

To see if the Town will vote to amend the Zoning Bylaw as follows:

A. Delete section 1.3.1 (Definition of Access) and replace it with a new section 1.3.1 as follows:

- 1.3.1 ACCESS: The actual or potential provision of vehicular entry onto a LOT through any portion of its FRONTAGE to a degree consistent with the USE or potential USE of the LOT. Nothing in this definition shall be construed to require:
1. Actual entry through the LOT'S FRONTAGE if, in the opinion of the license or permit granting authority, alternate means of entry will better fulfill the purposes of this Bylaw;
 2. Actual or potential ACCESS through the minimum required FRONTAGE set forth elsewhere in this zoning bylaw; or
 3. Actual or potential ACCESS through any portion of the LOT that meets minimum LOT width requirements set forth elsewhere in this zoning bylaw.

[Note – Section 1.3.1 currently reads:

1.3.1 ACCESS: The actual or potential provision of vehicular entry onto a LOT by means of its FRONTAGE on a STREET to a degree consistent with the USE or potential USE of the LOT. For example, in the case of a residential LOT, ACCESS shall mean that (1) there is sufficient right of vehicular passage onto the LOT from the STREET on which it has FRONTAGE and (2) vehicular passage is or may be provided between the FRONTAGE and the DWELLING UNIT on the LOT. Nothing in this definition shall be construed to require actual ACCESS over the STREET or through the FRONTAGE if, in the opinion of the license or permit granting authority, alternate means of ACCESS will better fulfill the purposes of this Bylaw.]

B. Delete section 5.2.2.2 (specification for measuring frontage for lots on more than one street) and replace it with a new section 5.2.2.2 as follows:

5.2.2.2 If a LOT has FRONTAGE on more than one STREET, the FRONTAGE on one STREET only may be used to satisfy the minimum required LOT FRONTAGE.

[Note – Section 5.2.2.2 currently reads:

5.2.2.2 If a LOT has FRONTAGE on more than one STREET, the FRONTAGE on one STREET only may be used to satisfy the minimum LOT FRONTAGE.]

C. Delete section 5.2.3 (specification for measuring lot width) and replace it with a new section 5.2.3 as follows:

5.2.3 LOT Width – The minimum required LOT width shall be determined by measuring the diameter of a circle, which can be located along a continuous but not necessarily straight line from any LOT FRONTAGE to the principal STRUCTURE on the LOT without the circumference of the circle intersecting the side LOT lines.

[Note – Section 5.2.3 currently reads:

5.2.3 LOT Width – LOT width shall be determined by measuring the diameter of the largest circle which can be located along a continuous, but not necessarily straight line from the LOT FRONTAGE to the principal STRUCTURE on the LOT without the circumference intersecting the side LOT lines.]

D. Delete section 5.2.4 (specification for measuring front yards) and replace it with a new section 5.2.4 as follows:

5.2.4 Front Yards – Front yards shall be the distance measured in a straight line between any LOT FRONTAGE and the nearest point of any BUILDING or STRUCTURE, excluding roof overhangs. Roof overhangs shall not extend further than two feet into the minimum required front yard. A LOT having FRONTAGE on two or more STREETS shall have two or more front yards, each of which shall comply with the minimum required front yard. In no case shall any BUILDING or STRUCTURE be located closer to the sideline of a STREET than the minimum required front yard.

[Note – Section 5.2.4 currently reads:

5.2.4 Front Yards – Front yards shall be the distance measured in a straight line between the LOT FRONTAGE and the nearest point of any BUILDING or STRUCTURE, excluding roof overhangs. Roof overhangs shall not extend further than two feet into the minimum required front yard. A LOT having FRONTAGE on two or more STREETS shall have two or more front yards, each of which shall comply with the requirements of the front yard provisions. In no case shall any BUILDING or STRUCTURE be located closer to the sideline of a STREET than the minimum required front yard.]

, or take any other action relative thereto.

SUMMARY

This article clarifies definitions and specifications for access, frontage, width, and front yard consistent with past and current interpretations of the zoning bylaw.

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Selectman assigned:

Board of Selectmen:
Finance Committee:
Planning Board:

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