.18	Educational/Religious Use.....	40
9.19	Estate Preservation Area.....	41
9.20	Professional Offices in Existing R-30 and R-15 Structures.....	46
9.21	General Design Review Standards.....	46
9.22	Reduction of Street Line Setback in C-3A.....	48
9.23	Non Conforming Residences in C-3A and C-1A.....	49
9.24A	Mixed Use Development	50
9.24B	Seasonal Outdoor Display	50
9.25	Adult Entertainment Uses	51
Section 10	OFF-STREET PARKING AND LOADING REQUIREMENTS	55-63
10.1	Parking and Loading Space Guidelines.....	55
10.2	Fractions Counted if More than Half.....	55
10.3	Parking Spaces on Lot with Use, Paved.....	55
10.4	Size of Car Spaces.....	55
10.5	Size of Loading Bays.....	55
10.6	Each Use Computed Separately.....	56
10.7	Off Street Loading Space Requirements.....	56
10.8	Shared Parking.....	57
10.9	Location of Parking.....	57
10.10	Reduction of Parking Requirements.....	57
10.11	Parking Design Standards.....	58
Section 11	APPEALS AND BOARD OF APPEALS	64-66
11.1	Constitution of Board of Appeals.....	64
11.2	Powers of Board of Appeals.....	64
11.3	Procedure for Hearing Notice.....	65
11.4	Rules and Regulations of Board of Appeals; Meetings; Hearings; Decisions, etc.	65

11.5	Board of Appeals - Decision-making; Board Has Powers of Officer, etc.....	66
11.6	Vote Required.....	66
Section 12	ZONING AMENDMENTS	67
12.1	Amendments Proposed in Writing.....	67
12.2	Procedure for Submission.....	67
12.3	Procedure for Hearing Notice; Vote of Town Meeting - 2/3 Vote Required.....	67
12.4	Costs of Mailing Notices.....	67
Section 13	ADMINISTRATION, ENFORCEMENT, AND PENALTIES	68-73
13.1	Building Permits Required; Rules.....	68
13.2	Rules for Application for Building Permit.....	68
13.2.1	Special Permit and Variance Applications; Rules.....	68
13.2.2	Application for Special Permit and Site Approval.....	69
13.2.3	Drainage and Erosion.....	70
13.3	Construction After Notice of Hearing.....	72
13.4	Construction to Conform to Plans.....	72
13.5	Certificate of Occupancy.....	72
13.6	Building Inspector Also Zoning Enforcement Officer.....	72
13.7	Board of Selectmen - Action if Violations Not Abated.....	73
13.8	Penalties for Violation.....	73
Section 14	OPEN SPACE RESIDENTIAL AREAS	74-78
14.1	Purpose and Intent	74
14.2	Applicability	74
14.3	Permitted Uses and Standards	74
14.4	Dimensional Requirements	75
14.5	Open Space Requirements	76
14.6	Design Standards	77
14.7	Administration	77
14.8	Special Permit Approval	78
Section 15	WIRELESS TELECOMMUNICATIONS OVERLAY DISTRICT AND REQUIREMENTS	79-97
15.1	Purpose.....	79
15.2	Description.....	79
15.3	Relation to Other Districts.....	79
15.4	Applicability.....	79
15.5	Personal Wireless Service Facilities and Towers.....	79

Section 16	LENOX GATEWAY OVERLAY DEVELOPMENT DISTRICT	98-106
16.1	Scope	98
16.2	Purpose	98
16.3	Mixed Use Application	98
16.4	Use Regulations	98
16.5	Area Regulations	99
16.6	Performance Standards	100
16.7	Procedures	104
16.8	SPGA Review of Mixed Use Development – Application	106