TOWN OF TOPSFIELD ZONING BY-LAW TABLE OF CONTENTS

			Page No.
PREAMBLE			7
ARTICLE I	DEFINI	TIONS	8
ARTICLE II	ESTAB	LISHMENT AND DESCRIPTION OF DISTRICTS	19
	2.01	Classes of Districts	10
	2.01	Lots in Two (2) Districts	19 19
	2.02	Business District Highway	19
	2.03	Business District Highway Business District Village	20
	2.04	Central Residential District	20
	2.06	Outlying Residential and Agricultural District	20
	2.07	Inner Residential and Agricultural District	21
	2.08	Zoning Map	21
	2.09	Business Park District	21
	2.10	Elderly Housing District	22
		A. Great Hill Elderly Housing District	22
		B. English Commons of Topsfield Elderly Housing District	23
		C. New Meadows Golf Course Elderly Housing District	25
		D. Rolling Green Elderly Housing District	26
	2.11	Business District Highway North	28
	2.12	Scenic Overlay Zone	28
	2.13	Groundwater Protection Overlay	28
	2.14	Floodplain District	28
ARTICLE III	USE RE	EGULATIONS	29
	3.01	Applicability of Lico Regulations	29
	3.01	Applicability of Use Regulations Permitted Uses	29
	5.02	Table of Use Regulations	30
	3.03	Uses Subject to Other Regulations	35
	3.04	Table of Use Regulations (See Page 30 for Table)	35
	3.05	Nonconforming Uses	35
	3.06	Uses in Business Park District (includes ORA uses)	35
	3.07	Uses in Residential Districts	35
		a. Professional Offices	36
		b. Home Occupations	36
		c. Museum Rental of	36
	3.08	Uses of Public Address System or Loudspeakers	36
	3.09	Uses in Business Village District	36
		a. Principal Uses	36
		b. Mixed Uses	36
		c. Buffer Strips	36
		d. Parking Requirements	37
	2 40	e. Severability Prohibited Uses	37
	3.10 3.11		37
	3.11	Uses in the Business District Highway North A. Purpose and Intent	37 37
		B. Principal Uses	37
			- 57

			1
		C. Mixed Uses	37
		D. Pedestrian Walkways	37
		E. Buffer Strips	37
		F. Parking Requirements	38
		G. Site Plan Review	38
		H. Density and Dimensional Standards	38
		 Uses in Buildings, Groupings and portions of 	38
		J. Conditions	38
		K. No Accessory Units for storage	38
	3.12	Uses in the Business District Highway	38
		A. Purpose and Intent	38
		B. Principal Uses	38
		C. Mixed Uses	38
		D. Pedestrian Walkways	38
		E. Buffer Strips	38
		F. Parking Requirements	39
		G. Site Plan Review	39
		H. Density and Dimensional Standards	39
		I. Uses in Buildings, Groupings and portions of	39
		J. Conditions	39
	0.40	K. No Accessory Units for storage	39
	3.13	Parking of Automobiles (CR, IRA, ORA)	40
	3.14	Parking of Automobiles (BH, BHN, BV,BP)	40
	3.15 3.16	Additional Accessory Uses (storage of motor vehicle, trailer, boat) Elderly Housing District	40 40
	3.10	A. Permitted Uses and Special Permit Uses	40
		B. Accessory Uses	40
		C. Special Permit and Site Plan Approval	41
		1. Standards	41
		2. Application	42
		D. Procedure	43
		E. Grant of Approval	43
		F. Additional Provisions	43
IV	DIMENS	IONAL AND DENSITY REGULATIONS	45
	4.01	Applicability of Dimensional and Density Regulations	45
	4.02	Table of Dimensional and Density Regulations (See Page 54)	45
	4.03	Reduction of lot areas	45
	4.04	Deleted by vote at May 5, 1981 Town Meeting	45
	4.05	Buffer Strips (non-residential adjacent to residential)	45
	4.06	Accessory Buildings (dimensional & density requirements)	46
	4.07	Other General Dimensional and Density Provisions	46
		ANR Lots – Requirements for creation of	47
		Common Driveway	47
	4.08	Minimum Buildable area	48
	4.09	Open Space Development Plan	49
	4.10	Business Park District Conditions (for development of a tract of land into a business park)	51
	4.11	Deleted by vote at the May 4, 2010 Town Meeting	52
	4.12	Parking (general, off street, minimum requirements & setbacks)	52
		Table of Dimensional And Density Regulations	54
V		STRATION AND ENFORCEMENT	55

ARTICLE

ARTICLE

3

	5.01	Enforcement Officer and Duties	55
	5.02	Permit Granting Authority and Special Permit Granting	55
		Authority	
	5.03	Previously Approved Permits	57
	5.04	Special Permits	57
	5.05	Deleted by vote at the May 5, 1981 Town Meeting	58
	5.06	Violations	58
	5.07	By-Law Construction	59
	5.08	Validity and Separability	59
ARTICLE VI	FLOOD	PLAIN DISTRICT	60
	6.01	Purpose	60
	6.02	Description of District	60
	6.03	Uses in the Flood Plain District	60
	6.04	Prohibited Uses	61
	6.05	Removal of Earth Products	61
	6.06	Notification of Watercourse Alteration	62
	0.00	Notification of Watercourse Alteration	02
ARTICLE VII	SPECIA	L REGULATIONS	63
			00
	7.01	Site Preparation	63
	7.02	Soil Transport Within Approved Subdivision	63
	7.02	Temporary Accessory Apartment Special Permit Bylaw	63
	7.03	Medical Marijuana Treatment Centers	66
	7.04	•	
	7.05	Temporary Moratorium on Recreational Marijuana Establishments	66
ARTICLE VIII	IPSWIC	H RIVER PROTECTION DISTRICT	69
	8.01	Ipswich River Protection District Description	69
	8.02	Permitted Uses	69
	8.03	Building or Structures	69
	8.04	Special Permits	70
	8.05	Invalidity, Severability	70
ARTICLE IX	SITE PL	AN REVIEW	71
	9.01	Purpose	71
	9.02	Granting Authority	71
	9.03	Projects Requiring Site Plan Review	71
	9.04	Exemptions from Site Plan Review	71
	9.05	Procedure	72
	9.06	Submission Requirements	72
	9.07	Standards for Review	74
	9.08	Enforcement	75
ARTICLE X	PHASE	D GROWTH BYLAW HAS EXPIRED	
	00010		
ARTICLE XI	GROUN	IDWATER PROTECTION DISTRICT	77
	1.0	Purpose	77
	1.0 2.0	Purpose Scope of Authority	77 77
	2.0	Scope of Authority	11

	3.0	Definitions	77
	4.0	Establishment and Delineation of District	78
	4.1	District Boundary Disputes	78
	5.0	Severability	78
	6.0	Use Regulation	78
	6.1	Permitted Uses	78
	6.2	Prohibited Uses	79
	6.3	Uses and Activities requiring a Special Permit	80
	7.0	Procedures for Issuance of Special Permit	81
	7.1	Action by the Special Permit Granting Authority	81
	7.2	Rules and Regulations	81
	8.0	Standard for Special Permit Uses in the District	81
	9.0	Violations of District Bylaw	82 82
	10.0	Fines for Violations of the Bylaw	02
ARTICLE XII	WIREL	ESS TELECOMMUNICATIONS FACILITY BYLAW	84
	12.1	Definitions	84
	12.1	Use	84
	12.3	Purpose and Intent	84
	12.4	Major Wireless Telecommunications Facilities (Major WTF)	85
		A. Design Criteria	85
		B. Special Submittal/Other Requirements	85
		C. Lawfully Existing Major WTF	86
	12.5	Minor Wireless Telecommunications Facilities (Minor WTF)	86
ARTICLE XIII	SIGN R	EGULATIONS	87
ARTICLE XIII	SIGN R 13.1		87 87
		Purpose Definitions	
	13.1	Purpose	87
	13.1 13.2	Purpose Definitions	87 87
	13.1 13.2 13.3	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs	87 87 87 87 87 89
	13.1 13.2 13.3 13.4 13.5	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions	87 87 87 87 87 89 90
	13.1 13.2 13.3 13.4 13.5 13.6	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs	87 87 87 87 87 89 90 90
ARTICLE XIII	13.1 13.2 13.3 13.4 13.5	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions	87 87 87 87 87 89 90
ARTICLE XIII	13.1 13.2 13.3 13.4 13.5 13.6 13.7	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs	87 87 87 87 87 89 90 90
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIO	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability COVERLAY ZONE	87 87 87 87 89 90 90 90 91 91 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENI0 14.1	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose	87 87 87 87 89 90 90 90 91 91 92 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose Description of District	87 87 87 87 89 90 90 90 91 91 92 92 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose Description of District Scope of Authority	87 87 87 87 89 90 90 91 91 92 92 92 92 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone	87 87 87 87 89 90 90 91 91 92 92 92 92 92 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4 14.5	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards	87 87 87 87 89 90 90 91 92 92 92 92 92 92 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone	87 87 87 87 89 90 90 91 91 92 92 92 92 92 92
	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4 14.5 14.6	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability C OVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards	87 87 87 87 89 90 90 91 92 92 92 92 92 92 92
ARTICLE XIV	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4 14.5 14.6 WIND F	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability COVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability ENERGY CONVERSION SYSTEM – SMALL SCALE	87 87 87 87 89 90 90 91 92 92 92 92 92 92 92 92 92 92 92 92 92
ARTICLE XIV	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4 14.5 14.6 WIND E 15.01	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability COVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability ENERGY CONVERSION SYSTEM – SMALL SCALE	87 87 87 87 89 90 90 91 92 92 92 92 92 92 92 92 92 92 92 92 92
ARTICLE XIV	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4 14.5 14.6 WIND E 15.01 15.01 15.02	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability COVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability ENERGY CONVERSION SYSTEM – SMALL SCALE Purpose Applicability	87 87 87 87 89 90 90 91 92 92 92 92 92 92 92 92 92 92 92 92 92
ARTICLE XIV	13.1 13.2 13.3 13.4 13.5 13.6 13.7 SCENIC 14.1 14.2 14.3 14.4 14.5 14.6 WIND E 15.01	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs Table of Dimensional Regulations / Maximum Dimensions Non-Conforming Signs Severability COVERLAY ZONE Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability ENERGY CONVERSION SYSTEM – SMALL SCALE	87 87 87 87 89 90 90 91 92 92 92 92 92 92 92 92 92 92 92 92 92

ARTICLE XVI GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS

- 16.01 Purpose
- 16.02 Applicability
- 16.03 Definitions
- 16.04 General Permit Requirements (A. thru L.)
- 16.05 Severability

APPENDIX ZA:1 ZONING GUIDELINES

- ZA:1-1 Preamble
- ZA:1-2 Definitions
- ZA:1-3 Standards
- ZA:1-3.1 Compliance with all Standards Required; Exceptions
- ZA:1-3.2 Legal
- ZA:1-3.3 Traffic
- ZA:1-3.4 Parking
- ZA:1-3.5 Town Services
- ZA:1-3.6 Pollution Control
- **ZA:1-3.7** Nuisances Noise etc.
- ZA:1-3.8 Existing Vegetation
- ZA:1-3.9 Amenities
- ZA:1-3.10 Town Character

98
98
98 98
98
98
101
100
102
4.00
102
102 102
102
102
102
102
103
103
103
103
103
103
103