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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Board **Date:** February 10, 2011
From: Kristin K. Alexander, AICP, Assistant Town Planner
Subject: *The Acton Zoning Map and Bylaw – Residential Districts (outline)*

To assist the Planning Board with its discussions regarding zoning and land use for the Acton 2020 (master plan) process, I have started to try and outline the key components of the Acton Zoning Bylaw (Bylaw) and Acton Zoning Map (Map). The Bylaw contains 159 pages and there are 26 zoning districts, so as you can imagine, the outline cannot possibly include every component of the Bylaw. Below describes the purpose and applicability of the Bylaw. Attached is a draft three page outline just for the residential zoning districts. During the zoning and land use maps discussion on 2/15/11, please let staff know if the attached draft residential districts outline is helpful or if you need the information presented differently. In addition, please tell staff if you need more information. After we receive your feedback, I can continue to work on outlines for the entire Bylaw to help with the discussions. Thank you.

Purpose of the Zoning Bylaw – *“The purpose of this Bylaw is to implement the zoning powers granted to the Town of Acton under the Constitution and Statutes of the Commonwealth and includes, but is not limited to, the following objectives: 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, drainage, sewage disposal, schools, parks, OPEN SPACE and other public requirements; to protect and enhance the quality and quantity of Acton's surface and groundwater resources; to conserve the value of land and BUILDINGS, including conservation of natural resources and the prevention of blight and pollution of the environment; to preserve and increase amenities; and to preserve and enhance the development of the natural, scenic and aesthetic qualities of the community.” (Bylaw Section 1.2)*

Applicability - All parcels of land in the Town of Acton shall be subject to the Bylaw (zoning district) regulations, restrictions, and requirements (but not streets, railroad rights of way, multi-use paths, etc., nor use of land for the Town public sewer system) (Bylaw Section 1.4).

RESIDENTIAL ZONING DISTRICTS

USES

RESIDENCE 2 (R-2)
RESIDENCE 4 (R-4)
RESIDENCE 8 (R-8)
RESIDENCE 8/4 (R-8/4)
RESIDENCE 10 (R-10)
RESIDENCE 10/8 (R-10/8)



Single Family Detached Homes
Home Businesses
Agriculture
Conservation
Municipal
Educational
Religious
Child Care Facility
Some other uses by special permit

RESIDENCE A (R-A)
RESIDENCE AA (R-AA)



**Single Family Detached Homes
Attached / Multi-Family Homes**
Home Businesses
Agriculture
Conservation
Municipal
Educational
Religious
Child Care Facility
Some other uses by special permit

VILLAGE RESIDENTIAL (VR)



**Single Family Detached Homes
Attached / Multi-Family Homes
Small Scale Businesses**
Home Businesses
Agriculture
Conservation
Municipal
Educational
Religious
Child Care Facility
Some other uses by special permit

RESIDENTIAL ZONING DISTRICTS

MINIMUM DIMENSIONAL REQUIREMENTS

RESIDENCE 2 (R-2)
 RESIDENCE 4 (R-4)
 RESIDENCE 8 (R-8)
 RESIDENCE 8/4** (R-8/4)
 RESIDENCE 10 (R-10)
 RESIDENCE 10/8** (R-10/8)



<u>Lot Area*</u> (square feet)	<u>Frontage*</u> (feet)	<u>Setbacks*</u>		
		Front	Side	Rear
20,000	150	30 ft.	10 ft.	10 ft.
40,000	175	45 ft.	20 ft.	20 ft.
80,000	200	45 ft.	20 ft.	20 ft.
80,000	200	45 ft.	20 ft.	20 ft.
100,000	250	45 ft.	20 ft.	20 ft.
100,000	250	45 ft.	20 ft.	20 ft.

* if the lot is in a cluster development, these requirements do not apply

*** If a cluster development (see below) is proposed in the R-8/4 zoning district, the maximum density allowed for the development is based on R-4 density (a higher density). If a cluster development is proposed in the R-10/8 zoning district, the maximum density allowed for the development is based on R-8 density (a higher density).*

RESIDENCE A (R-A)
 RESIDENCE AA (R-AA)



<u>Lot Area</u> (square feet)	<u>Frontage</u> (feet)	<u>Setbacks</u>		
		Front	Side	Rear
100,000	200	30 ft.	10 ft.*	10 ft.*
10,000	100	30 ft.	10 ft.	10 ft.

* if the lot abuts a resid. zone other than R-A, the setback shall be 30 ft.

VILLAGE RESIDENTIAL (VR)



<u>Lot Area</u> (square feet)	<u>Frontage</u> (feet)	<u>Setbacks</u>		
		Front	Side	Rear
15,000	50	10 ft.	10 ft.	10 ft.

SPECIAL PROVISIONS IN RESIDENTIAL DISTRICTS:

- **Groundwater Protection Overlay District**
See Separate Zoning Map and Bylaw Section 4.3
 - **Zone 1** – area closest to public drinking well development **SEVERELY LIMITED**; ADDITIONAL RESTRICTIONS apply
 - **Zone 2** – public drinking well recharge area development **LIMITED**; ADDITIONAL RESTRICTIONS apply
 - **Zone 3** – aquifer protection area development **SOMEWHAT LIMITED**; ADDITIONAL RESTRICTIONS apply
 - **Zone 4** – aquifer protection area
NO ADDITIONAL RESTRICTIONS apply

- **Flood Plain Overlay District** (Bylaw Section 4.1)
 - Zones A and AE on Middlesex County Flood Insurance Rate Map (FIRM – 6/4/10)
 - ADDITIONAL RESTRICTIONS MAY APPLY – must check FIRM

- **Cluster Development Option** (open space required, homes closer together)
 - OSD (Open Space Development) (Bylaw Section 4.2)
 - PCRC (Planned Conservation Residential Community) (Bylaw Section 9)
 - Senior Residence Development (age 55 or older, not allowed in R-10) (Bylaw Section 9B)

- **Affordable Housing Development Option** (must be located in an affordable housing overlay district, affordable housing would be required in the development) (Bylaw Section 4.3)
 - Minor Affordable Housing Development (allowed in Sub-Districts A and B)
 - Major Affordable Housing Development (allowed in Sub-District B only)