## TOWN OF TOPSFIELD ZONING BY-LAW TABLE OF CONTENTS

PREAMBLE			Page 1
ARTICLE I		ITIONS	2
ANTIGELT			2
ARTICLE II	ESTAE	BLISHMENT AND DESCRIPTION OF DISTRICTS	13
	2.01	Classes of Districts	13
	2.02	Lots in Two (2) Districts	13
	2.03	Business District Highway	13
	2.04	Business District Village	14
	2.05	Central Residential District	14
	2.06	Outlying Residential and Agricultural District	14
	2.07	Inner Residential and Agricultural District	15
	2.08	Zoning Map	15
	2.09	Business Park District	15
	2.10	Elderly Housing District	15
		<ul><li>A. Great Hill Elderly Housing District</li><li>B. English Commons of Topsfield Elderly Housing District</li></ul>	17
		C. New Meadows Golf Course Elderly Housing District	19
		D. Rolling Green Elderly Housing District	20
	2.11	Business District Highway North	21
	2.12	Scenic Overlay Zone	22
	2.13	Groundwater Protection Overlay	22
	2.14	Floodplain District	22
ARTICLE III	USE R	EGULATIONS	23
	3.01	Applicability of Use Regulations	23
	3.02	Permitted Uses	23
		Table of Use Regulations-Overlay Districts	24
	3.03	Uses Subject to Other Regulations	29
	3.04	Table of Use Regulations (See Pages 24-28 for Tables)	29
	3.05	Nonconforming Uses	29
	3.06	Uses in Business Park District (includes ORA uses)	29
	3.07	Uses in Residential Districts	29
		a. Professional Offices	29
		b. Home Occupations	30
	3.08	c. Museum Rental of	30
	3.08 3.09	Uses of Public Address System or Loudspeakers Uses in Business Village District	30
	3.03	a. Principal Uses	30
		b. Mixed Uses	30
		c. Buffer Strips	30
		d. Parking Requirements	31
		e. Severability	31
	3.10	Prohibited Uses	31
	3.11	Uses in the Business District Highway North	31

	B. Principal Uses	31
	C. Mixed Uses	31
	D. Pedestrian Walkways	31
	E. Buffer Strips	31
	F. Parking Requirements	31
	G. Site Plan Review	32
	H. Density and Dimensional Standards	32
	I. Uses in Buildings, Groupings and portions of	32
	J. Conditions	32
	K. No Accessory Units for storage	32
3.12	Uses in the Business District Highway	32
	A. Purpose and Intent	32
	B. Principal Uses	32
	C. Mixed Uses	32
	D. Pedestrian Walkways	32
	E. Buffer Strips	32
	F. Parking Requirements	33
	G. Site Plan Review	33
	H. Density and Dimensional Standards	33
	I. Uses in Buildings, Groupings and portions of	33
	J. Conditions	33
	K. No Accessory Units for storage	33
3.13	Parking of Automobiles (CR, IRA, ORA)	34
3.14	•	34
3.15	Additional Accessory Uses (storage of motor vehicle, trailer, boat)	34
3.16	Elderly Housing District	34
	A. Permitted Uses and Special Permit Uses	34
	B. Accessory Uses	35
	C. Special Permit and Site Plan Approval	35
	1. Standards	35
	2. Application	37
	D. Procedure	37
	E. Grant of Approval	37
	F. Additional Provisions	38
DIMEN	ISIONAL AND DENSITY REGULATIONS	39
4.01	Applicability of Dimensional and Density Regulations	39
4.02	Table of Dimensional and Density Regulations (See Page 54)	39
4.03	Reduction of lot areas	39
4.04	Deleted by vote at May 5, 1981 Town Meeting	39
4.05	Buffer Strips (non-residential adjacent to residential)	39
4.06	Accessory Buildings (dimensional & density requirements)	40
4.07	Other General Dimensional and Density Provisions	40
	ANR Lots – Requirements for creation of	41
	Common Driveway	41
4.08	Minimum Buildable area	42
4.09	Open Space Development Plan	43
4.10	Business Park District Conditions (for development of a tract of	45
	land into a business park)	
4.11	Deleted by vote at the May 4, 2010 Town Meeting	46
4.12	Parking (general, off street, minimum requirements & setbacks)	46
	Table of Dimensional And Density Regulations	48

ARTICLE IV

ARTICLE V	ADMI	NISTRATION AND ENFORCEMENT	49
	5.01	Enforcement Officer and Duties	49
	5.02	Permit Granting Authority and Special Permit Granting	49
		Authority	
	5.03	Previously Approved Permits	51
	5.04	Special Permits	51
	5.05	Deleted by vote at the May 5, 1981 Town Meeting	52
	5.06	Violations	52
	5.07	By-Law Construction	53
	5.08	Validity and Separability	53
		D PLAIN DISTRICT	54
ARTICLE VI	FLOO	54	
	6.01	Purpose	54
	6.02	Description of District	54
	6.03	Uses in the Flood Plain District	54
	6.04	Prohibited Uses	55
	6.05	Removal of Earth Products	55
	6.06	Notification of Watercourse Alteration	56
ARTICLE VII	SPEC	IAL REGULATIONS	57
	7.01	Site Preparation	57
	7.02	Soil Transport Within Approved Subdivision	57
	7.03 7.04	Temporary Accessory Apartment Special Permit Bylaw	57
	7.04	Medical Marijuana Treatment Centers Marijuana Establishments	60 62
	7.05	Manjuana Establishments	02
ARTICLE VIII	IPSWICH RIVER PROTECTION DISTRICT		63
	8.01	Ipswich River Protection District Description	63
	8.02	Permitted Uses	63
	8.03	Building or Structures	63
	8.04	Special Permits	64
	8.05	Invalidity, Severability	64
ARTICLE IX	SITE	PLAN REVIEW	65
	9.01	Purposo	65
	9.01	Purpose Granting Authority	65
	9.02	Projects Requiring Site Plan Review	65
	9.04	Exemptions from Site Plan Review	65
	9.05	Procedure	66
	9.06	Submission Requirements	66
	9.07	Standards for Review	68
	9.08	Enforcement	69
ARTICLE X	PHAS	ED GROWTH BYLAW HAS EXPIRED	
			71
ARTICLE XI	ARTICLE XI GROUNDWATER PROTECTION DISTRICT		
	10	Purposo	71
	1.0 2.0	Purpose Scope of Authority	71
	2.0	coope of Authority	/ 1

	3.0	Definitions	71
	4.0	Establishment and Delineation of District	72
	4.1	District Boundary Disputes	72
	5.0	Severability	72
	6.0	Use Regulation	72
	6.1	Permitted Uses	72
	6.2	Prohibited Uses	73
	6.3	Uses and Activities requiring a Special Permit	74
	7.0	Procedures for Issuance of Special Permit	75
	7.1	Action by the Special Permit Granting Authority	75
	7.2	Rules and Regulations	75
	8.0	Standard for Special Permit Uses in the District	75
	9.0	Violations of District Bylaw	77
	10.0	Fines for Violations of the Bylaw	77
ARTICLE XII	WIREL	ESS TELECOMMUNICATIONS FACILITY BYLAW	78
	40.4	Definitions	70
	12.1	Definitions	78
	12.2 12.3	Use	78 78
	12.3	Purpose and Intent	78
	12.4	Major Wireless Telecommunications Facilities (Major WTF) A. Design Criteria	78
		B. Special Submittal/Other Requirements	78
		C. Lawfully Existing Major WTF	80
	12.5	Minor Wireless Telecommunications Facilities (Minor WTF)	80
	12.0		00
ARTICLE XIII	SIGN R	REGULATIONS	81
	SIGN R	REGULATIONS	81
ARTICLE XIII	SIGN R 13.1		81 81
		REGULATIONS Purpose Definitions	
	13.1	Purpose	81
	13.1 13.2	Purpose Definitions	81 81
	13.1 13.2 13.3	Purpose Definitions Special Permit Granting Authority General Regulations	81 81 81
ARTICLE XIII	13.1 13.2 13.3 13.4	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations	81 81 81 81 81
ARTICLE XIII	13.1 13.2 13.3 13.4	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs	81 81 81 81 81 83
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	81 81 81 81 83 83 84
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability	81 81 81 81 83 83 84 85
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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs	81 81 81 81 83 83 84 85
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b>	81 81 81 83 83 84 85 85 85 85
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose	81 81 81 83 83 84 85 85 85 85 85 86 86
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District	81 81 81 83 83 84 85 85 85 85 85 86 86 86
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District Scope of Authority	81 81 81 83 83 84 85 85 85 85 85 86 86 86 86 86
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone	81 81 81 83 83 84 85 85 85 85 86 86 86 86 86 86 86
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards	81 81 81 83 83 84 85 85 85 85 86 86 86 86 86 86 86 86
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone	81 81 81 83 83 84 85 85 85 85 86 86 86 86 86 86 86
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	Purpose Definitions Special Permit Granting Authority General Regulations General Regulations Permitted Signs <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability	81   81   81   81   83   84   85   85   86   86   86   86   86   86   86   86   86   86   86   86   86   86   86   86
	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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>C OVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards	81 81 81 83 83 84 85 85 85 85 86 86 86 86 86 86 86 86
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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>COVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability <b>ENERGY CONVERSION SYSTEM – SMALL SCALE</b>	81   81   81   81   83   84   85   85   86   88
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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>COVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability <b>ENERGY CONVERSION SYSTEM – SMALL SCALE</b> Purpose	81   81   81   81   83   84   85   85   86   88   88
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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>COVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability <b>ENERGY CONVERSION SYSTEM – SMALL SCALE</b> Purpose Applicability	81   81   81   81   83   84   85   85   86   88   88   88
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 <b>Table of Dimensional Regulations / Maximum Dimensions</b> Non-Conforming Signs Severability <b>COVERLAY ZONE</b> Purpose Description of District Scope of Authority Uses in the Scenic Overlay Zone Developmental Standards Severability <b>ENERGY CONVERSION SYSTEM – SMALL SCALE</b> Purpose	81   81   81   81   83   84   85   85   86   88   88

## **ARTICLE XVI GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS**

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

## MEDICAL MARIJUANA CULTIVATION/PROCESSING OVERLAY ARTICLE XVII DISTRICT

- 17.01 Purpose
- Establishment 17.02
- 17.03 Definitions
- Location and Dimensional Controls 17.04
- **Special Permit** 17.05
- **Prohibition Against Nuisances** 17.06
- 17.07 Severability

## ZONING GUIDELINES **APPENDIX ZA:1**

ZONING GUIDELINES		100
ZA:1-1	Preamble	100
ZA:1-2	Definitions	100
ZA:1-3	Standards	100
ZA:1-3.1	Compliance with all Standards Required; Exceptions	100
ZA:1-3.2	Legal	100
ZA:1-3.3	Traffic	100
ZA:1-3.4	Parking	101
ZA:1-3.5	Town Services	101
ZA:1-3.6	Pollution Control	101
ZA:1-3.7	Nuisances – Noise etc.	101
ZA:1-3.8	Existing Vegetation	101
ZA:1-3.9	Amenities	101
ZA:1-3.10	Town Character	102

92

92

92

92

92

95

96

96

96

96

96

97

99

99