

City of Worcester



Zoning Ordinance

Ordained in City Council April 2, 1991

As amended through April 27, 2021

**CITY OF WORCESTER
PROPOSED ZONING ORDINANCE**

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ARTICLE I GENERAL PROVISIONS

Section 1 – Purpose

- A. The Zoning Ordinance of the City of Worcester is intended to promote the health, safety and general welfare of the public and to contribute to the implementation of the City's ongoing comprehensive planning process. To accomplish these ends, the Zoning Ordinance is designed to encourage the most appropriate use of land in a manner that:
1. Creates and maintains conditions under which people and their environment can fulfill the social, economic and other needs of present and future generations.
 2. To facilitate the adequate and economic provision of transportation, water supply, drainage, sewerage, schools, parks, open space, light and other public requirements;
 3. Encourages the creation and preservation of housing of such type, size and cost suitable for meeting the current and future needs of the City;
 4. Protects against: overcrowding of land; air and water pollution; use of land incompatible with nearby uses; undue intensity of noise; danger and congestion in travel and transportation; and loss of life, health, or property from fire, flood, panic or other dangers;
 5. Protects natural resources as well as the scenic and aesthetic qualities of the community;
 6. Promotes the preservation of historically/architecturally significant land uses.

Section 2 – Definitions

Following are general definitions used throughout this Ordinance, which shall have meanings as used in common discourse. Other definitions, specific to a particular use or activity, are included elsewhere in this Ordinance. Where two or more definitions may reasonably apply to a particular use or activity, the more specific definition shall control as determined by the Director of Code Enforcement.

ABANDONMENT – The visible or otherwise apparent intention of an owner to discontinue a nonconforming use of a building or premises; including, but not limited to the removal of characteristic equipment or furnishings, or the replacement of the nonconforming use with a conforming use. (See Article XVI, Section-4(E)(3)).

ABUTTING – Having a common border with, or being separated from such common border by a right of way, alley or easement.

ACCESSORY PARKING – The parking required by this Ordinance pursuant to the primary use. Also includes that parking provided above the minimum requirements of the Ordinance.

ACCESSORY USE – A land use which is subordinate and incidental to a predominant or main use. (See Article IV, Section-8.)

AFFORDABLE HOUSING – Housing which can be afforded by a household whose income is eighty percent (80%) of the median household income for the City of Worcester, and/or housing which is eligible for some form of public support (local, state, federal). Except where the program criteria differ from this general definition, the program criteria shall govern.

AIR RIGHTS – The rights to the space above a property for development.

AIRPORT ENVIRONS – AN overlay district surrounding the Worcester Regional Airport, as described in this ordinance, Article XI, and shown on the Official Zoning Map.

ALLEY – Any private way affording a secondary means of vehicular access between abutting properties and not intended for general traffic circulation.

ALTERATION – Any construction, reconstruction or other action resulting in a change in a structure; including but not limited to the height, the number of stories or exits, the size, the use, or the location of a building or structure.

ANIMAL CLINIC – A building or structure used for walk-in treatment of injured animals not to be kept overnight.

ANIMAL HOSPITAL – A building or structure used to house and provide treatment for injured animals and to board and groom animals.

ANTENNA – Equipment designed to transmit or receive electronic signals; includes satellite dish.

ASSISTED LIVING RESIDENCE – Any entity, however organized, whether conducted for profit or not for profit, which meets all of the following criteria:

1. provides room and board; and
2. provides, directly by employees of the entity or through arrangements with another organization which the entity may or may not control or own, assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their car provider; and
3. collects payments or third party reimbursements from or on behalf of residents to pay for the provision of assistance with the activities of daily living or arranges for the same.

ATTIC – The space between the ceiling beams of the top habitable story and the roof rafters.

AUTOMOBILE REFUELING STATION – A structure, building or premises or any portion thereof where gasoline, oil, alternative fuels or other similar products are stored and sold by an attendant and/or on a self-service basis to the public, without repair service or garage, but may also include retail sales.

BASEMENT – A portion of a building partly underground which has more than one-half (1/2) of its clear height from floor to ceiling above the outside average grade of the ground adjoining the building. A basement is not considered a story unless its ceiling is six (6) feet or more above grade.

BED AND BREAKFAST ESTABLISHMENT – An owner-occupied dwelling with no more than six (6) guestrooms that includes a breakfast in the guestroom rate, and provides for a term of residency of less than eight (8) days. Guestrooms shall not include individual kitchen facilities, but shall be allowed an individual or shared bath/toilet facility, with at least one toilet, one bath/shower, and one washbasin separate from those required for the single-family residence portion of the dwelling. A maximum of two guests are allowed per room and children under the age of twelve (12) years shall not be considered in the total number of guests. The use of that portion of the dwelling devoted to transient occupancy shall be accessory to the use of the dwelling as a single-family residence and shall not change the character thereof.

BLOCK – A portion of land measured along a public way right-of-way line, extending from one intersecting public way to the next intersecting public way along the same right-of-way line.

BUILDING – A combination of any materials, whether portable or fixed, having a roof and enclosed within exterior walls or firewalls which is built, erected or framed to form a structure for the shelter of persons, animals or property.

BUILDING, ACCESSORY – A building the use of which is primarily subordinate and incidental to that of the principal building and which is located on the same lot.

BUILDING ENVELOPE – That area on a lot that encompasses all development including but not limited to excavation, fill, grading, storage, demolition, structures, building heights, decks, roof overhangs, porches, patios and terraces, pools and any areas of disturbance.

BUILDING LINE – The line, parallel to the street line, which passes through the point of the principal building nearest the front lot line.

BUILDING, PRINCIPAL – A building in which is conducted the principal use of the lot on which it is located.

CAMPUS – A campus is the single geographic area (even though such area may be divided by public or private streets, rivers, or parks), comprised of grounds and buildings owned or occupied by a licensed hospital or its affiliates or by a nonprofit academic or professional college or university.

CARPORT – An attached roof projecting from the side of a building, used as a shelter for an automobile.

CELLAR – The portion of the building partially underground, having one-half (1/2) or more of its clear height below the grade plane.

CHAPTER 131 LAND – Any area under the jurisdiction of the Conservation Commission according to the State Wetlands Protection Act regulations (310 CMR 10.02).

CHURCH/PLACE OF WORSHIP – A building or portion of a structure set apart or consecrated for public worship, which is regularly used for such purpose and associated accessory activities.

CLINIC – A place where persons, on an out-patient basis, are treated for dental or medical care by licensed practitioners operating as an established group and which provides no facilities for, and does not house, patients on an overnight basis.

CLUB, LODGE – A building or structure used by an organization of persons for special purposes or for the promotion and advancement of sports, arts, science, literature, politics or the like, whose facilities are available to members and guests.

CLUSTER DEVELOPMENT – A residential development in which the buildings and accessory uses are clustered together into one or more groups separated from adjacent properties and other groups within the development by intervening open land.

COMMERCIAL VEHICLE – A vehicle used for business and/or commercial purposes.

COMMON DRIVEWAY – A driveway serving two or more uses, located solely on the lots being served and meeting the requirements set forth in Article IV, Section 8.

COMPREHENSIVE PLANNING PROCESS – A generalized, coordinated process that serves as a guide for policy development and decision-making related to the built and natural environment that interrelates all functional and natural systems and activities relating to the use of land.

CONTINUING CARE RETIREMENT COMMUNITY – A development of land comprising a dwelling or dwellings with residential services operated or sponsored as a coordinated unit by a corporation or organization having among its principal purposes the provision of housing and associated services for retired and aging persons, with occupancy of dwelling units limited to persons, at least one of whom shall have attained the age of fifty-five (55) years, and as further provided in **Article X**.

CONSERVATION AREA – Land areas designated for acquisition and/or protection as open space by the City of Worcester because of significant physical and/or biological factors such as outstanding or unusual biological diversity or groundwater protection.

CONVALESCENT HOME/INSTITUTION – A building or structure other than a nursing home or hospital used for twenty-four (24) hour care of patients convalescing from sickness or disability.

CUL-DE-SAC – A dead end street which includes a vehicle turnaround area.

DAY CARE CENTER – Any facility operated on a regular basis whether known as a day nursery, nursery school, kindergarten, child play school, progressive school, child development center, or pre-school, or known under any other name, which receives children not of common parentage for non-residential custody or care during part or all of the day separate from their parents, as further defined in the State Building Code.

DAY CARE CENTER, ADULT – Any facility operated on a regular basis which receives adults not of common kindred for non-residential custody or care during part or all of the day.

DEVELOPER – A person who is responsible for any undertaking that requires a building permit, special permit and/or sign permit or other approval under this Ordinance.

DEVELOPMENT – That which is to be done pursuant to a zoning permit, special use permit, sign permit and/or other approval.

DISPLAY LOT – An area of land used for the parking, storage, or presentation of motor vehicles, trailers and boats, for sale, lease or rent.

DISPLAY SPACE – A portion of a display lot set aside for the display or storage of one vehicle, trailer, boat or similar item.

DORMITORY – A building, which is owned and/or operated by an educational institution, whose primary use is to provide living accommodations for individuals associated with the institution.

DRAINAGE – The removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

DRIVE-THROUGH SERVICE - The provision of a product or service by means of a window or automated service point (e.g., ATM) where said window or automated service point is designed or intended to allow a customer to remain in a motor vehicle while obtaining the products or services offered.

DRIVE-THROUGH SERVICE LANE - The vehicular travel lane providing access to the drive-through service window or automated service point.

DRIVEWAY – An improved access way, located on a lot, which provides vehicular access between the lot and an abutting street or way.

DWELLING – A building and its attendant premises designed and used in whole or in part for human habitation.

DWELLING, MULTI-FAMILY – A building or portion thereof used for the purpose of providing four (4) or more separate dwelling units with shared means of ingress and egress and other essential facilities.

DWELLING, MULTI-FAMILY, HIGH RISE – A multi-family dwelling four (4) or more stories in height.

DWELLING, MULTI-FAMILY, LOW RISE – A multi-family dwelling not exceeding three (3) stories in height.

DWELLING, SINGLE FAMILY ATTACHED – A building consisting of not less than three (3) dwelling units, each of which is separated from the other by a vertical party wall or double wall, and each of which has a separate ground floor entrance; includes townhouse.

DWELLING, SINGLE FAMILY DETACHED – A building consisting of one (1) dwelling unit occupying one (1) lot.

DWELLING, SINGLE FAMILY SEMI-DETACHED – A building consisting of two (2) individually owned dwelling units erected side by side in a single building occupying two (2) adjoining lots with the units separated from the other by a party wall or double wall, on or along the common side lot line; typically called a “*duplex*.”

DWELLING, THREE FAMILY DETACHED – A building consisting of three (3) dwelling units one above the other (in whole or part), sharing a common entrance or entranceway in a single building occupying one (1) lot; typically called a “*three-decker*”.

DWELLING, TWO FAMILY DETACHED – A building consisting of two (2) dwelling units, whether one above the other or side by side, in a single building occupying one (1) lot.

DWELLING UNIT – A single unit within a dwelling which provides complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

EARTH EXCAVATION – The removal of earth including soil, loam, sand, gravel, clay, stone, quarried rock or other subsurface products except water.

EARTH FILL (DUMPING) – The placing, filling or dumping of earth including, soil, loam, sand, gravel, clay, stone, quarried rock or other subsurface products except water.

EARTH MOVING/EARTH ALTERATION – The term shall include, without limitation, the following activities:

1. Removal, excavation or dredging of soil, sand, gravel or aggregate materials of any kind;

2. Changing of pre-existing drainage characteristics, sedimentation patterns, flow patterns or flood retention characteristics;
3. Dumping, discharging or filling with any material which may degrade water quality;
4. Placing of fill or removal of material, which would alter elevation;
5. Driving of piles, erection of or additions to buildings or structures of any kind;
6. Placing of obstructions or objects in water;
7. Removal of vegetation from a combined total area exceeding ten thousand (10,000) square feet on single or adjacent lots;
8. Changing water temperature, biochemical oxygen demand or other physical or chemical characteristics of water; but specifically excluding the use of de-icing materials and chemicals for roadway maintenance during the winter months;
9. Any activities, changes or work, which may cause or tend to contribute to the pollution of any body of water or ground water;
10. For the purposes of this ordinance more than one contiguous area under development constitutes a single project.

EASEMENT – An enforceable right to use the real property of another for a specified purpose.

ELDERLY – Persons in the community sixty-five (65) years of age or older.

ENERGY, ALTERNATIVE - Combined Heat and Power (CHP) or electric and hydrogen powered vehicles and associated technologies including advanced batteries and recharging stations.

ENERGY, BIOMASS - Energy derived from plant origin, considering only those plants that have been harvested within the recent past, and including wood, food crops, grassy and woody plants, agricultural or forestry residue, organic components of municipal and industrial wastes and fumes from landfills.

ENERGY, RENEWABLE - Energy whose supply is replenished through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, solar, wind, hydroelectric, geothermal, and biomass conversion, and excluding those sources of energy used in the fission and fusion processes.

EROSION – The detachment and movement of soil or rock fragments by water, wind, ice and/or gravity.

ESSENTIAL SERVICES – The erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface or overhead, gas, electrical, steam, fuel or water transmission or distribution towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment which are necessary for furnishing adequate service by such utilities or municipal departments for the general health, safety or welfare.

FABRICATION SHOP – Uses involving the fabrication of goods and materials, including but not limited to baked goods, canvas products, woodworking/carpentry, hardware, jewelry manufacture and repair, medical supply, printing, sign manufacture, taxidermy, wallpaper and paint supply, monument works and sales, plumbing and electrical materials, not involving retail sales of goods and materials, except incidentally.

FAMILY – One (1) or more persons occupying a dwelling unit and living as a single housekeeping unit, not including a group of more than three (3) persons who are not within the second degree of kinship.

FAMILY DAY CARE HOME – Any private residence which, on a regular basis, receives for temporary custody and care during part or all of the day, children under seven (7) years of age or children under sixteen (16) years of age if such children have special needs; provided, however, in either case that the total number of children under sixteen (16) in a family day care home shall not exceed six (6), including participating children living in the residence.

FLEA MARKET – A shop or open market selling antiques, used household goods, curios and the like.

FLOOR AREA, GROSS – The sum of the horizontal areas of the several floors of a building excluding areas used for accessory garage purposes, basements, cellar areas and attics. All dimensions shall be taken from the exterior faces of walls, including the exterior faces of enclosed porches.

FLOOR AREA RATIO – The ratio of the total gross floor area of a building or buildings on one (1) lot to the total area of the lot.

FOOD SERVICE ESTABLISHMENT – Any fixed or mobile place, structure or vehicle, whether permanent, transient or temporary, including any restaurant, coffee shop, cafeteria, luncheonette, short-order café, grille, tea room, sandwich shop, soda fountain, tavern, bar, cocktail lounge, night club, roadside stand, and lunch wagon feeding establishment; private, public or non-profit organization or institution routinely serving the public, catering kitchen, commissary, or any other similar eating and drinking establishment or place in which food or drink is prepared for sale or for service on the premises or elsewhere, or where food is served or provided for the public with or without charge.

FOOD SERVICE ESTABLISHMENT, FAST FOOD/DRIVE-IN – A licensed food service establishment in which a substantial portion of the food is prepared in advance of the designated

order, for consumption on or off the premises, which provides for food pick-up by the public without the need to leave the car.

FRONTAGE, STREET – A continuous portion of a lot abutting one (1) street measured along the front lot line dividing the lot from the right of way.

GARAGE, PARKING – A structure, building or part of a building in which to park a car or cars.

GARBAGE – The animal, vegetable or other organic waste resulting from the handling, preparation, cooking, or consumption of food.

GAS STATION – See Garage, Public and Automobile Refueling Station.

GRADE – The steepness of a slope of land as determined by a topographic map.

GROUP RESIDENCE – Any home licensed, authorized or operated by the Commonwealth for residential care and supervision of persons who are capable of self-preservation.

GROUP RESIDENCE, LIMITED – Any home licensed, authorized or operated by the Commonwealth for residential care and supervision of persons who are not capable of self-preservation.

HEIGHT OF BUILDING – The vertical distance from the grade level measured from the center of that face of the building having the main entrance, to a line extended horizontally from the highest point of the building. Chimneys and other similar projections shall not be included in calculating the height.

HELIPORT – An area, either at ground level or elevated on a structure, that is used for the landing and take-off of helicopters, with associated structures.

HOME OCCUPATION – A use conducted within the main building or accessory building which is clearly incidental and secondary to residential occupancy, as further defined in **Article IV – Section 8**.

HOSPITAL OR SANATORIUM – Any institution, however named, licensed by the Massachusetts Department of Public Health or the Massachusetts Department of Mental Health, whether conducted for profit or not, which is maintained for the express or implied purpose of caring for persons admitted thereto for the purpose of diagnosis, medical or surgical treatment, which is rendered within said institution.

HOTEL, MOTEL, INN – Any building or group of buildings with at least six (6) guest rooms for hire which provide sleeping accommodations for transient guests.

KENNEL – A lot with structures or pens in which three (3) or more dogs, cats or other household pets are boarded, bred or sold.

LEAST SETBACK – That distance measured in linear feet, specified in **Table 4.2** as the minimum front yard depth, measured from the front lot line.

LIMITED RESIDENTIAL HOSPICE HOUSE – A single family detached dwelling in which care is given to terminally ill patients who have a medically documented prognosis of less than six months to live. Hospice services given in a Limited Residential Hospice House under this ordinance must be provided by a non-profit entity that holds a license as a hospice care program from the Department of Public Health of the Commonwealth of Massachusetts, **pursuant to G.L. Chapter 111, Section-57D and 105 CMR Section-141.000.**

LOADING AND UNLOADING AREA – That portion of a vehicle accommodation area used to load and/or unload goods to/from motor vehicles.

LODGING HOUSE – A dwelling or that part of a dwelling where sleeping accommodations are let, with or without kitchen facilities, to four (4) or more persons not within the second degree of kindred to the person conducting it, and shall include rooming houses, boarding houses and tourist homes, but shall not include hotels, motels, inns, sorority, fraternity and cooperative residences, dormitories, or convalescent homes, nursing homes, rest homes, or group residences licensed or regulated by agencies of the Commonwealth.

LOFT, CREATIVE ENTREPRENEURS – Commercial creative economy entrepreneur loft space used or designed to be used by artists, craftspeople and creative entrepreneurs to create saleable works of art and products and which may also be used by said entrepreneurs to reside in. Such residency shall be limited to one (1) family per dwelling unit. Works of art or craft shall mean items that are created primarily for purposes of aesthetic enjoyment, and not solely for practical purposes, including but not necessarily limited to: paintings, drawings, lithographs, and other representations; photographs, film, video, prints and other visual and electronic media; textiles and costumes; jewelry; pottery; art objects made of glass; precious and semi-precious metals, stones and the like; lighting used for artistic purposes; gallery and exhibit space; architects, designers, performance arts including but not limited to: dance, music and theater including lessons, practice, rehearsal and actual performances whether live audiences, taped or filmed. Works of art or craft shall not include or encompass adult entertainment uses or activities.

LOT – A single and contiguous parcel of land under one (1) ownership which is not divided by a street or way appearing on the Official Map. Such a parcel is a single lot even where interior lot lines exist.

LOT AREA – The total number of square feet within the exterior lines of the lot. For purposes of calculation, any water area more than ten (10) feet from the shoreline is excluded from the total lot area.

LOT, BORDER - A lot contiguous to a zone district boundary.

LOT, CORNER – A lot situated at the intersection of and abutting two (2) streets that have an angle of intersection of not more than three hundred and thirty-five (335) degrees.

LOT LINE – The boundary of a lot that separates it from adjoining lots.

LOT, SPLIT – A lot divided by a zone district boundary.

MARINA – Premises used for wharves, docking, boat liveryes, boat yards, yacht clubs, sale of marine equipment, but excluding the sale of boats and the processing or sale of fish.

MANUFACTURED HOME – A dwelling fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

MOBILE HOME – Any vehicle or object whether resting on wheels, jacks or other foundation and having no motive power of its own, but which is drawn by, or used in connection with a motor vehicle, and which is so designed and constructed as a dwelling unit which permits its transportation and relocation as a complete unit on its own wheels; and containing complete electrical, plumbing and sanitary facilities; and designed to be installed on a temporary or permanent foundation for permanent living quarters. This shall not include the type of vehicle known as a travel trailer or travel coach.

MOTOR VEHICLE REPAIR – A building for the storage, repair or servicing of motor vehicles, not including auto body repairs, and may include dispensing to the public of gasoline, oil, or other similar products for such vehicles by an attendant and/or by self-service.

NON-ACCESSORY PARKING – A parking facility designated and operated as a predominant or main use of land.

NONCONFORMING USE OR STRUCTURE – An activity use, structure or a portion thereof which does not conform to all of the regulations contained in this Ordinance, or amendments thereto.

NONCONFORMING USE OF SIMILAR NATURE – A change in a privileged nonconforming use to a nonconforming use of a similar nature is a change to any other use that would lawfully be permitted in the same zoning district in which the first use would fully be permitted.

NONCONFORMING USE, PRIVILEGED – A nonconforming use which was lawfully in existence on the effective date of this Ordinance but only to the extent to which it had been used or developed on said effective date.

NURSING HOME/INSTITUTION – A building or structure other than a hospital or convalescent home used for twenty-four (24) hour care of chronically ill or disabled persons and staffed as a skilled nursing facility.

OFFICE – A place in which business activities are conducted.

OFFICE, PROFESSIONAL – An office primarily devoted to professional activities, including: real estate, insurance or other agency offices, accountant, architect, artist, attorney, clergyman,

dentist, engineer, home builder, musician, optometrist, photographer, physician, psychiatrist, or psychologist, teacher or other recognized professional person.

OPEN LOT STORAGE – A location providing storage, handling or bailing of second hand lumber or other used building materials, metals, junk, scrap, paper, rags, unrepaired or uncleaned containers, or other articles of salvage; wrecking and/or dismantling of motor vehicles.

OPEN SPACE – The space on a lot, unoccupied by structures and/or other site improvements, unobstructed to the sky by man-made objects other than walks, swimming pools and terraced areas, not devoted to streets, driveways or off-street parking and loading spaces.

OPEN SPACE ZONES – Publicly owned property such as parks, conservation areas and great ponds which are open subject to special land use restrictions for open space protection under state law. These properties are designated on the Zoning Map under the provisions of **M.G.L. Chapter 40, Section-32B. OS-P – Parks and OS-C – Conservation Areas.**

OVERLAY ZONE – Areas designated by the City of Worcester in this Ordinance for the purpose of preserving the resources of the area while simultaneously promoting development there, including but not limited to Adaptive Reuse, Floodplain, and Water Resources Protection.

OWNER – The duly authorized agent, attorney, purchaser, devisee, trustee, lessee or any person having vested or equitable interest in the use, structure or lot in question.

PARKING AISLE – A portion of the vehicle accommodation area consisting of lanes providing access to parking spaces.

PARKING FACILITY – A portion of a lot which is used for the parking or temporary storage of motor vehicles and access thereto, including parking spaces, driveways and parking aisles. A parking facility may be located within a garage or structure (“PARKING STRUCTURE” as defined herein), or on an open area of a lot. A parking facility may be accessory to the principal use of the property, or itself a principal use.

PARKING SPACE – A portion of a parking facility set aside for parking one (1) vehicle.

PARKING STRUCTURE – A structure designed for the parking of vehicles wherein no provision for the repairing or servicing of such vehicles is made.

PERFORMANCE STANDARDS – A minimum requirement or maximum allowable limit on the effects or characteristics of a use.

PERMIT, SPECIAL – A permit issued by the Zoning Board of Appeals or other Special Permit Granting Authority (SPGA) that authorizes the recipient to make use of property in accordance with this Ordinance as well as any additional requirements imposed by the SPGA.

PERSON – Shall include any individual, group of individuals, business organization, trust, estate, partnership, association, company, corporation, department, agency, group, society or other legal

entity, public or private (including a city, town, county, state, or other governmental unit), its legal representative, agents or assigns responsible in any way for an activity subject to this Ordinance.

PORCH – A structure attached to a building that has no solid walls or windows other than those of the main building to which it is attached; includes a deck.

RECREATION, ACTIVE – Leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term active recreation includes, but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities.

RECREATION, PASSIVE – Recreation activities not requiring any alteration of the existing topography. Such passive recreation shall include, but not be limited to, hiking, picnicking and bird watching.

RECREATIONAL VEHICLE – A portable vehicular structure designed for travel, recreational camping or vacation purposes, either having its own motor power or mounted onto or drawn by another vehicle. Including but not limited to travel and camping trailer, truck campers and motor homes.

REFUSE – Putrescible (decayable) or non-putrescible solid waste materials, consisting of all combustible and noncombustible solid wastes including garbage and rubbish, but not including sewage or liquid wastes.

REFUSE TRANSFER STATION FACILITY – A solid waste handling facility used for the loading of solid waste (refuse) from one container or vehicle to another prior to transporting to the location of further processing or treating or ultimate disposal. Refuse or dumpster type containers physically located on the premises they serve and used by the occupants of the premises shall not be considered a transfer station under this ordinance.

REGISTERED MARIJUANA DISPENSARY (RMD) – A building or structure used for a medical marijuana treatment center approved and licensed by the Massachusetts Department of Public Health pursuant to 105 CMR 725.000, owned and operated by a not-for-profit entity registered under 105 CMR 725.100, that acquires, cultivates, possesses, processes (including development of related products such as marijuana-infused products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers. Unless otherwise specified, RMD refers to the site(s) of dispensing, cultivation, and preparation of marijuana.

RESEARCH AND DEVELOPMENT FACILITY - A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation, and goods or products may be manufactured as necessary for testing, evaluation, and test marketing. Research development functions related to alternative and/or renewable energy industry and similar fields of endeavor shall be included. The activities produced in such a facility shall not involve the mass manufacture, fabrication, processing, or sale of products.

RESIDENCE, FRATERNITY, SORORITY, COOPERATIVE – A building whose primary purpose is to provide living accommodations of individuals affiliated with a fraternal, sororal or cooperative organization, said organization being in turn associated with an educational institution.

RESIDENTIAL DRIVEWAY – A driveway serving a single-family, two-family, or three-family residential use.

RESTAURANT – A licensed food service establishment in which food and beverages are served by a restaurant employee to the consumer at a table or counter and said food and beverage are consumed within the restaurant building.

RETAIL FOOD SALES – A retail market selling food and household goods, including accessory uses such as a bank or pharmacy.

RUBBISH – Combustible or noncombustible solid waste materials, except garbage and sewage, including but not limited to such materials as paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, grass clippings, tin cans, metals, minerals matter, glass, crockery, dust, ashes, construction wastes, industrial wastes, commercial wastes, demolition wastes, agricultural wastes, abandoned vehicles, street sweepings, bulky wastes, the residue from the burning of wood, coal, coke or other combustible materials and any other unwanted or discarded material.

SEDIMENTATION – The deposition of soil that has been transported from its site of origin by water, ice, wind, gravity or other natural means as a result of erosion.

SELF-STORAGE - A facility containing multiple, separate storage spaces or units available for rent or lease individually for the storage of personal property. Excludes storage spaces that are wholly accessory to on-site uses and not offered for rent or lease to off-site tenant.

SERVICE SHOP – A retail establishment providing services to individuals.

SERVICE SHOP, PERSONAL – A service shop providing personal services, such as barber or beauty shop, tailor, shoe repair and milliner.

SITE PLAN REVIEW – A process designed and carried out by the City of Worcester for evaluating the impact and benefits to the City of a development proposal, as provided in **Article V** of this Ordinance.

SOLID WASTE – Unwanted or discharged solid material with insufficient liquid content to be free flowing. This includes, but is not limited to rubbish, garbage, scrap materials, junk, refuse, inert fill material, landscape refuse, sanitary landfill, junkyard, salvage, yard/automobile graveyard. Solid wastes are classed as refuse.

SPECIAL EVENT – Circuses, fairs, carnivals, festivals or other types of special events that: (1) run for longer than one (1) day but not longer than two (2) weeks; (2) are intended to or likely to

attract substantial numbers of people; and (3) are unlike the customary or usual activities generally associated with the property where the special event is to be located.

SPECIAL PERMIT GRANTING AUTHORITY (SPGA) – Those bodies which are authorized to grant special permits under the terms of this Ordinance and as provided in **M.G.L. c. 40A**.

STABLE – Any building, lot, structure, enclosure, premises or portion thereof where livestock are kept or maintained for any purpose.

STORY – That part of a building above the basement or cellar, between the upper surface of floor and the upper surface of the next floor or roof above.

STORY, FIRST – The lowest story wholly above ground or the lowest story having more than two-thirds (2/3) of its entire wall area above ground.

STREET – A street shall be (a) an approved public way laid out by the City of Worcester or the Commonwealth of Massachusetts; or (b) a way shown on a plan previously approved and endorsed under the Subdivision Control Law, provided further, however, that the security required under **G. L. c. 41, § 81U** is in effect, or (c) a private way otherwise shown on the City of Worcester Official Map, provided such way has sufficient grading, surfacing, drainage and adequate construction to provide for the vehicular traffic anticipated by reason of the proposed use to be conducted on the property abutting thereon or to be served thereby and for the installation of municipal services to serve such land and the building(s) to be erected thereon. A public or private way shall not be deemed to be a **STREET** as to any lot of land that does not have rights of access and passage over said way.

STRUCTURE – A combination of materials assembled at a fixed location to give support or shelter, such as a building, bridge, trestle, tower, framework, tank, tunnel, tent, stadium, reviewing stand, platform, bin, sign, flagpole, antenna and the like. A fence or wall over six (6) feet high is considered to be a structure.

SUBDIVISION – The division of a tract of land into two (2) or more lots as defined in **M.G.L. c. 41 § 81L**.

SUBSTANTIAL IMPROVEMENTS – Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the assessed value of the structure either (1) before the improvement or repair is started or (2) if the structure has been damaged and is being restored, before the damage occurred. This includes the first alteration of any wall, ceiling, floor or other structural part of the building whether or not that affects the external dimensions of that structure. The term does not include any project for improvement of a structure to comply with existing state and local health, sanitary or safety code specifications which are solely necessary to assure habitable living conditions.

TEEN/YOUTH CENTER – A place, structure, area or other facility used for and providing a program mix of recreational, educational and drop-in programs generally open to the teen/youth public and designed to accommodate and serve significant teen/youth segments of the community.

TELECOMMUNICATIONS – The transmission, between or among points as specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

TELECOMMUNICATIONS FACILITY – A building or structure with or without office space wherein is located racks, routers, modems, servers and such other switching or networking equipment and cabling customarily utilized by telecommunications companies and Internet Service Providers for the transmission of telecommunications services.

TEMPORARY SHELTER – A building or portion of a structure set aside for the provision of overnight accommodations for the homeless, which may also provide incidental food service and/or other social services.

THEATER – A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service allowed.

TOXIC/NOXIOUS SUBSTANCE – Any solid, liquid, or gaseous matter including but not limited to gases, vapors, dusts, fumes, and mists containing properties that by chemical means are inherently harmful and likely to destroy life or impair health or capable of causing injury to the well-being of persons or damage to property.

TRAILER – A vehicular portable structure with wheels and having no motive power of its own, but which is designed to be pulled by an automobile, truck or tractor for hauling freight, animals or boats.

TRUCK SERVICE/REPAIR - A building used for the storage, repair and servicing of all commercially registered vehicles and motorized equipment designed for on or off road use excluding passenger vehicles and pickup trucks and vans of 3/4 ton capacity and less. This use does not include truck or equipment body repairs and/or refueling.

USE – Synonymous with land use. The manner in which a parcel of land or structures on the land are used by parties in possession of the land. Any use not defined or otherwise provided for within this ordinance shall be deemed not allowed except by such variance and/or special permit procedures as herein provided.

VARIANCE – Such departure from the terms of this Ordinance as the Zoning Board of Appeals is empowered to authorize. **(See Article II).**

VENDING MACHINE – Any self-service device offered for public use which, upon insertion of a coin, coins, token, paper currency, computer or magnetic tape card, or by other means dispenses servings of food or beverage, either in bulk or in package, or dispenses cash, products or services, except newspapers and publications protected by the privileges of the First Amendment of the United States Constitution; or which orders, instructs, or authorizes a financial institution to debit or credit an account or provide financial information relating to an account.

WETLANDS – Any marsh, swamp, bog, meadow or other low-lying area which is covered in part by natural non-flood water during a portion of the year and as further specified by the Massachusetts Wetlands Protection Act, and/or the Worcester Wetlands Protection Ordinance, as amended.

YARD, FRONT – An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the principal building.

YARD, REAR – An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the principal building.

YARD SALE – The sale or offering for sale to the general public of over five items of personal property on any portion of a lot in a residential district, whether within or outside any building. Yard sales may be conducted on the premises of the owner or tenant, provided said sale does not occur more than three (3) days per year and all sale goods shall be limited to personal property used previously by the occupant.

YARD, SIDE – An open space between the principal building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot to the nearest point of the principal building.

ARTICLE II ADMINISTRATION AND PROCEDURE OF ENFORCEMENT

Section 1 – Administrative Authority

This Ordinance shall be interpreted, administered and enforced by the Director of Code Enforcement. The interpretation and application of the provisions of this Ordinance shall be held to be the minimum requirements adopted.

- (A) For the purposes of the Worcester Zoning Ordinance, the Director of code Enforcement and the Building Commissioner shall be considered to be one and the same, with roles and responsibilities as described for both titles.

Section 2 – Building Permits

- A. The Director of Code Enforcement shall withhold a permit for the construction, alteration or moving any building or structure if the building or structure as constructed, altered or moved would be in violation of this Ordinance or any amendment thereof. No permit or license shall be granted for a new use of a building, structure or land which would be in violation of this Ordinance. No permit or license shall be granted for use of a building, structure or land which requires site plan review unless such approval has been secured in accordance with **Article V** Site Plan Review.
- B. All applications for building permits shall be accompanied by such plan or plans drawn to scale and showing the locations and dimensions of the lot to be built upon and such other information as may be deemed necessary by the Director of Code Enforcement to determine compliance with the provisions of this Ordinance. The Director of Code Enforcement shall promulgate regulations relative to this authority and shall file a copy of the regulations with the City Clerk.
- C. Construction or operations under a building permit shall conform to any subsequent amendment(s) of this Ordinance unless the use or construction is commenced within a period of not more than six (6) months after the issuance of the building permit and unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
- D. In the determination of whether a private way qualifies as a STREET under clause (c) of the definition in Article I, the Director of Code Enforcement may require the building permit applicant to first obtain the Worcester Planning Board's approval of the way pursuant to **G. L. c. 41, §81G**, if the Planning Board has not previously ruled thereon. The Planning Board's decision in such matter shall be binding on the Director of Code Enforcement.

Section 3 – Violations

- A. If the Director of Code Enforcement shall be informed, or have reason to believe that any provision of this Ordinance or any permit issued there-under has been, is being, or is likely

to be violated, he shall make or cause an investigation to be made of the facts, including an inspection of the property where the violation may exist. If he finds any violation, he shall give immediate notice in writing to the owner or his duly authorized agent, and to the occupants of the premises, and order that such violation immediately cease. Where it becomes necessary to effectively enforce this Ordinance, he may institute such legal process as deemed advisable. In the prosecution of any such action he shall be given the services of the city law department. The Director of Code Enforcement may take any other action as provided by law.

- B. If the Director of Code Enforcement is requested in writing to enforce a zoning ordinance against any person allegedly in violation of the same and the Director of Code Enforcement declines to act, he shall notify, in writing, the party requesting such enforcement of any action or refusal to act, and the reasons thereof, within fourteen (14) days of receipt of such request. Any such request not acted upon within 14 days shall be deemed denied.

Section 4 – Penalty

Any person violating any provisions of this Ordinance, or amendments thereof, or any of the conditions under which a special permit or variance is issued, may be fined not more than three hundred dollars (\$300.00) for each offense. Each day that such a violation continues shall constitute a separate offense.

Section 5 – Zoning Coordination

The zoning coordination function shall be performed by the Executive Office of the City Manager Planning & Regulatory Services Division, or such other city agency or officer as may from time to time be designated in the Revised Ordinances, Part II, Organization of City Agencies. The zoning coordination function shall include such duties, responsibilities and powers as are herein provided, including serving as Keeper of the Records for the Zoning Board of Appeals and Planning Board for their respective functions under this Ordinance and amendments thereto, and such other duties as determined by the Zoning Board of Appeals.

Section 6 - Zoning Board of Appeals

Establishment – References in this Ordinance to the Zoning Board of Appeals shall mean the agency of the City established under **Article VI** of the Home Rule Charter and codified in the “*Organization of City Agencies*” portion of the Revised Ordinances of 1996.

- A. Duties of the ZBA – The ZBA is authorized to do the following:

1. Appeals

The ZBA shall hear and decide appeals by (i) any person aggrieved by reason of their inability to obtain a permit or enforcement action from any administrative officer under the provisions of **M.G.L. c. 40A**, and this Ordinance, (ii) the Central

Massachusetts Central Regional Planning Commission, (iii) any person, including an officer or board of the City or of an abutting city or town, aggrieved by an order or decision of the inspector of buildings, or other administrative official in violation of any provision of **M.G.L. c.40A** or this Ordinance.

2. Special Permits

Except for those special permits expressly assigned to the Planning Board in **Article II, Section-7**, The Zoning Board of Appeals shall be the Special Permit Granting Authority (SPGA) for all special permits.

Criteria. Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the city or the neighborhood. In addition to any specific factors that may be set forth in this Ordinance, the determination by the SPGA shall be made within the context of the characteristics of the site and its vicinity, and shall include consideration of each of the following:

- (a) Social, economic, or community needs that are served by the proposal;
- (b) Traffic flow and safety, including access, parking and loading areas;
- (c) Adequacy of utilities and other public services;
- (d) Neighborhood character and social structure;
- (e) Impacts on the natural environment; and
- (f) Potential fiscal impact, including city services needed, tax base, and employment.

All such permits shall be subject to general or specific provisions, if any, set forth therein, and may contain conditions, safeguards and limitation of time or use. **(See M.G.L. Ch. 40A, § 9)**

3. Variances

The ZBA, as Permit Granting Authority, may grant upon appeal or petition with respect to particular land or structures, a variance from the dimensional terms of this Ordinance. The ZBA may grant a variance only when all statutory requirements are met, including the following findings:

- a) A literal enforcement of the provision of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.
- b) The hardship is owing to circumstances relating to the soil conditions, shape and/or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
- c) Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this Ordinance.
- d) The extent of the dimensional variance granted as it relates to floor space, bulk, number of occupants or other relevant measures shall be no greater than the minimum necessary to provide relief from the statutory hardship.

4. Pre-Existing Nonconforming Uses

The ZBA, as Permit Granting Authority, may permit the alteration, extension or change of a pre-existing nonconforming use or structure pursuant to **Article XV**.

B. Filing of Appeals and Petitions to the ZBA

- 1. Appeals to the ZBA shall be taken within thirty (30) days from the date of the order or decision which is being appealed, by filing a notice of appeal (in as many copies as are required by the ZBA) specifying the grounds thereof, with the City Clerk and the Executive Office of the City Manager Planning & Regulatory Division. The Planning & Regulatory Division shall forthwith transmit copies thereof to such officer or board whose order or decision is being appealed, and to the ZBA. Such officer or board shall forthwith transmit to the ZBA all documents and papers constituting the record of the case in which the appeal is taken.
- 2. All appeals, applications, or petitions to the ZBA shall be in writing and in such form as prescribed by the ZBA. All applications, or petitions shall contain a written statement from the Director of Code Enforcement detailing why the petition or application is being filed, what sections of the Zoning Ordinance apply, and if a special permit and/or variance is required.
- 3. Upon receipt of any filed documents, the Planning & Regulatory Division shall transmit seven (7) copies of each appeal, application or petition to the ZBA, one (1) copy to the Director of Code Enforcement, [Deletion] one (1) copy to the Director of Public Health, two (2) copies to the Department of Public Works & Facilities: one (1) copy to the Engineering Services Division, and one (1) copy to the Parks and Recreation Division, one (1) copy to the Planning Board, one (1) copy to the Conservation Commission, not more than three (3) days after the date of filing for such appeal, application or petition.

Section 7 – Planning Board

Establishment – References in this Ordinance to the Planning Board shall mean the agency of the City established under **Article VI** of the Home Rule Charter and codified in the “*Organization of City Agencies*” portion of the Revised Ordinances of 1996.

A. **Duties of the Planning Board – The Planning Board is authorized to do the following:**

1. **Special Permits**

The Planning Board shall be the Special Permit Granting Authority (SPGA) for all special permits issued under Article IV, Section-8(F), Private Driveways; Article IV, Section-13, Wind Energy Conversion Facilities; Article IV, Section-14, Adaptive Re-Use of Public or Non-Profit School Buildings; and Articles VII, VIII, IX, X, XII, and XV. The Planning Board shall also be the Special Permit Granting Authority (SPGA) for all special permits issued in any Priority Development Site designated by the City Council pursuant to M.G.L. c. 43D.

The Planning Board, in exercising its role as an SPGA, shall be governed by the criteria set forth in **Article II, Section-6(A)(2)** relative to special permit applications reviewed by the ZBA.

2. **Site Plan Review**

The Planning Board shall review and approve site plan applications as designated under Article V in accordance with the terms therein.

Section 8 – Rules, Regulations and Fees

The ZBA and/or any SPGA are authorized to adopt such other rules and regulations as are not inconsistent with this Ordinance or **M.G.L. c. 40A** and as are deemed appropriate to the faithful execution of their duties, including a determination of fees.

Section 9 – Meetings, Notices, Hearings and Decisions

A. **Meetings**

Meetings of the ZBA and/or any SPGA shall be held at the call of the chairperson, or when called in such other manner as the ZBA or SPGA shall determine in its rules. The chairperson, or in his/her absence the acting chairperson, may administer oaths, summon witnesses, and call for the production of papers.

B. Notices

In all cases, notice of a public hearing shall be given by the Executive Office of the City Manager Planning & Regulatory Division by publication in a newspaper of general circulation in the city once in each of two (2) successive weeks; the first publication to be not less than fourteen (14) days before the day of the hearing and by posting such notice in a conspicuous place in City Hall for a period of not less than fourteen (14) days before the day of such hearing. In all cases, notice to parties of interest shall be sent by mail, postage prepaid. "Parties of interest" as used herein shall mean (i) the petitioner or appellant, (ii) abutters, (iii) owners of land directly opposite on any public or private street or way, and (iv) abutters to the abutters within three hundred (300) feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, (v) the Director of Code Enforcement, (vi) the Department of Public Works & Facilities Engineering Services Division and Parks and Recreation Division, (vii) the Planning Board, if applicable, and (viii) the planning board of every abutting city or town. The required publications and notices shall contain the name of the petitioner, a description of the area or premises, street address, or other adequate identification of the location, the date and place of the public hearing, the subject matter of the hearing, and the nature of action or relief requested.

C. Hearings

1. Special permits shall only be issued following public hearings held within sixty-five (65) days after filing of an application or petition with the relevant SPGA through the City Clerk. The SPGA shall render a decision within ninety (90) days following the close of said public hearing for which notice has been given, as set forth in the preceding **Section-9(B)**. Failure of the SPGA to take final action (filing decision in the City Clerk's office, **see Section-9(D)(2)**) within said ninety (90) days of the close of the public hearing may be deemed a grant of the special permit applied for. These time limits may be extended by written agreement, which shall be filed in the City Clerk's office.
2. Variances shall only be issued following public hearings held within sixty-five (65) days after filing of an application with the ZBA through the City Clerk. The ZBA shall render a decision within one hundred (100) days after the filing of an application for a variance. In accordance with **M.G.L. c. 40A, § 15**, failure of the ZBA to take final action (filing decision in the City Clerk's office) within said one hundred (100) days, may be deemed to be a grant of the variance applied for. These time limits may be extended by written agreement, which shall be filed in the City Clerk's office.
3. Authorization for the alteration, extension or change of a pre-existing nonconforming use or structure shall only be issued following public hearings held within sixty-five (65) days after filing of a petition by the applicant with the ZBA through the City Clerk. The ZBA shall render a decision within one hundred (100)

days after the filing of the petition for such authorization. In accordance with **M.G.L. c. 40A, § 15**, failure of the ZBA to take final action (filing decision in the City Clerk's office) within said one hundred (100) days, may be deemed to be a grant of the petition. These time limits may be extended by written agreement, which shall be filed in the City Clerk's office.

D. Decisions

1. The ZBA may, in conformity with the Massachusetts General Laws and the provisions of this Ordinance, make orders or decisions, reverse or affirm in whole or in part, or modify any order or decision, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.
2. The ZBA or SPGA shall cause to be made a detailed record of its proceedings, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact and setting forth clearly the reason or reasons for its decision and of its official actions, copies of all of which shall be filed within fourteen (14) days of its decision in the office of the City Clerk and shall be a public record, and notice of decisions shall be mailed forthwith by the ZBA or SPGA to the petitioner, applicant or appellant and to the parties of interest as listed in **Section-9(B)** and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice is to be sent. Each notice shall specify that appeals, if any, shall be filed within twenty (20) days after the date of filing of the decision in the office of the City Clerk.
3. Upon the granting of a variance, special permit or any extension, modification, or renewal thereof, the ZBA or SPGA shall issue to the owner and to the applicant, if other than the owner, a copy of its decision, certified by the ZBA or SPGA containing the name and address of the owner, identifying the land affected, setting forth compliance with the statutory requirements for the issuance of such variance and/or special permit and certifying that copies of the decision and all plans referred to in the decision have been filed with the Planning Board and the City Clerk. No variance, special permit or any extension, modification or renewal thereof shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty (20) days have elapsed after the decision has been filed in the office of the City Clerk and no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied, and if it is a variance or special permit which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed, a copy of the application for the special permit or petition for the variance accompanied by the certificate of the City Clerk stating the fact that the permit granting authority or special permit granting authority failed to act within the time prescribed and no appeal has been filed and that the grant of the application or petition resulting from such failure to act has become final or that if an appeal has been filed, that it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds

and indexed in the grantor index under the name of the owner of record or, in the case of registered land, is recorded and noted on the owner's certificate and a copy of such recordation is filed with the Director of Code Enforcement.

4. Upon the approval of a petition to alter, extend or change a pre-existing nonconforming use or structure, the ZBA shall issue to the owner and to the applicant, if other than the owner, a copy of its decision, certified by the ZBA containing the name and address of the owner, identifying the land affected, setting forth compliance with the statutory requirements for the approval of such petition and certifying that copies of the decision and all plans referred to in the decision have been filed with the City Clerk. No approval to alter, extend or change a pre-existing nonconforming use or structure shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty (20) days have elapsed after the decision has been filed in the office of the City Clerk and no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied, and if it is a petition which has been approved by reason of the failure of the ZBA to act thereon within the time prescribed, a copy of the petition accompanied by the certificate of the City Clerk stating the fact that the ZBA failed to act within the time prescribed and no appeal has been filed and that the grant of the petition resulting from such failure to act has become final or that if an appeal has been filed, that it has been dismissed or denied.
5. If the activity authorized by a special permit granted by the ZBA or SPGA is not initiated within one (1) year of the date of grant of such special permit except in the case of phased construction as approved by the ZBA or SPGA and/or if the activity is not completed within two (2) years, then the special permit shall lapse unless the Director of Code Enforcement makes a determination that the failure to complete was for good cause. Otherwise, after a lapse, the special permit may be re-established only after notice and a new hearing pursuant to this Ordinance. The foregoing timeframes shall be extended to include such time as required to pursue or await the determination of an appeal referred to in **Section-9(E)**, below.
6. Construction or operations authorized by a building or special permit shall conform to any subsequent amendment(s) of this Ordinance unless the use or construction is commenced within a period of not more than six (6) months after the issuance of the permit and in the case of construction, it is continued through to completion as continuously and expeditiously as is reasonable.
7. Variances shall only be issued following public hearings by the ZBA. Said variance shall deal with respect to particular land or structures where the ZBA specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this Ordinance would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without

nullifying or substantially derogating from the intent or purpose of this Ordinance. If the rights authorized by a variance are not exercised within one (1) year of the date of grant of such variance they shall lapse; provided, however, that the permit granting authority in its discretion and upon written application by the grantee of such rights may extend the time for exercise of such rights for a period not to exceed six (6) months; and provided further, that the application for such extension is filed with such permit granting authority prior to the expiration of such one year period. If the permit granting authority does not grant such extension within thirty (30) days of the expiration of the date of application therefore, and upon the expiration of the original one year period, such rights may be re-established only after notice and a new hearing pursuant to this Ordinance, (see M.G.L. Ch. 40A, §10).

E. Judicial Review

Any person aggrieved by a decision or the failure to take final action by the ZBA or SPGA, may seek judicial review pursuant to **M.G.L. c. 40A, § 17**.

ARTICLE III ZONING DISTRICTS

Section 1 – Districts

For the purpose of this Ordinance the City of Worcester is hereby divided into the following districts.

RESIDENCE DISTRICTS

MINIMUM LOT SIZE

RS-10:	Residence, Single Family	10,000 square feet
RS-7:	Residence, Single Family	7,000 square feet
RL-7:	Residence, Limited	7,000 square feet
RG-5:	Residence, General	5,000 square feet

BUSINESS DISTRICTS

FLOOR AREA RATIOS

(Building/land)

BO-1.0:	Business, Office	1 square foot/ 1 square foot
BO-2.0:	Business, Office	2 square feet/ 1 square foot
BL-1.0:	Business Limited	1 square foot/ 1 square foot
BG-2.0:	Business, General	2 square feet/ 1 square foot
BG-3.0:	Business, General	3 square feet/ 1 square foot
BG-4.0:	Business, General	4 square feet/ 1 square foot
BG-6.0:	Business, General	6 square feet/ 1 square foot

INDUSTRIAL PARK DISTRICTS

IP-0.33:	Light Industrial	1 square foot/ 3 square feet
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MANUFACTURING DISTRICTS

ML-0.5:	Manufacturing, Limited	1 square foot/ 2 square feet
ML-1.0:	Manufacturing, Limited	1 square foot/ 1 square foot
ML-2.0:	Manufacturing, Limited	2 square feet/ 1 square foot
MG-0.5:	Manufacturing, General	1 square foot/ 2 square feet
MG-1.0:	Manufacturing, General	1 square foot/ 1 square foot
MG-2.0:	Manufacturing, General	2 square feet/ 1 square foot

INSTITUTIONAL DISTRICTS

IN-S:	Institutional, Educational
IN-H:	Institutional, Medical

AIRPORT DISTRICT

A-1: Airport

OPEN SPACE ZONES

OS-P: Parks
OS-C: Conservation Areas

OVERLAY DISTRICTS

Overlay districts, as are provided for in other Articles of this Ordinance, are as follows:

FP: Floodplain
AE: Airport Environs
WR: Water Resources Protection
AROD: Adaptive Re-use Overlay District
DSPD: Downtown/Blackstone Canal Sign Overlay District
BSOD: Blackstone River Parkway Sign Overlay District
USOD: Union Station View Corridor Sign Overlay District
CCOD: Commercial Corridors Overlay District

Section 2 – Zoning Map

The zoning districts are hereby established as shown on the Geographic Information System (GIS) map entitled “The Zoning Map of the City of Worcester,” dated February 6, 2007, and amendments thereto, which map, with all explanatory matter thereon and including amendments thereto, shall be deemed to be and is hereby made a part of this Ordinance.

Section 3 – Interpretation

- A. Where the Zoning Map is not clear, the following priorities and interpretations shall control:
1. Where the district boundary is indicated as a street, it is the center line of the Street, provided however, that the depth of the district shall be measured from the right of way line of the street that existed at the time the district was created.
 2. Where the district boundary is indicated as a watercourse it is the centerline of the watercourse.
 3. Where a district boundary line divides a lot or crosses un-subdivided property, the origin and length of such boundary shall be determined by the Director of Code Enforcement utilizing the Geographic Information System (GIS) Map.
 4. The Zoning Map shall be considered accurate to the nearest foot.

5. If district or boundary's accuracy is challenged, or the Zoning Map thought to be in error, then the language of the City Council Ordinance, or any amendments thereto, shall hold.

ARTICLE IV USE REGULATIONS

Section 1 – Application

- A. No building, structure or land, in any district, may be used, erected, altered or expanded, in whole or in part, for any use not expressly permitted in that district unless as a permitted accessory use pursuant to **Article IV, Section-8**. Uses permitted in a district are permitted to occur together as primary uses for a building, structure or land with applicable regulations applied proportionally to each.
- B. Lots in two (2) or more districts may have uses permitted in the district only on that portion of the lot within the district.
- C. Those uses permitted in certain districts only upon grant of a special permit as specified herein may be carried on only upon grant of the special permit.
- D. Where a particular use does not, in the interpretation of the Director of Code Enforcement, fall within a permitted category for that district, it shall be excluded in that district unless it can be established to the satisfaction of the Director of Code Enforcement, that it falls within one or both of the following categories:
 - 1. Said use was lawfully in existence on the effective date of this Ordinance and can qualify as a privileged nonconforming use in accordance with law and the provisions of **Article XVI** of this Ordinance.
 - 2. Said use has been granted a special permit and all the conditions of the special permit or variance have been satisfied.

Section 2 – Permitted Uses

In each zoning district, the use of land, buildings and structures shall be regulated as set forth in this Ordinance. A use listed in **Table 4.1** is permitted only in such district(s) under which such use is denoted by the letter “Y.” If denoted by the letters “SP”, a use may be permitted in such district upon the grant of a special permit. If denoted by the letter “N”, a use is not permitted in such district. The “Notes to **Table 4.1**”, provided at the end hereof, modify the permitted uses as shown on **Table 4.1** and have the same force for regulating uses in each zoning district that **Table 4.1** has.

TABLE 4.1 - PERMITTED USES BY ZONING DISTRICTS –RESIDENTIAL USE

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
1. Bed and Breakfast Establishment	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2. Continuing care retirement community	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	SP	SP	N
3. Dormitory	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	N
4. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Fraternity/sorority/ cooperative residence	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	N
6. Group residence (general or limited)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Limited Residential Hospice House	SP	SP	SP	SP	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Lodging house	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
9. Mobile homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
10. Multi-family dwelling, high rise	N	N	N	Y	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N	SP	N
11. Multi-family dwelling, low rise	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	SP	SP	N
12. Single-family attached dwelling	N	N	SP	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
13. Single-family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
14. Single-family semi-detached dwelling	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
15. Temporary shelter	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
16. Three-family detached dwelling	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	N
17. Two-family detached dwelling	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	N
18. Loft, Creative Entrepreneur	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N
Y – Yes; N – No; SP – Special Permit																					

PERMITTED USES BY ZONING DISTRICTS – Table 4.1
GENERAL USE

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
1. Urban Farm	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Cemetery, crematory, memorial park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3. Clinic	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	N	Y	N
4. Club, lodge, other private grounds (non-profit and private)	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	N	N	N
5. Day Care Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. Heliport	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Y
7. Library/Museum (non-profit)	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	Y	Y	N
8. Library/Museum (profit)	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	N	N	N
9. Licensed hospital, Sanitarium	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	N
10. Non-accessory residential parking	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
11. Non-residential parking facility (non-accessory)	N	N	N	N	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
12. Nursing or convalescent home/institution/facility	N	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	N
13. Open lot storage of more than one (1) unregistered automobile in excess of (7) seven days	N	N	N	N	N	N	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP	N	N	N	N
14. Personal Wireless Service Facilities Interior-Mounted and Side-Mounted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
15. Personal Wireless Service Facilities Roof-Mounted, Ground-Mounted, and Structure-Mounted	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Y – Yes; N – No; SP – Special Permit																					

PERMITTED USES BY ZONING DISTRICTS – Table 4.1
GENERAL USE - Continued

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
16. Place of worship	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
17. Radio/TV Transmission Tower	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	N	N
18. Recreational/service facility (non-profit)	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	Y	Y	N
19. Religious or educational use (EXEMPT)(See Art. XVII; M.G.L.c.40A, s.3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
20. Schools (K-12, college, University, technical institute) non-profit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
21. Schools (vocational, professional, other) profit	N	N	N	N	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
22. Shooting Ranges – Indoor/Outdoor (see note 11)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
23. Teen/Youth Center	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
24. Transformer, pumping station, sub-station, telephone exchange	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
25. Wind Energy Conversion Facilities, Large	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
26. Wind Energy Conversion Facilities, Small	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
27. Meteorological Tower (MET) – 85’ or less in height	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
28. Meteorological Tower (MET) – greater than 85’ in height	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
29. Community Garden	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
30. Farmers’ Market	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y – Yes; N – No SP – Special Permit																					

**PERMITTED USES BY ZONING DISTRICTS – Table 4.1
BUSINESS USES**

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
1. Adult entertainment establishments	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N
2. Animal hospital, clinic, pet shop	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
3. Bank, credit union	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
4. Bank, credit union with drive thru	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
5. Bus station or terminal, RR passenger station	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
6. Food service (drive-thru)	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
7. Food service (excludes consumption/sale of alcoholic beverages)	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	SP	SP	Y
8. Food service (includes consumption/sale of alcoholic beverages) and/or providing dancing or entertainment	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	SP	SP	Y
9. Funeral undertaking establishment	N	N	SP	SP	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N
10. In-door recreation, health club-profit	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
11. Indoor rental & service of equipment for home and recreational uses	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
12. Kennel	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
13. Marina	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N
14. Motel, hotel, inn	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Y – Yes; N – No; SP – Special Permit																					

PERMITTED USES BY ZONING DISTRICTS – Table 4.1
BUSINESS USES - Continued

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
15. Motor vehicle/trailer/boat sales, rental	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
16. Motor vehicle service, repair, garage, display	N	N	N	N	N	N	SP	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	N	N	N	Y
17. Automobile Refueling Station	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP
18. Office, general (travel agency, auto driving school)	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
19. Office, professional	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N
20. Outdoor recreation (for Profit)	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
21. Package store (alcoholic beverage sale not to be consumed on premise)	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
22. Radio/TV studio	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
23. Research lab. w/o manufacturing abilities	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
24. Retail Food Sales	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	SP	SP	Y
25. Retail greater than 50% display space outdoors	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
26. Retail sales, including retail with incidental fabrication assembly	N	N	N	N	N	N	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	SP	SP	Y
27. Service shop, personal services	N	N	SP	SP	SP	SP	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	N	SP	SP	Y
28. Theatre, motion picture theatre, concert hall	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
29. Wholesale business or storage conducted entirely within an enclosed structure, excluding self-storage (with noise, dust, fumes, gases and odors confined to the premises).	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Y – Yes; N – No; SP – Special Permit																					

PERMITTED USES BY ZONING DISTRICTS – Table 4.1
BUSINESS USES - Continued

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
30. Registered Marijuana Dispensary (provided, not within 300 feet of a residential district n BG and MG districts. See Notes to Table 4.1, Note 13)	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N
31. Registered Marijuana Dispensary without cultivation and within 300 feet of a residential district (See, Notes to Table 4.1, Note 13)	N	N	N	N	N	N	N	SP	SP	SP	SP	Y	Y	Y	SP	SP	SP	N	N	Y	Y
32. Marijuana Cultivator	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N	N	N	SP
33. Marijuana Independent Testing Laboratory/Marijuana Research Facility	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	SP	SP
34. Marijuana Product Manufacturer	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP
35. Marijuana Storefront Retailer/Marijuana Delivery Only Retailer	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
36. Marijuana Transporter	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N	N	N	N
37. Micro-Business	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP
38. Club, lodge, other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
39. Self-Storage	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N
Y – Yes; N – No; SP – Special Permit																					

**PERMITTED USES BY ZONING DISTRICTS – Table 4.1
MANUFACTURING USE**

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
1. Accessory storage of flammable liquids/gases/ explosives (excluding residential use up to 1,000 gallons)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
2. Auction house	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
3. Auto/truck body or paint shop	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N
4. Flea Market	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N	N	N	N
5. Manufacturing, assembly, processing, packaging, research and other industrial operations, including alternative and/or renewable energy systems, provided standards in Notes to Table 4.1, Note (7) are met. (See, Notes to Table 4.1, Note (12))	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
6. Manufacturing, assembly, processing, packaging or other industrial operations not otherwise permitted above, including alternative and/or renewable energy systems (See, Notes to Table 4.1, Note (12)), provided there will not be a nuisance of such magnitude as to prevent a reasonable use of nearby premises for the purpose for which they are zoned	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N	N	N
7. Motor freight terminal; truck/trailer/bus storage or servicing	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	Y	Y	Y	N	N	N	SP
8. Open lot storage, underground storage, salvage recycling operations, refuse transfer station facility: includes flammable liquids/gas	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N	N	N	SP
9. Rail freight terminal & accessory storage place	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N
Y – Yes; N – No SP – Special Permit																					

PERMITTED USES BY ZONING DISTRICTS – Table 4.1
MANUFACTURING USE - Continued

	RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1	ML 2	MG 0.5	MG 1	MG 2	IP 0.33	IN S	IN H	A 1
10. Rendering works and slaughter house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11. Stable	N	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N	N	N	N
12. Steam laundry, dry cleaning, rug cleaning establishment or plant	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
13. Storage of materials and equipment not enclosed buildings (excluding flammable liquids, gas and/or explosives)	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N
14. Truck sales/agencies/showroom	N	N	N	N	N	N	N	SP	SP	SP	N	Y	Y	Y	Y	Y	Y	N	N	N	N
15. Truck servicing and repair garages	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N
16. Research and Development Facility with Manufacturing Abilities (See, Notes to Table 4.1, Note (12))	N	N	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y – Yes; N – No SP – Special Permit																					

TABLE 4.1

Permitted Uses by Zoning Districts

Notes to Table 4.1

- Note 1.** A machine shop or other noisome activity accessory to a school or education center building, which is located in, or within two hundred (200) feet of a Residential or Business Zoning District, shall confine its noise substantially on-site.
- Note 2.** In Residence or Business Office districts no commercial greenhouse or outdoor storage of fertilizer may be within fifty (50) feet of any lot line.
- Note 3.** Where public garages, auto-body shops or paint shops are allowed, all washing, lubricating and repairs must be carried on inside a building. All outside storage of wrecked vehicles or parts shall be screened from the street and neighborhood. Any structure housing repairs shall be designed to confine noise substantially to the premises; any flashing, fumes, gases, smoke and vapor shall be effectively confined to the premises.
- Note 4.** Where an animal hospital, clinic or shelter, kennel or pet shop is allowed, no outdoor animal runs may be located within two hundred (200) feet of a Residential District.
- Note 5.** Where open lot storage of new building materials, contractor's equipment, machinery or similar materials is allowed, any material, except equipment or machinery stored in unenclosed premises to a height greater than four (4) feet above grade level, shall be surrounded by a visual barrier.
- Note 6.** Where open lot storage of coal, coke, sand or other solid fuel, or similar material, or storage of such material in a silo or hopper, or open lot storage, handling or bailing of second hand lumber or other used building materials, metals, junk, scrap, paper, rags, un-repaired or un-cleaned containers, or other articles of salvage wrecking or dismantling of motor vehicles, or wholesale storage of flammable liquids or gas is allowed, all dust and dirt incident to storage or handling shall be effectively confined to the premises. All storage of salt must be under waterproof cover and placed upon an impervious surface to prevent leaching.
- Note 7.** In ML, MG, BG and IP districts where manufacturing, assembly, processing, packaging, research or other industrial operations are allowed as a matter of right, all resulting odors, gases and particulate matter must be effectively confined to the premises or so disposed of so as to avoid any air pollution; and that all noise, vibration or flashing should not be perceptible normally without instruments either at a point more than three hundred and fifty (350) feet from the premises at any point within the nearest residential district or more than one hundred fifty (150) feet beyond the nearest residential district boundary, whichever point is nearer to the premises.

- Note 8.** In all districts, permitted uses involving biomedical research must conform to City of Worcester Revised Ordinances of 1996, Chapter 8 – Regulations relative to Biomedical Research in the City of Worcester. This Chapter applies to all institutions which experiment with Recombinant DNA (RDNA) technology. All use of RDNA by institutions in the city of Worcester shall be undertaken only in conformity with current and applicable National Institutes of Health (NIH) of the U.S. Department of Health and Human Services guidelines.
- Note 9.** For licensed group homes under **M.G.L. Chapter 40A, Section-3**, the City must adhere to State mandates relative to their siting and control. Notwithstanding any provisions to the contrary, group homes for mentally and physically disabled persons shall be permitted in all zones in accordance with State law.
- Note 10.** In addition to the special permit review criteria in **Article II**, a Limited Residential Hospice House shall also conform to the following conditions in order to be eligible for grant of a special permit; a) no more than two (2) persons unrelated by marriage may live in each bedroom within the Limited Residential Hospice House; b) there shall be a maximum of ten (10) bedrooms in the Limited Residential Hospice House; c) no external signs shall be placed on the property, except with the approval of the Board of Appeals; and d) the maximum number of hospice residents in the limited residential hospice house shall not exceed sixteen (16) in number.
- Note 11.** No shooting range or gallery, whether indoor or outdoor, licensed under the provisions of General Laws, **Chapter 140, Section-56A and/or Section-131**, shall be located within one thousand feet of any exterior property line of the real property comprising a public elementary, vocational or secondary school or within one hundred feet of a public park or playground.
- Note 12.** The permitting process for Research and Development Facilities related to alternative and/or renewable energy industry and for manufacturing of the alternative and/or renewable energy systems will be carried out using a framework of the Massachusetts General Laws, Chapter 43D: Expedited Permitting, except that the permit review and decision period shall be completed within 365 days and shall not require designation as a Priority Development Site.
- Note 13.** No Registered Marijuana Dispensary, with or without cultivation operations shall be sited within a radius of three hundred feet of a public or private, primary or secondary school, licensed daycare center, public library, public park or playground, or another RMD. The 300' distance under this note shall be measured in a straight line from the nearest point of the facility in question to the nearest point of the proposed RMD.
- Note 14.** Except for the conversion of a Registered Marijuana Dispensary to an Adult Use Marijuana Establishment, no Marijuana Establishment shall be sited within a radius of five hundred feet of a public or private, primary or secondary school, licensed daycare center, public library, public park or playground, nor for a Marijuana Storefront Retailer sited with a radius of five hundred feet of another Marijuana Storefront Retailer. The 500

foot distance under this note shall be measured in a straight line from the nearest point of the facility in question to the nearest point of the proposed Marijuana Establishment.

- Note 15.** A Club, lodge, other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products shall obtain a special permit and conform to the special permit requirements set forth in Article IV, Section 15 relative to Adult Use Marijuana.
- Note 16.** A Marijuana Product Manufacturer or a Micro-Business located in a Business zoning district is limited in size to no more than 5,000 square feet, excluding parking areas.
- Note 17.** In addition to the special permit review criteria in Article II, the SPGA shall approve a new or expanded self-storage facility only upon additionally finding that (1) demand for self-storage exists both locally in proximity to the proposed site as well as overall in the city as demonstrated by a current market assessment; (2) that conditions make the site poorly suited for other permitted uses; (3) that adequate access can be provided without adversely affecting neighboring uses or the public realm, and (4) that structures with architectural or historical integrity will be appropriately preserved or improved, and that no such structures have been demolished within the past five (5) years to prepare the site for redevelopment.
- Note 18.** Use allowances and restrictions specified by any overlay district, including but not limited to the Commercial Corridor Overlay District, Adaptive Reuse Overlay District, and Water Protection Overlay District, shall take precedence over the designations in Table 4.1, as applicable.

Section 3 – Regulatory Provisions for Air Pollution

No person shall construct, substantially reconstruct or alter any facility that may cause or increase a condition of air pollution without the approval of the Massachusetts Department of Environmental Protection. (See M.G.L. Ch. 111)

Section 4 – Dimensional Controls

The dimensional controls set forth in **Table 4.2** shall apply to land uses in each district, except in the case of uses specifically exempted or excepted therefrom by law or by applicable provisions of this Ordinance.

TABLE 4. 2 -PERMITTED DIMENSIONS BY DISTRICT

DISTRICT	USE	LOT		YARD SETBACKS			HEIGHT		FLOOR TO AREA RATIO (Maximum)
		AREA (Minimum SF)	FRONTAGE (Minimum linear ft.)	FRONT	SIDE ¹	REAR			
				Minimum depth (linear ft.)			Maximum in stories ²	Maximum in ft.	
RS-10	Single-family detached	10,000	80	25	10	20	2+	35	NA
	Limited Residential Hospice House	40,000	80						
	Other permitted	10,000	80	25	20	50			0.3 to 1
RS-7	Single-family detached	7,000	65	20	8	20	2+	35	NA
	Limited Residential Hospice House	30,000	65	25	10	20			
	Other permitted	7,000	65	25	20	50			0.4 to 1
RL-7	Single-family detached	7,000	65	20	8	20	2+	35	NA
	Single-family semi-detached	4,000 per du	35 per du						
	Single-family, attached	3,000 per du	25 per du						
	Two-family dwelling	8,000	70						
	Three-family dwelling	9,000	75			3+	50		

¹Not applicable to that portion of a semi-detached or attached single-family dwelling, where permitted, that shares a party wall or a double wall on or along a common side lot line with an adjacent unit.

² These designations indicate a height in stories plus an attic, as herein defined. The designation 2+ indicates a maximum of 2 habitable stories with a non-habitable attic and garage underneath, if provided. The story containing the garage is not considered habitable if the garage area occupies 50% or more of the entire story.

PERMITTED DIMENSIONS BY DISTRICT

TABLE 4.2 - Continued

DISTRICT	USE	LOT		YARD SETBACKS			HEIGHT		FLOOR TO AREA RATIO (Maximum)
				FRONT	SIDE ¹	REAR			
		AREA (Minimum SF)	FRONTAGE (Minimum linear ft.)	Minimum depth (linear ft.)			Maximum in stories ²	Maximum in ft.	
RL-7 Cont.	Multi-family dwelling, low rise - first unit	7,000	65	20	10	20	NA	NA	NA
	MFD, additional unit, low rise	2,000 per du	plus 5' per du to total of 140'	NA	NA	NA	3+	50	
	Limited Residential Hospice House	20,000	65	25	10	20	3+	50	NA
	Other residential permitted	7,000		20	10	20		45	
	Other non-residential	7,000		20	20	20		45	0.5 to 1
RG-5	Single-family detached	5,000	50	15	8	15	2+	35	NA
	Single-family semi-detached	3,000 per du	30 per du						
	Single-family, attached	2,200 per du	20 per du						
	Two-family dwelling	6,000	55						
	Three-family dwelling	7,000	60	15	8	8	3+	50	
	Multi-family dwelling, first unit	5,000	50	15	10	15	NA	NA	
	MFD, additional unit, low rise	1,000 per du	plus 5' per du to total of 125'	NA	NA	NA	3+	50	
	MFD additional unit, high rise	750 per du	plus 5' per du to total of 100'				8+	90	

¹Not applicable to that portion of a semi-detached or attached single-family dwelling, where permitted, that shares a party wall or a double wall on or along a common side lot line with an adjacent unit.

² These designations indicate a height in stories plus an attic, as herein defined. The designation 2+ indicates a maximum of 2 habitable stories with a non-habitable attic and garage underneath, if provided. The story containing the garage is not considered habitable if the garage area occupies 50% or more of the entire story.

PERMITTED DIMENSIONS BY DISTRICT

TABLE 4.2 - Continued

DISTRICT	USE	LOT		YARD SETBACKS			HEIGHT		FLOOR TO AREA RATIO (Maximum)
				FRONT	SIDE ¹	REAR			
		AREA (Minimum SF)	FRONTAGE (Minimum linear ft.)	Minimum depth (linear ft.)			Maximum in stories ²	Maximum in ft.	
RG-5 Cont.	Limited Residential Hospice House	15,000	50	20	10	10	3+	50	NA
	Other residential permitted	5,000	50	15		15		45	
	Other non-residential	5,000	50						1 to 1
BO-1.0	Residential ³ · Non-residential	5,000 NA	40 per du ⁴ NA	15	10	10	3+	40	1 to 1
BO-2.0									2 to 1
BL-1.0	Residential ³ · Non-residential	5,000 NA	40 per du ⁴ NA	10	10	20	3+	40	1 to 1
BG-2.0	Residential ³ · Non-residential	5,000 NA	40 per du ⁴ NA	NA	NA	15	NA	50	2 to 1
BG-3.0						10		100	3 to 1
BG-4.0								150	4 to 1
BG-6.0								NA	6 to 1

¹Not applicable to that portion of a semi-detached or attached single-family dwelling, where permitted, that shares a party wall or a double wall on or along a common side lot line with an adjacent unit.

² These designations indicate a height in stories plus an attic, as herein defined. The designation 2+ indicates a maximum of 2 habitable stories with a non-habitable attic and garage underneath, if provided. The story containing the garage is not considered habitable if the garage area occupies 50% or more of the entire story.

³ In BO, BL, BG - 2 and BG – 3 Districts, for brand new residential uses, at least 10% of the lot area must be set aside for recreational purposes, excluding the required five foot buffer.

⁴ But not more than two hundred (200) feet.

PERMITTED DIMENSIONS BY DISTRICT

TABLE 4.2 – Continued

DISTRICT	USE	LOT		YARD SETBACKS			HEIGHT		FLOOR TO AREA RATIO (Maximum)
		AREA (Minimum SF)	FRONTAGE (Minimum linear ft.)	FRONT	SIDE ¹	REAR	Maximum in stories ²	Maximum in ft.	
				Minimum depth (linear ft.)					
IP-0.33	All	75,000	200	25	25	25	NA	50	0.33 to 1
ML-0.5	All	NA	NA	25	NA	25	NA	50	0.5 to 1
ML-1.0				10		15			1 to 1
ML-2.0						25		NA	2 to 1
MG-0.5	All	NA	NA	25	NA	25	NA	50	0.5 to 1
MG-1.0				15		15		NA	1 to 1
MG-2.0									2 to 1
IN-S	All	NA	NA	15	10	10	NA	NA	NA
IN-H									
A-1									

¹ Not applicable to that portion of a semi-detached or attached single-family dwelling, where permitted, that shares a party wall or a double wall on or along a common side lot line with an adjacent unit

² These designations indicate a height in stories plus an attic, as herein defined. The designation 2+ indicates a maximum of 2 habitable stories with a non-habitable attic and garage underneath, if provided. The story containing the garage is not considered habitable if the garage area occupies 50% or more of the entire story.

TABLE 4.2

Permitted Dimensions by District

Notes to Table 4.2

- Note 1.** Lot or yard areas may not be transferred from one (1) parcel of land to another in such a manner as to make either parcel nonconforming dimensionally.
- Note 2.** Lot or yard areas required for new buildings may not include lot or yard areas needed for the dimensional conformance of other buildings.
- Note 3.** Where minimum frontages are required, either of the following may be used, though in no case may any part of a lot have less than twenty (20) feet of access in any dimension.

- a) The width of the lot as measured along the street right of way line.
- b) In the case of a cul-de-sac, the width of the lot measured at the point of the least setback and on a line parallel with the street right of way line.

- Note 4.** On a lot where the frontage is on one (1) side of the street between two (2) intersecting streets and is part in a Residence District and part in a Business or Manufacturing District, the front yard depth in the Business or Manufacturing District for a distance of one hundred (100) feet from the district boundary shall not be less than the front yard depth specified for the Residence District.

- Note 5.** Substantial irregularity – No lot shall be created that is substantially irregular in shape. For the purposes of this section, a lot is “substantially irregular” if it has a regularity factor that is less than 0.4 as determined by the following formula:

$$R=16A/p^2$$

Where: R = regularity factor; A = area of the lot (in square feet); and p = perimeter of the lot (in feet).

The provisions of this section shall not apply to lots shown on plans recorded at the Worcester District Registry of Deeds before January 12, 2005. Lots shown on such plans shall not be considered to be nonconforming for the Article IV, Section 4, Table 4.2, Permitted Dimensions By District, Table 4.2, is hereby amended by purposes of this Ordinance.

- Note 6.** Alignment – Where the average front yard of two (2) or more existing buildings fronting on the same street on the same block and within a distance of one hundred fifty (150) feet of the applicant’s lot is five (5) feet less than the required front yard depth, then the average of the existing alignments shall be the required front yard depth for the applicant’s lot.

- Note 7.** The owner of a corner lot may designate either street lot line as the front lot line. Once so designated, it shall apply for all dimensional purposes. The exterior side yard of a corner lot shall not be less than:

In RS and RL districts	fifteen (15) feet
In RG districts	ten (10) feet
In BO districts	ten (10) feet
In BL, ML and MG districts,	one half (.5) the respective front yard requirements.

- Note 8.** Clear View of Intersecting Streets – In all districts with front yard set back requirements, in order to provide a clear view of intersecting streets to vehicles, there shall be a triangular area of clear vision formed by the two intersecting streets. The size of the triangular area is to be the minimum front set back for the district. On any portion of a lot that lies within the triangular area, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half (2.5) feet and ten (10) feet above the grade at the two street centerlines. The triangular area shall be formed by connecting three (3) points: the intersection of the two street right of way lines and the two (2) points along each street right of way line, at a distance from the intersecting point which is equal to the required front yard set back.
- Note 9.** In Business or Manufacturing districts where a side lot line abuts a Residence district, the side yard requirements of the Residence district shall apply.
- Note 10.** Waiver – The Zoning Board of Appeals may, by special permit, waive or modify the requirements for street access, the location of accessory parking and spacing and dimensional controls for a group of buildings designed and intended to remain under the same ownership and management where it is demonstrated that with such modification there will be provided light, air, sunlight, and amenities of a standard no lower than would be provided under said requirements.
- Note 11.** In BG-6.0 districts an additional floor space premium is allowed where off street parking is provided on-site of the building or within one thousand (1,000) feet of the facility it is to serve. The premium, six hundred (600) square feet of floor space for each parking space provided, may be used in computing the floor area ratio.
- Note 12.** Any new building, addition or substantial renovation of a building in the ML and MG use bordering an RS/RL/RG district must have a buffer to each abutting property of at least fifty (50) feet. Uses within the buffer shall be at an intensity no greater than fifty percent (50%) of that permitted in the district. Commencing on April 2, 1991, all subdivision of land for MG and ML purposes, which are border lots, must provide the fifty (50) feet buffer at the perimeter(s) of the parcel being subdivided.
- Note 13.** In Institutional Zones for educational institutions (IN-S), structures are required to be set back fifty (50) feet from the nearest property line. Any structure constructed between fifty-one (51) and one hundred (100) feet from the nearest property line, shall be no higher than the height limitation imposed by the abutting zoning district nearest to the structure to be built. The property line, for purposes of this note, shall be defined as the exterior boundary line of the Institutional property, as recorded on the deed, which separates the Institutional property from adjacent properties or streets.
- Note 14.** Any group home for mentally and physically disabled persons shall meet all the dimensional requirements of a single-family dwelling.
- Note 15.** Notwithstanding the minimum lot area provisions of Table 4.2 to the contrary, in an RG-5 District, for any undeveloped lot in existence by recorded deed or plan as of September 18, 2013, the minimum lot area shall be 4,000 square feet for the construction of single-family detached, single-family attached, single-family semi-detached, two-family and three family dwellings. All other dimensional requirements pertaining to RG-5 Districts remain unaltered by this provision.

Section 5 – Filling and Excavating of Earth

A. Filling or Dumping of Earth

1. The placing, filling or dumping of snow and ice or earth, including soil, loam, sand, gravel, clay, stone, quarried rock or other subsurface products, except water, is permitted in all districts if such placing, filling or dumping is entirely incidental to:
 - a) The construction of any structure for which a building permit has been issued.
 - b) The construction of ways within subdivisions and “more than one (1) building on a lot” projects, which have been approved by the Planning Board.
 - c) Utility construction in public and private ways and private property.
 - d) The routine landscaping (not including significant changes in topography) of a lot with a one (1) or two (2) family residence thereon by the owner thereof so long as the existing topography of the parcel in no location exceeds a 15% grade.
 - e) The construction of parking lots as approved under **Article IV, Section-7**.
2. During construction for any of the activities in **Section-5(A)(1)** above, all disturbed areas of land shall have erosion control to prevent damage to any adjacent properties. Erosion control methods shall be approved by the Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, and shall be installed prior to construction. The Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, may require certification by a registered professional engineer of erosion control methods prior to the issuance of any building permit.
3. All earth placing, filling or dumping incidental to the activities in **Section-5(A)(1)** above, shall have finished slopes at no greater than two and one half to one (2.5:1) without providing some form of slope protection or retaining walls. Any slope protection method or retaining wall shall receive the approval of the Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, prior to its installation. The Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, may require certification by a registered professional engineer of such protection prior to the issuance of any building permit.
4. All other earth placing, filling or dumping, including snow and ice, shall be permitted only upon grant of a special permit from the Zoning Board of Appeals. The Zoning Board of Appeals may issue a special permit for the placing, filling or dumping of earth or other material, including ice and snow, after a report by the Director of Public Health and the Conservation Commission subject to the following conditions:
 - a) Establishment of a time period to complete the filling operations but not more than two (2) years.
 - b) Not more than two (2) entrances-exits shall be allowed onto any one street.
 - c) At all stages of operation, proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties. During construction or filling operations on sites adjacent to or where drainage and

runoff will enter any natural stream, pond or culvert connected thereto, a berm will be constructed between the stream or pond and the construction site, with drainage channeled through a settling pool or catch basin to trap silt prior to entering the water body. If, when complete, the site is to be paved, all drainage shall be channeled through an approved catch basin before entering the water body.

- d) During the period of placing, filling or dumping, all necessary precautions shall be taken as deemed necessary by the Zoning Board of Appeals for the protection of pedestrians and vehicles.
 - e) When the placing, filling and/or dumping of earth are completed, the area is to be graded so that no finish grade shall be steeper than a slope of 2.5 horizontal to 1 vertical.
 - f) A layer of arable topsoil of a quality approved by the Director of Code Enforcement shall be spread over the clean fill to a minimum of four (4) inches in accordance with the approved contour plan. The area shall be seeded with a suitable cover crop and maintained until the area is stabilized and approved by the Director of Code Enforcement.
 - g) All necessary precautions shall be taken to protect against any damage being done to surrounding land and to ensure that no dangerous conditions are created after completion.
 - h) Prior to any placing, filling or dumping of earth, site plans shall be submitted to the Zoning Board of Appeals containing the following:
 - i) Existing and proposed contours at intervals of two (2) feet.
 - ii) Estimated volume of earth to be dumped.
 - iii) Proposed truck access to the excavation.
 - iv) Names of abutters.
5. The Zoning Board of Appeals shall make a finding of approval, approval with conditions or disapproval. Any finding shall be in writing and shall be directed to one (1) or more of the standards provided above.

B. Earth Excavation

- 1. The removal of earth, including soil, loam, sand, gravel, clay, stone, quarried rock or other subsurface products except water, is permitted in all districts if such material is entirely incidental to:
 - a) The construction of any structure for which a building permit has been issued which specifies nature and extent of such earth removal.
 - b) The construction of ways within subdivisions and “more than one (1) building on a lot” projects, which have been approved by the Planning Board.
 - c) Utility construction in public and private ways and private property.

- d) The routine landscaping (not including significant changes in topography) of a lot with a one (1) or two (2) family residence thereon by the owner thereof, so long as the existing topography of the parcel in no location exceeds a 15% grade.
 - e) The construction of parking lots as approved under **Article IV, Section-7**.
- 2. During construction for any of the activities in **Section-5(B)(1)** above, all disturbed areas of land shall have erosion control for the protection of adjacent properties. Erosion control methods shall be approved by the Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, and shall be installed prior to construction. The Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, may require certification by a registered professional engineer of the erosion control methods prior to the issuance of any building permit.
 - 3. Any earth removal incidental to the activities in **Section-5(B)(1)** above, shall have finished slopes of no greater than two and one half to one (2.5:1) without providing some form of slope protection or retaining wall. Any slope protection method or retaining wall shall receive the approval of the Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, prior to its installation. The Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, may require certification by a registered professional engineer of slope protection prior to the issuance of any building permit.
 - 4. All other earth removal shall be permitted only upon grant of a special permit from the Zoning Board of Appeals. The Zoning Board of Appeals may issue a special permit for removal of earth after a report by the Commissioner of Public Health and the Conservation Commission subject to the following conditions:
 - a) Establishment of a time period to complete the removal operations but not more than two (2) years.
 - b) Existing topsoil not to be removed from the site until the area from which it was removed has been restored.
 - c) Not more than two (2) entrances – exits shall be allowed onto any one (1) street.
 - d) At all stages of operation proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties. During construction or soil removal, on sites adjacent to or where drainage and runoff will enter any natural stream, pond or culvert connected thereto, a berm will be constructed between the stream or pond and the construction site with drainage channeled through a settling pool or catch basin to trap silt prior to entering the water body. If when complete, the site is to be paved, all drainage shall be channeled through an approved catch basin before entering the water body.
 - e) During the period of excavation and removal, barricades and/or fences shall be erected as are deemed necessary by the Zoning Board of Appeals for the protection of pedestrians or vehicles.

- f) When excavations and removal operations or either of them is completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope 2.5 horizontal to 1 vertical.
- g) In restoring the excavated areas, topsoil shall be spread to a depth of four (4) inches and shall be seeded with a suitable cover crop and maintained until the area is stabilized and approved by the Director of Code Enforcement.
- h) Prior to any earth excavation, site plans shall be submitted to the Zoning Board of Appeals containing the following:
 - i) Existing and proposed contours at intervals of two (2) feet.
 - ii) Estimated volume of earth to be removed.
 - iii) Proposed truck access to the excavation.
 - iv) Names of abutters.
 - v) Ground water levels shall be indicated.
 - vi) Details of re-grading and re-vegetation of the site at conclusion of operations.
- 5. The Zoning Board of Appeals shall make a finding of approval, approval with conditions or disapproval. Any finding shall be in writing and shall be directed to one (1) or more of the standards provided above.

C. Stripping and Stockpiling

On-site stripping and stockpiling of topsoil, loam, sand, gravel and other forms of earth is not allowed unless it is incidental to the activities listed in **Section-5(A)(1)** and **Section 5(B)(1)** or as provided for in a special permit issued by the Zoning Board of Appeals under **Section 5(A)(4)** and/or **Section 5(B)(4)**.

Section 6 – Signs

A. Purpose and Intent

The purpose of this **Section-6** is to:

1. Promote safety along City sidewalks, streets and highways with respect to signs and effectively control signs in complex driving environments.
2. Effectively regulate the proper maintenance of signs.
3. Provide for the appropriate number, placement, scale, illumination, type and use of signage that:
 - a) Is compatible with the City's built environment including its significant cultural, architectural, and historical resources.
 - b) Is proportional to the building and site upon which it is located.

- c) Provides adequate identification, direction, and information to vehicles and pedestrians while minimizing clutter, unsightliness, and confusion.
- d) Recognizes business needs, in particular, those of small local businesses, while balancing the interaction between commercial districts and residential neighborhoods and protecting quality of life.
- e) Protects important view corridors.
- f) Recognizes the intrinsic economic value of aesthetics for a community and protects against excessive signage.
- g) Protects public investment in public spaces, including, but not limited to: streetscapes, public buildings and open space.
- h) Allows for innovative design, recognizes changing technology and promotes effective communication of products, services and ideas.
- i) Recognizes non-accessory signs as a legitimate means of advertising that should respect the quality of life, civic pride, economic prosperity and general welfare of the people who reside, visit, work or conduct business in the City.

B. Administration

1. Permits and Inspections

- a) No sign shall be erected, altered, or relocated without a sign permit issued by the Building Commissioner except for the following signs which do not need permits but shall still comply with the applicable requirements of this section: all temporary signs with the exception of temporary roof signs and temporary signs with an element of motion or internal illumination, accessory instructional signs, and window signs.
- b) No sign shall be erected, enlarged, relocated, or changed from a static sign to a digital display sign prior to submission of the required sign permit application to the Department of Inspectional Services and approval from the Building Commissioner except signs that are exempt from obtaining a building permit per 780 CMR 120.H. Said signs shall comply with all applicable dimensional, installation and operational standards set forth in this ordinance.
- c) Sign permit applications submitted to the Department of Inspectional Services shall include: a plan drawn to scale, structural drawings and specifications of the sign, including, if applicable, foundations and Underwriter's Laboratory certification, as required by the sign permit application.
- d) Non-accessory signs, subject to the rules and regulations of the Outdoor Advertising Board of the Commonwealth of Massachusetts, require a special permit from the Special Permit Granting Authority. Special permit applications shall be accompanied by a site plan drawn to scale that meets all applicable requirements set forth for site plans in **Article V, Section-4(B)(7).**

- e) The Planning Board shall be the Special Permit Granting Authority (SPGA) for Comprehensive Sign Plan Approval Special Permit (see **Section-6(I)**, below). The Zoning Board of Appeals shall be the SPGA for all other special permits related to signs.

2. Exemptions

This **Section-6** shall not apply to signs erected by the City for the control and direction of traffic or parking; signs or banners erected by the City; signs erected by other authorized governmental agencies or departments; signs not viewable from a street; window displays of products; national flags, state flags, flags of political subdivisions and symbolic flags of an institution or business; historical site plaques; and holiday displays.

3. Maintenance

- a) Signs must be constructed and maintained in accordance with the application and plans submitted with the sign permit application and approved by the Building Commissioner.
- b) The owner of record of the premises where a sign is located and any advertiser, tenant or other person having control of, or substantial interest in said sign, shall maintain the sign in a condition appropriate to its intended use and in compliance with all City standards and applicable building code requirements.
- c) Unless expressly stated otherwise, nothing in this **Section-6** shall be construed to prevent the normal repair or restoration of any part of a legally existing sign when damaged by natural deterioration, storm or other accidental emergency as determined by the Building Commissioner.

4. Enforcement

- a) The Building Commissioner is authorized to order the compliance or removal of any sign erected or maintained contrary to this Ordinance. The Building Commissioner shall serve a written notice of such order by registered or certified mail, or legal process server upon the owner of record of the premises where a sign is located and any advertiser, tenant or other person having control of, or substantial interest in said sign, directing it be brought into compliance or removed within such timeframe as the Building Commissioner deems appropriate under the circumstances.
- b) If such sign is not brought into compliance or removed, as the case may be, with the timeframe established by the Building Commissioner in the order, the Building Commissioner or its agents shall be authorized to enter upon the premises where the sign is located and remove said sign. All reasonable expenses incurred by the City in removing the sign shall be assessed against any person who failed to comply with the Building Commissioner's order and shall constitute a debt due the City recoverable in an action of contract.
- c) This section may also be enforced by civil process, criminal process or by non-criminal disposition as provided in M.G.L. c. 40, §21D and Worcester Revised Ordinances (2008), Chapter 18, section 2(b)(5).

C. Definitions

ACCESSORY SIGN: A sign that advertises, directs attention to, or identifies entities, products or activities located or offered on the same property as the sign. Also known as an on-site or on-premises sign.

AWNING: A permanent roof-like structure attached to a building, above storefront windows or entries, extending from an exterior wall of a building and composed of non-rigid materials except for the supporting framework.

AWNING SIGN: A permanent accessory sign attached to the surface of an awning with no part of the sign extending beyond the awning in any way.

BALLOON SIGN: A temporary sign on the surface of or attached in any other manner to a gas-filled balloon tethered in a fixed location.

BANNER SIGN: A permanent or temporary sign made of fabric or other similar non-durable material with no closing framework or electrical components that is supported or anchored on two or more edges or at all four corners to a building. Banners that are displayed lengthwise so that the longer side extends vertically and that are attached to a building at the top and bottom of the banner with permanent brackets shall be considered projecting signs. All other banners shall be considered temporary wall signs.

BILLBOARD SIGN: A non-accessory sign, typically located on a flat panel structure, subject to M.G.L. § 93, sections 29-33.

BUILDING DIRECTORY SIGN: A permanent accessory sign, attached to a building, which identifies the business, owner, address, or occupation of a group of businesses or organizations within one or more buildings.

BUILDING UNIT LENGTH: For the purposes of determining allowable area for signs, building unit length is equivalent to a length of a single tenant space on the first floor of a building.

CANOPY: A freestanding permanent roof-like shelter not attached to or requiring support from an adjacent structure. [i.e., gas stations frequently have a canopy over the fueling pump areas.]

CANOPY SIGN: A permanent accessory sign painted on, printed on or otherwise attached to the surface of a canopy which is otherwise permitted by the ordinance.

CHANGEABLE COPY SIGN, ELECTRONIC: A sign or portion thereof that displays electronic, non-pictorial information in which each alphanumeric character is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor or controlled electronic displays. Electronic changeable copy signs include projected images or messages with these characteristics onto buildings or other objects. Also known as electronic message centers.

CHANGEABLE COPY SIGN, MANUAL: A sign or portion thereof which displays information in which each alphanumeric character, graphic or symbol may be changed or re-arranged manually or mechanically with characters, letters, or illustrations without altering the face or the surface of the sign. Said characters, letters or illustrations shall not consist of individually illuminated devices.

CHANNEL LETTERS: Individual letters on a sign separated from each other with no solid background behind the letters.

DIGITAL DISPLAY SIGN: A sign or portion thereof that incorporates light emitting diode (LED), fiber optic or similar technology to allow messages to change.

FLASHING SIGN: An internally or externally illuminated sign or portion thereof that consists of intermittent illumination that changes light intensity in sudden transitory bursts or creates the illusion of intermittent flashing light by streaming graphic bursts or any mode of lighting which resembles scrolling, sparkling or twinkling.

FREESTANDING SIGN: A permanent accessory or non-accessory sign not attached to a building and supported upon the ground, including but not limited to: pole, monument and menu board signs.

FREESTANDING TEMPORARY SIGN: A temporary sign, generally made of non-rigid materials, attached to the ground, generally with poles or braces but which is not permanently supported nor is attached to any building. (See also PORTABLE SIGN).

ILLUMINATED SIGN: A sign which is lit, whether internally or externally.

INSTRUCTIONAL SIGN, ACCESSORY: A permanent accessory sign intended for instructional purposes as determined by the Building Commissioner. Said signage shall not be included in the total permitted wall signage nor shall be counted as a freestanding sign, provided said sign is not larger than necessary to serve the intended purpose and provided said sign is neither in a location nor contains design characteristics that constitute or serve the purposes of identification of products or services.

INSTRUCTIONAL SIGN, NON-ACCESSORY: A permanent non-accessory sign intended to provide instructions or directions, as determined by the Building Commissioner, to a nearby off-site location.

MARQUEE: A permanent canopy-like structure attached to a building with no supporting structure except where attached to the building, composed of rigid materials extending along and projecting beyond the wall of a building.

MARQUEE SIGN: A permanent sign painted on, printed on or otherwise attached to the surface of a marquee generally designed to have changeable copy, either manually or electronically, as permitted by this ordinance.

MENU BOARD SIGN: A permanent sign, not attached to a building, displaying the type and price of goods sold in connection with drive-through services. See also sidewalk sign.

MONUMENT SIGN: A permanent freestanding sign which is anchored to the ground similar to a pylon or freestanding sign but which has a monolithic or columnar line, which maintains essentially the same contour from grade to top and which has a horizontal dimension equal to or greater than its vertical dimensions. Also known as a ground sign.

MOTION SIGN: Any sign containing physical moving parts, including rotating signs but not including digital display.

MULTI-VISION SIGN: Any sign comprised in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display of multiple images.

MURAL: A noncommercial picture or decoration, typically painted, which is for artistic, cultural or societal purposes. However, a mural is considered a commercial sign if it is related by language, logo or pictorial depiction to the advertisement of any product or service or the identification of any business.

NON-ACCESSORY SIGN: A sign that advertises, directs attention to, or identifies entities, products or activities conducted, sold or offered at a location other than the premises on which the sign is located.(see also Billboard Sign).

OFF STREET PARKING SIGN: A sign whose message is exclusively limited to guiding the circulation of motorists on site to and from parking areas.

PERMANENT SIGN: A sign attached to a building, structure, or the ground and intended for long term use.

POLE SIGN: A freestanding sign supported permanently upon the ground by poles or braces, not attached to any building and which provides air space between the ground and the sign face.

PORTABLE SIGN: A type of temporary freestanding sign capable of being readily moved from one location to another and having no permanent or in-ground supporting structures or braces. This includes sidewalk signs and signs attached to wood, plastic, or metal frames and wheeled trailers, whose primary function is to carry a sign that can be loaned, rented or leased. It excludes signs on cars, trucks, buses, or trailers that identify the owner or products of the owner and whose function includes regular transport operations of the business.

PROJECTING SIGN: A permanent sign which projects from and is supported by a wall or parapet of a building with the display surface of the sign in a plane perpendicular to or approximately perpendicular to the wall. Projecting signs shall also include 1.) banners that are displayed lengthwise, where the longer side of the sign is vertical and attached with two or more permanent brackets, one at the top and one at the bottom of the banner but does not include temporary banner signs and 2) signs suspended from a building overhang (See Definition: SUSPENDED SIGNS).

ROOF SIGN: A permanent or temporary sign which is erected, constructed or maintained above the roof or architectural projection of a building and does not project beyond the wall line of the building.

ROTATING SIGN: A sign or portion of any sign which in any physical part or in total, turns about on an axis, rotates, revolves or is otherwise in motion.

SIDEWALK SIGN: A temporary, portable and self-supporting sign which includes but is not limited to: A-frame or sandwich board signs. Sidewalk signs are located, in whole or in part, on a public sidewalk immediately adjacent to the building or lot for which the sign is intended.

SIGN: Any device consisting of any letter, figure, character, mark, point, design, poster, mural, stroke, stripe, line, trademark, banner, insignia, or other reading matter that is used to attract or direct attention of the public to any object, product, place, activity, facility, event, attraction, person, institution, service organization or business displayed out-of-doors for recognized advertising or identification purposes excluding supporting structure except where the sign structure itself consists of advertising. Window signs located inside a building within three (3) feet of the window, but viewable from a street are also considered a sign.

SUSPENDED SIGN: A type of projecting sign that is suspended from a building overhang either parallel or perpendicular to the building wall.

TEMPORARY SIGN (motion): A sign that is neither permanently attached nor affixed to a building nor permanently anchored in the ground, intended to be displayed for a seasonal or brief activity, including, but not limited to: sales, specials, promotions, grand openings, political signs and lease or vacancy of rental units. It includes temporary banner signs, temporary freestanding signs, portable signs, temporary wall signs, temporary roof signs, balloon signs and temporary window signs which contain an element of movement, including but not limited to: spinning, rotating, and flapping.

TEMPORARY SIGN (non-motion): A non-motion sign that is neither permanently attached nor affixed to a building nor permanently anchored in the ground, intended to be displayed for a seasonal or brief activity, including, but not limited to: sales, specials, promotions, grand openings, political signs and lease or vacancy of rental units. It includes temporary banner signs, temporary freestanding signs, portable signs, temporary wall signs, temporary roof signs, balloon signs and temporary window signs.

TRI-VISION SIGN: A permanent sign which presents a series of images through mechanical rotation of multi-sided vertical strips, said rotation occurring at regular intervals, presenting a series of static images. Also known as a multi-vision sign.

VIDEO DISPLAY SIGN: A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text, and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns, bands of light, expanding or contracting shapes, not including electronic changeable copy signs. Video display signs also include projected images or messages with these characteristics onto buildings or other objects.

VIEW CORRIDOR: A three dimensional area between a particular vantage point and a particular target object from which the target can be viewed. The width and length of a view corridor varies depending on the distance from and size of the target object.

WALL SIGN: A permanent or temporary sign which is applied, painted on or supported in whole or in part by an exterior wall of a building or structure and does not extend more than fourteen (14) inches from the wall and does not extend beyond the ends of the wall to which it is attached.

WAYFINDING: Signs and graphics used to convey direction and location to travelers.

WINDOW SIGN: A permanent or temporary sign (but excluding merchandise in a window display) that is posted, painted, placed or affixed to the interior of a window. An interior sign that faces a window viewable from a street and located within three (3) feet of the window is considered a window sign for the purpose of calculating the total area of all window signs. The

word “window” shall refer to any transparent surface that comprises part of the surface of the wall, including but not limited to glass doors, regardless of its movability.

D. Measurement Standards

1. Determining Sign Area and Dimensions

a) Signs Attached to a Building

- i) For any sign that is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign, the area and dimensions shall include the entire portion within such background or frame.
- ii) The permitted area of signs comprised of individual letters, figures or elements and attached to a building including but not limited to: awning, building directory, canopy, marquee, roof and wall signs shall be calculated by determining the smallest regular geometric shape (rectangle, circle, trapezoid, triangle, etc.) or combination of regular geometric shapes that encompasses the perimeter of all elements in the display, the frame, and any applied background that is not part of the architecture of the building. When separate elements are organized to form a single sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric shape or combination of shapes which includes all the display areas. Minor appendages to a particular rectangular shape, as determined by the Building Commissioner, shall not be included in the total area of the sign.

b) Freestanding Signs

- i) When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and are part of the same sign structure, the sign area shall be computed as the measurement of one of the two faces. When the sign has more than two display surfaces, the area of the sign shall be the area of the largest display surfaces that are visible from any single direction.
- ii) For a freestanding sign, the sign area shall include the frame, if any, but shall not include:
 - aa) A pole or other structural support unless such pole or structural support is internally illuminated or otherwise so designed as to constitute an advertising portion of the sign.
 - bb) Architectural features that are either part of a freestanding structure, and not an integral part of the sign, and which may consist of landscaping, building or structural forms complementing the site in general.

2. Determining Sign Height

- a) The height of a freestanding sign shall be measured from the base of the sign or supportive structure at its point of attachment to the ground, to the highest point of the sign. A freestanding sign located on an artificial site feature such as a graded earth

mound, shall be measured from the grade of the nearest pavement or top of any pavement curb to the highest point of the sign.

3. Determining Building Unit Length to Calculate Allowable Sign Area

- a) Building Unit – A building unit is equivalent to a single tenant space. The length of the tenant space on the first floor shall be the basis for determining the allowable area for wall signs.
- b) Primary and Secondary Building Unit Length – The building unit length shall include the length of the first floor building units of a building facing a street, facing a primary parking area for the building or tenants, or containing the public entrance(s) to the building or building units.
 - i) The primary building unit lengths shall be considered the portion of any building unit length containing the primary public entrance(s) for the building or building units and each building unit length facing a different street.
 - ii) Secondary building unit lengths shall be considered the portion of any building unit length that does not meet the criteria of a primary building unit length but that contains:
 - aa) A secondary public entrance(s) to the building or building units.
 - bb) All building walls facing a primary parking area accessory to the use.
 - cc) All building walls that do not contain accessory parking areas or secondary entrances but that are substantially visible from a street and are not designated as a primary building unit length by **Section-6(D)(3)(b)(i)**, above.

4. Measuring Building Unit Length

- a) Building unit lengths as defined above shall be the sum of all wall lengths parallel or nearly parallel to street frontage excluding any such wall length determined by the Building Commissioner as clearly unrelated to the building unit length criteria.
- b) For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each such building frontage.
- c) The building unit length shall be measured from the centerline of the party walls separating the building unit.

5. Measuring Sign Clearance

Clearance is measured from the highest point of the ground directly below the sign to the lowest point on the sign structure enclosing the sign face.

E. Sign Type Regulations

1. Prohibited Signs.

- a. Signs shall not be erected or maintained in any location which will unduly obstruct traffic visibility or reduce visibility at entrances, exits and intersections of a street.

- b. No sign or any part thereof may be affixed within, placed upon or extend across the surface of any part of the traveled way of a street except for decorations or holidays as permitted by state law.
- c. The following signs, permanent or temporary, accessory or non-accessory are prohibited in all districts:
 - i) Abandoned signs.
 - ii) Flashing signs.
 - iii) Signs that contain tri-vision (multi-vision) displays.
 - iv Temporary signs with digital or electric components.
 - v) Signs illuminated by sparks or open flames.
 - vi) Signs that imitate or resemble official traffic lights, signs or signals or signs that interfere with the effectiveness of any official traffic light, sign or signal.
 - vii) Signs shall not be placed on or otherwise attached to
 - aa) Trees, shrubbery, or other natural features.
 - bb) Dumpsters and dumpster enclosures.
 - cc) Publicly owned and maintained street furniture, the surface of public sidewalks, utility poles, utility boxes, and bollards.
 - dd) Windows, doors, fire escapes, or any opening required for ventilation or egress in such a way as to fully cover said features and prevent access. This section shall not be construed to prevent window signs or signs on doors that are permitted when in compliance with this ordinance.
 - viii) Temporary signs shall not be placed on permanent freestanding signs or signs attached to a building.
 - ix) Temporary signs shall not be placed on fences. Permanent signs are permitted on fences pursuant to **Section 6-(E)(2), Table 4.3.1, Note 29**.

2. Permitted Signs.

Permanent Accessory Signs are permitted in accordance with **Table 4.3.1** below.

Table 4.3.1 - Permanent Accessory Sign Table

Table 4.3.1 - Permanent Accessory Sign Table											
		Signs Attached to a Building							Freestanding Signs		
Sign Type → Requirements↓		Awning & Canopy	Building Directory	Marquee	Projecting	Roof	Wall	Window	Pole	Monument	
Zoning District RS, RL, RG	Allowed?	Y – Awning See Note 2 N – Canopy	Y See Note 2	N	Y See Notes 2 & 4	N	Y See Note 15	Y	Y for Specially Permitted and Permitted Nonresidential Uses in Table 4.1. See Notes 1, 2 23, 26	Y See Note 1,2 & 23	
	Maximum Number	N/A	One (1) per each primary public entrance	N/A	One (1) per primary building unit length. Secondary building unit lengths may have either a projecting or a wall sign but not both.	N/A	Multiple wall signs permitted. See area requirements. Secondary building unit lengths may have a projecting or a wall sign but not both. See Note 13	Multiple window signs permitted. See area requirements.	One (1) double-faced sign per lot. May contain one individual panel or multiple panels.		
	Maximum Area (SF)	Counted towards maximum permitted wall sign area	12 SF See Note 3		16 SF See Notes 7 & 8		24SF or 1 SF per linear foot of building unit length, whichever is greater, for nonresidential, multi-family, and specially permitted uses except as noted in Note 2. 6 SF for all other uses in residential zoning districts Additional wall sign area is permitted for buildings set back 200' or more from the street. See Note 17. See Note 1 & 13	50% of window area (including glass doors) may be covered by temporary or permanent window signs. See Note 20.	20 SF	24 SF	
	Minimum Setback / Length	Awnings that extend over the public sidewalk shall obtain applicable License Commission approval.			Shall not extend more than five (5) ft from the wall to which the sign is attached. Shall provide six (6) inch minimum air space between sign and the building wall. Signs that extend over the public sidewalk shall obtain applicable License Commission approval. See Notes 6, & 9.		The length of each wall sign shall not exceed 80% of the length of each individual tenant's building unit length.	Shall be located on the inside of the window only.	10 ft For freestanding pole signs, setback shall be measured from the pole. See Note 27		
	Maximum Height	N/A			Shall not extend above the roofline or parapet. Provide a minimum of eight (8) ft of clearance above sidewalk and 14 ft above driveway, alley, or other right-of-way.		No wall sign or portion of a wall sign may project above the wall, eave line, roofline or top of a parapet except as noted in Note 14.	N/A			

	Digital Display / Motion Allowed?	N							
		Permanent Accessory Sign Table – Table 4.3.1 (continued)							
		Signs Attached to a Building							Freestanding Signs
Sign Type → Requirements↓		Awning Canopy	Building Directory	Marquee	Projecting	Roof	Wall	Window	Pole Monument
Zoning District BO	Allowed?	Y – Awning See Note 2 N – Canopy	Y See Note 2	N	Y See Notes 2 & 4	N	Y See Notes 15	Y See Note 19	Y SP –in Downtown/ Blackstone Canal and Union Station Sign Overlays. Y
									See Notes 2, 21,22, 23 & 26
	Maximum Number	N/A	One (1) per each primary public entrance	N/A	One (1) per primary and secondary building unit length with exception of suspended signs and projecting banner signs which shall be permitted multiple signs provided each individual sign meets applicable area requirements for projecting signs.	N/A	Multiple signs are permitted. See area requirements.		One (1) double-faced sign per lot. May contain one individual panel or multiple panels. See Notes 24 & 25.
	Maximum Area (SF)	Counted towards maximum permitted wall sign area. Where there is a canopy with no associated building on site, the permitted sign area shall not exceed 2 SF per linear foot of canopy on each side viewable from a different street.	12 SF See Note 3		16 SF See Notes 7 & 8		24 SF or 1.5 SF per linear foot of primary building unit length whichever is greater. Additional wall sign area is permitted for buildings with particular characteristics. See Notes 16, 17, 18 for applicability.	50% of window area (including glass doors) may be covered by temporary or permanent window signs. See Note 20.	24 SF 48 SF
	Minimum Setback / Length	Awnings that extend over the public sidewalk shall obtain applicable License Commission approval.	N/A		Shall not extend more than five (5) feet from the wall on which the sign is attached. Provide six (6) inch minimum air space between wall and building. Signs that extend over the public sidewalk shall obtain applicable License Commission approval. See Notes 6 & 9.		Length of each wall sign shall not exceed 80% of the length of each individual tenant's building unit length.	Shall be located on the inside of the window only.	Five (5) ft from any lot line except where a lot with a freestanding sign abuts a residential district or public park, in which case said sign shall be no closer than ten (10) ft to said abutting lot line. For freestanding pole signs, setback shall be measured from the pole. See Note 24

		Height	N/A				Shall not extend above roofline or parapet. Provide a minimum of eight (8) ft of clearance above sidewalk and 14 ft above driveway, alley, or other right-of-way except as set forth in Note 5.			No wall sign or portion of a wall sign may project above the wall, eave line, or top of a parapet except as noted in Note 14.	N/A		12 ft See Note 27	
		Digital Display Permitted? Motion Permitted?	N											
			Permanent Accessory Sign Table – Table 4.3.1 (continued)											
			Signs Attached to a Building										Freestanding Signs	
Sign Type → Requirements↓		Awning Canopy	Building Directory	Marquee	Projecting	Roof	Wall	Window	Pole	Monument				
Zoning District BL, BG, ML, MG, IP, IN, A	Allowed?	Y See Note 2			Y See Notes 2 & 4	N in A district. SP for roof signs with channel letters in Downtown/ Blackstone Canal and Union Station Overlays. Y in BL, BG, ML, MG IP, IN. See Notes 11 & 12	Y See Note 15	Y See Note 19	Y SP –in Downtown/ Blackstone Canal and Union Station Sign Overlays.	Y				
									See Notes 2, 21,22, 23 & 26					
	Maximum Number	N/A	One (1) per each primary public entrance.	One (1) per side of a building viewable from a different street.	One (1) per primary and secondary building unit length with exception of suspended signs and projecting banner signs which shall be permitted multiple signs provided each individual sign meets applicable area requirements for projecting signs.	One (1) per lot. A lot may contain either a roof or freestanding sign but not both. No building shall have both a painted roof sign on a sloped roof and a roof sign that is structurally supported.	Multiple signs are permitted. See area requirements		One (1) double-faced sign per lot. May contain one individual panel or multiple panels. See Notes 24 & 25. A lot may contain either a roof or freestanding sign but not both.					
	Maximum Area (SF)	Counted towards maximum permitted wall sign area Where there is a canopy with no associated building on site, the permitted sign area shall not exceed 2 SF per length of canopy on each side viewable from different street.	12 SF See Note 3	Counted towards maximum permitted wall sign area.	16 SF See Notes 7 & 8	May be double-sided provided each side faces and is viewable from a different public street. Signs consisting of roof signs painted on a sloped roof shall be counted towards permitted wall sign area. Roof signs with channel letters shall be permitted same area as wall signs. For all other roof signs, the maximum permitted	In BL, Downtown/ Blackstone Canal Overlay districts: 25 SF or 1.5 SF per linear foot of primary building unit length whichever is greater. In BG, ML, MP, IP, IN, A districts: 25 SF or 2 SF per linear foot of primary building unit length whichever is greater. Additional wall sign area is permitted for buildings with particular characteristics. See	50% of window area (including glass doors) may be covered by temporary or permanent window signs. See Note 20.	24 SF for residential uses except as noted in Note 2: Nonresidential uses: 1 tenant – 64 SF 2 tenants – 80 SF 3 tenants – 100 SF 4+ tenants – 140 SF	48 SF for residential uses except as noted in Note 2: Nonresidential uses: 1 tenant – 80 SF 2 tenants –100 SF 3 tenants – 120 SF 4+ tenants – 160 SF				

						sign area shall not exceed 0.5 times the maximum permitted wall sign allowance. See Notes 17 & 18 which apply to roof signs as well.	Notes 16, 17, 18 for applicability.		See Note 27.		
	Minimum Setback / Length	Awnings that extend over the public sidewalk shall obtain applicable License Commission approval.	N/A		Shall not extend more than five (5) ft from the wall on which the sign is placed. Signs that extend over the public sidewalk shall obtain applicable License Commission approval. Shall provide six (6) inch minimum air space between wall and building. See Note 6 and 9.	The height of a roof sign on a flat roof shall not exceed 33% of the building height. Roof signs shall not project beyond the building face and the length shall not be greater than 80% of the total length of the building where the sign faces. See Note 10	The length of each wall sign shall not exceed 80% of the length of each individual tenant's building unit length.	Shall be located on the inside of the window only.	Five (5) ft from any lot line except where a lot with a freestanding sign abuts a residential district or public park on any lot line, in which case said sign shall be no closer than ten (10) ft to said abutting lot line. For freestanding pole signs, setback shall be measured from the pole. See Note 24		
	Permanent Accessory Sign Table – Table 4.3.1 (continued)										
	Signs Attached to a Building									Freestanding Signs	
Zoning District BL, BG, ML, MG, IP, IN, A (Continued)	Sign Type → Requirement s↓	Awning Canopy	Building Directory	Marquee	Projecting	Roof	Wall	Window	Pole	Monument	
	Maximum Height	N/A		No part of a marquee shall project more than five (5) ft above the roof or parapet line.	Shall not extend above roofline or parapet. Provide a minimum of eight (8) ft of clearance above sidewalk and 14 ft above driveway, alley, or other right-of-way except as set forth in Note 5.	The maximum height of a roof sign above a flat roof shall not exceed 33% of the building height.	No wall sign or portion of a wall sign may project above the wall, eave line, or top of a parapet excepted as noted in Note 14.	N/A	12 ft for signs associated with residential uses. See Note 2. 20 ft for all nonresidential uses with 1-2 tenants 25 ft for all nonresidential uses with 3+ tenants		
	Digital Display Permitted? See Note 28	N		N in A district SP in IN district Y in all other districts		N	N in A district SP in IN district Y in all other districts		N in A district SP in IN district Y in all other districts		
	Motion Permitted	N				N					

Notes to Table 4.3.1

Table 4.3.1 is further modified by **Section-6(K)**, below, Sign Overlay Districts.

Accessory sign dimensional requirements may be increased or modified by grant of a special permit from the Zoning Board of Appeals pursuant to **Section-6(J)**, below.

General Notes

Note 1: For the purposes of this subsection, specially permitted uses shall include uses that have obtained a special permit to expand, alter or change a privileged nonconforming use as set forth in Article XVI.

Note 2: Sign type permitted for all uses with the exception of buildings whose primary and sole use is a single, two, three family dwelling, single-family semi-detached or single-family attached dwelling. Buildings that contain nonresidential uses in addition to residential uses (mixed use building) are excluded from this exception. All home occupations are permitted only wall and window signs.

Note 3: Building directory sign area shall not be counted towards maximum permitted wall sign area.

Projecting Signs

Note 4: The sign category "Projecting signs" includes projecting banners that are displayed lengthwise where the longer side of the sign is vertical and attached with two or more permanent brackets, one at the top and one at the bottom of the banner and suspending projecting signs. (See, **Section-6(C)**, above, - Definitions)

Note 5: No projecting sign or portion of a projecting sign may project above the wall, eave line, or top of a parapet wall except in nonresidential zoning districts where said projecting sign is located on the side of a building where the distance between the top of a window and top of the wall of the building is less than three (3) feet, in which case said projecting sign may extend a maximum of three (3) feet above the roofline. In all other cases, projecting signs may only project above the roofline by grant of a Special Permit.

Note 6: Suspended projecting signs shall not extend beyond any part of the building overhang.

Note 7: Projecting Sign Bonus Area: For single-story buildings, where a projecting sign is located on a lot with no permanent freestanding signs and where the total combined area of all permanent wall signs is 50% or less than what would otherwise be permitted, the maximum projecting sign area is 36 SF.

Note 8: Projecting Sign Bonus Area: For multi-story buildings an additional 0.5 SF of projecting sign area may be added to the base projecting sign area allowance for each linear foot of building height.

Note 9: Projecting signs shall not be located closer than fifteen (15) feet from adjacent projecting sign(s) except for projecting banner signs or suspended projecting signs of the same tenant. The length of suspended projecting sign(s) shall not exceed 80% of the building unit length for each tenant if they are parallel to the building wall and shall not extend beyond the building overhang if perpendicular to the building wall.

Roof Signs

Note 10: No roof sign shall be located in such a way as to prevent free passage from one part of the roof to another and shall be located in a plane substantially parallel to the building wall. Roof signs consisting solely of channel letters may project the entire length of the roof but not beyond the building walls.

Note 11: Roof signs shall not consist of internally illuminated cabinets, except for roof signs that consist of individual channel letters which may be internally illuminated.

Note 12: With the exception of roof signs consisting of channel letters, the supporting structure of a roof sign shall be completely enclosed except for vertical poles. No "A" frame structures, guy wires, open framework or similar structure shall be visible from any street, alley or adjacent property.

Wall Signs

Note 13: Home Based Occupation Wall Sign Area: Permitted home-based occupations shall be limited to one (1) wall sign not to exceed six (6) square feet in area.

Note 14: Wall Sign Projection: No wall sign or portion of a wall sign may project above the wall, eave line, or top of a parapet wall except where wall sign is located on the side of a building where the distance between the top of a window and top of the wall of the building is less than three (3) feet, in which case said wall sign may extend a maximum of three (3) feet above the roof line. Wall signs that are permitted to extend above the roof line shall not have frames or bracing systems visible from a public street.

Note 15: Murals: For the purposes of this ordinance, murals are a noncommercial picture or decoration, typically painted, which is for artistic, cultural or societal purposes. (See **Section-6(C)**, above, - Definitions). However, a mural shall be considered a sign if it is related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business. Murals shall be considered wall signs and shall comply with all requirements for wall signs.

Note 16: Wall Sign Area for Secondary Building Unit Lengths: Maximum wall sign area for secondary building unit lengths (see **Section-6(D)(3)**, above - Measurement Standards) shall be equal to 0.5 times the area that would otherwise be permitted for primary building lengths. If the lot on which the building is located contains no permanent roof or freestanding signs, the permitted wall sign area for secondary building lengths shall be the same as permitted by the formula used for primary building lengths.

Note 17: Setback Bonus Area: In residential districts, when a building is set back more than 200' from the street the sign is facing, the maximum permitted sign area shall be 48 SF. In all zoning districts except residential zoning districts, where a building is set back 200 feet or more from an abutting street, the maximum permitted wall sign area for primary building lengths may be increased as follows. For every ten (10) linear feet that the building is set back over 200 feet, the permitted wall sign area may be 1.01 times the allowance set forth in the table above to a maximum of 2.0 times the permitted wall sign area for primary building lengths.

Note 18: Height Bonus Area: For buildings with four (4) or more stories or buildings that exceed 50' in height, additional wall signage area shall be permitted as follows: 1.5 square feet of wall sign area per each linear foot of height of the building. Said bonus area may be aggregated with standard wall sign area or may be used for a separate wall sign.

Window Signs

Note 19: Merchandise shall not be considered signage.

Note 20: The maximum permitted area of temporary and permanent window signs, combined, per floor and per primary and secondary building lengths shall not exceed 50% per story and per building length. This provision shall not be construed to limit window sign area to 50% of each individual window pane.

Freestanding Signs

Note 21: Signs on Vehicles: Signs attached to or painted on a parked motor vehicle or other parked wheeled conveyance, where such vehicle or wheeled conveyance is not used in the regular transport operations of the business owner and is used merely, mainly or primarily as a support structure for the sign shall be subject to the dimensional requirements for freestanding pole signs.

Note 22: Freestanding Menu Board Signs: The maximum permitted sign area, height of sign, and location of freestanding menu board signs shall be considered in conjunction with the special permit considerations for new drive through uses but in no case shall the area exceed 24 SF.

Note 23: A freestanding sign shall be directly supported by poles or foundation supports in or upon the ground. No external cross braces, guy wires, trusses or similar bracing systems shall be used to support freestanding signs.

Note 24: No portion of a freestanding sign shall be in or project over a public right-of-way except for off-street parking signs which may project up to two (2) feet over the street upon obtaining all applicable approvals including License Commission approval.

Note 25: Lots with Frontage on Two or More Streets: Except for residential districts, if a lot has frontage on two (2) or more streets, one freestanding sign is permitted on each side of the lot visible from a different public street. Except for residential districts, where a lot has 300 feet of frontage or greater, one additional freestanding sign shall be permitted. Said signs shall be at least 150' apart. Alternatively, in place of an additional freestanding sign, the total permitted freestanding sign area may be aggregated into one larger sign at the election of the property owner/business provided that the area of any single freestanding sign does not exceed 1.5 times what is otherwise permitted for freestanding signs in that zoning district for the number of tenants on the property.

Note 26: Pole signs shall not have more than two (2) poles as part of its supporting structure.

Note 27: Freestanding sign area and height may be increased 1.25 times the otherwise permitted height and area by grant of a special permit.

Signs with Digital Display

Note 28: The digital display portion of an accessory sign shall be limited to 33% of the permitted sign area. If the sign area is less than what is otherwise permitted by right, the maximum permitted digital display shall still be 33% of that which is allowed by right for the sign type and zoning district. Accessory signs with digital display are limited to one per lot and shall be set back a minimum of 100' from other accessory digital display signs facing the same travel of direction and shall be set back a minimum of 75' from residential districts. Per **Section-6(G)(1)**, below, one sign with digital display is permitted per lot.

Construction Signs and Signs on Fences/ Walls

Note 29: Construction signs shall be considered permanent signs and shall be permitted to be located on fences surrounding construction sites for which a proposed building or use on the site have obtained a building permit and provided that the sign is installed in accordance with **Sectin-6(E)(5(g)(ii))**, below. Permanent signs on fences and walls are permitted and shall count towards the base permitted wall sign area. Signs recognizing sponsors providing contributions of money, goods or services may be erected and maintained on athletic fields at schools and amateur athletic association fields (whether located on public or private property). Signs shall be erected so as to face and be oriented towards the interior of the field and attached to the perimeter fencing of the field's boundaries, but shall not extend above the top of the fencing.

3. Accessory Instructional Signs

a) Placement and Operational Regulations.

- i) Instructional or wayfinding signs shall be permitted in addition to all other signs when they are of such size and location, as determined by the Building Commissioner, that serve an instructional or wayfinding purpose and based on their size, location and intended purpose will not constitute additional signage or advertising.
- ii) Instructional signs shall be permitted without limitation as to number or size and may include the name of the business and logos, provided they are clearly subordinate to wayfinding characteristics.
- iii) Instructional signs shall not be illuminated in residential zoning districts.
- iv) Instructional signs shall not contain motion or digital display.

b) Off-Street Parking Signs

i) Placement and Operational Regulations

- aa) Off-street parking signs designating the entrance or exit of an off-street parking area are permitted in all zoning districts for all uses except where the primary and sole use of the property is a single, two, three-family dwelling, single-family attached or single-family detached dwelling. Buildings that contain non-residential uses in addition to residential uses permitted in the zoning district are excluded from this exception.
- bb) Said signs shall not be illuminated in residential zoning districts.
- cc) Said signs shall not contain motion or digital displays except where off-street parking signs are the primary use of the property. See, **Section-6(E)(4)(b)(i)(dd)**, below.
- dd) Where off-street parking is the primary use of the property and is permitted in Table 4.1 as an allowed use, permitted sign area for the off-street parking use shall be the same as the sign area permitted for freestanding signs for a single-tenant in that zoning district.

ii) Dimensional Requirements

aa) Off street parking signs may extend over the street a maximum of two (2) feet and shall obtain applicable License Commission approval.

bb) Off-street parking signs shall not exceed eight (8) square feet in area and shall not exceed ten (10) feet in height.

4. Temporary Signs

a) Placement and Operational Regulations for all Temporary Signs:

i) Temporary signs shall not contain digital display nor shall they be internally illuminated. Temporary motion signs are not allowed, except that a temporary freestanding sign may have an element of motion, or be internally illuminated in nonresidential zoning districts, provided a sign permit has been obtained, the sign meets the applicable setback requirements set forth in **Table 4.3.2A and 4.3.2B**, and provided the sign is turned off at the close of business, if applicable.

ii) For the purposes of this **Section-6**, temporary banner signs, except for banner signs as described in **Section-6(C)**, that contain permanent brackets and are displayed lengthwise shall be considered temporary wall signs.

iii) Temporary signs shall be displayed in conjunction with seasonal and brief activities.

b) Temporary Noncommercial Signs are permitted in accordance with **Table 4.3.2A**, below. The Notes to **Table 4.3.2A** modify the permitted temporary signs as shown on **Table 4.3.2A** and have the same force for regulating the temporary signs in each zoning district that **Table 4.3.2A** has

c) Temporary Accessory Commercial Signs are permitted in accordance with **Table 4.3.2B**, below. The Notes to **Table 4.3.2B** modify the permitted temporary signs as shown on **Table 4.3.2B** and have the same force for regulating the temporary signs in each zoning district that **Table 4.3.2B** has.

- d) Other Temporary Signs
 - i) Temporary Signs on Canopies. For businesses with canopies, including but not limited to automobile refueling stations, the supporting structure of the canopy may contain a maximum of two (2) wall signs totaling no more than 24 square feet of temporary signage located on the canopy post(s). If temporary signage is placed on the canopy structure, temporary wall signs shall not be placed on the walls of the property's other building(s).

Table 4.3.2A - Temporary Signs with Noncommercial Speech

Zoning District RS, RL, RG Single, two, three family attached (townhouse) and single family semi-detached (duplex) dwellings		Temporary Signs Attached to a Building			Temporary Freestanding Signs			
	Sign Type → Requirements↓	Roof	Window	Wall / Banner See Note 1	Freestanding anchored in ground	Portable	Sidewalk	Freestanding with motion See Note 2
	Allowed?	N	Y			N		
	Maximum Number	N/A	Any number.			N/A		
	Maximum Area (SF)		50% of window area (including glass doors) for combined temporary and permanent signs. See Note 6.	128 SF for all temporary wall and freestanding noncommercial signs on a lot. See Note 7.				
	Maximum Setback		N/A		Shall not extend over the sidewalk or street.			
	Maximum Height		N/A	Shall not extend over the roofline.	6 ft.			

Zoning District RS, RL, RG Multi-family dwellings, nonresidential uses, General uses per Table 4.1	Table 4.3.2A Continued	Temporary Signs Attached to a Building			Temporary Freestanding Signs			
	Sign Type → Requirements↓	Roof	Window	Wall / Banner See Note 1	Freestanding anchored in ground	Portable See Note 4	Sidewalk See Note 5	Freestanding with motion See Note 2
	Allowed?	N	Y					N
	Maximum Number	N/A	Any number.			One		N/A
	Maximum Area (SF)		50% of window area (including glass doors) for combined temporary and permanent signs. See Note 6.	128 SF or 4% of the building face whichever is greater for all temporary noncommercial wall signs. See Note 7.	128 SF for all temporary freestanding noncommercial signs. See Note 7.	12 SF		
	Minimum Setback		N/A		Shall not extend over the sidewalk or street.	5 ft.	Minimum four (4) ft. of clearance on sidewalk	
	Maximum Height		N/A	Shall not extend over the roofline.	6 ft.	4 ft.		

Zoning District BO, BL, BG, ML, MG, A, IN, IP	Table 4.3.2A Continued	Temporary Signs Attached to a Building			Temporary Freestanding Signs			
	Sign Type → Requirements↓	Roof See Note 3	Window	Wall/ Banner See Note 1	Freestanding anchored in ground	Portable See Note 4	Sidewalk See Note 5	Freestanding with motion See Note 2
	Allowed?	N for BO Y for BL, BG ML, MG, IN, IP, A	Y					
	Maximum Number	One per lot.	Any number.					
	Maximum Area (SF)	Equal to the permitted permanent roof sign area.	50% of window area (including glass doors) for combined temporary and permanent signs. See Note 6.	128 SF or 4% of the building face whichever is greater for all temporary wall/banner, noncommercial signs. See Note 7.	128 SF for all temporary, freestanding noncommercial signs per building unit length. See Note 7.		12 SF	64 SF for all temporary, freestanding noncommercial signs per building unit length.
	Minimum Setback	N/A			Shall not extend over the sidewalk or street	5 ft.	Minimum four (4) ft. of clearance on sidewalk	Front yard setback for the district or ten (10) ft whichever is greater.
	Maximum Height	Equal to permitted permanent roof sign height.	N/A	Shall not extend over the roofline.	6 ft.		4 ft.	6 ft.
	Other	Limited to no more than 90 days of display within a 365 day period. Required to obtain a permit from Inspectional Services. No lot shall contain both a permanent & temporary roof sign.	Shall be located on the inside of the window.	N/A			Sidewalk signs shall be permitted only during operating hours of the establishment.	Motion signs shall be permitted to have motion only during operating hours of the establishment.

Notes to Table 4.3.2A

Note 1. – A temporary banner sign, except a banner sign described in Section 6-(C) that contains permanent brackets and is displayed lengthwise, shall be considered a temporary wall sign.

Note 2. – A temporary freestanding motion sign is a temporary freestanding sign that contains an element of movement such as spinning, rotating, flapping, etc.

Note 3. – Temporary roof signs are prohibited in the Union Station and Downtown/Blackstone Canal Sign Overlay Districts.

Note 4. - In all zoning districts, uses that are permitted to have a portable sign are limited to one portable sign per lot. Portable signs may include manual changeable copy but shall not contain electronic, flashing, moving parts or digital display. Portable signs shall not consist of non-rigid signs taped or attached by other means to the portable sign structure. The text copy and symbols shall be an integral part of the portable sign.

Note 5. – Temporary sidewalk signs are permitted for all uses in all districts as set forth in the table above with the exception of buildings whose primary and sole use is a single, two- or three family dwelling, single-family semi-detached dwelling, or single-family attached dwelling.

Note 6. -The combined area of temporary and permanent window signs on each building floor and along each primary and secondary building length shall not exceed 50% of the available window area per building floor and per building length. This provision shall not be construed to limit sign area to 50% of each individual window panel.

Note 7. - In all zoning districts, the permitted allowances for temporary noncommercial freestanding and wall signs are in addition to the permitted allowances for temporary signs set forth in **Table 4.3.2B**, below.

Table 4.3.2B - Temporary Accessory Signs with Commercial Speech

Zoning District RS, RL, RG		Temporary Signs Attached to a Building			Temporary Freestanding Signs			
	Sign Type → Requirements↓	Roof	Wall / Banner See Note 1	Window	Freestanding anchored in ground	Portable See Notes 5 & 6	Sidewalk See Note 6	Freestanding with motion – See Note 2
	Allowed?	N	Y					N
	Maximum Number	N/A	One (1) per lot.	Any number. See area requirement.	Maximum one (1) freestanding sign per lot.			N/A
	Maximum Area (SF)		24 SF for general, non-residential, specially permitted, multi-family uses or 2% of building face whichever is greater. See Note 3.	50% of window area (including glass doors) for combined temporary and permanent signs.	12 SF			
			Six (6) SF for all other uses in residential zoning districts	See Note 7				
	Maximum Setback		N/A		Shall not extend over the sidewalk or street	5 ft.	Minimum four (4) ft. of clearance on sidewalk	
	Maximum Height		Cannot extend over roofline	N/A	6 ft.	6 ft.	4 ft.	
Other	N/A					Sidewalk signs shall be permitted only during operating hours of the establishment		

Zoning District BO, BL, BG, ML, MG, A, IN, IP	Table 4.3.2B (continued)	Temporary Signs Attached to a Building			Temporary Freestanding Signs			
	Sign Type → Requirements↓	Roof	Wall / Banner – See Note 1	Window	Freestanding anchored in ground	Portable See Notes 5 & 6	Sidewalk See Notes 5 & 6	Freestanding with motion – See Note 2
	Allowed?	N for BO Y for BL., BG ML, MG. See Note 4	Y					
	Maximum Number	One(1) per lot	Two (2) per building unit length.	Any number. See area requirement.	Maximum one (1) freestanding sign per each side of a lot visible from a different public street. See Note 5.			
	Maximum Area (SF)	Equal to the permitted permanent roof sign area.	Forty (40) SF total or 2% of building face whichever is greater.	Maximum 50% of window area (including glass doors) may be covered by temporary & permanent signs See Note 7.	24 SF	12 SF	24 SF	
	Minimum Setback	N/A			Shall not extend over the sidewalk or street	5 ft.	Minimum four (4) ft. of clearance on sidewalk	Front yard setback for the district or ten (10) ft. whichever is greater.
	Maximum Height	Equal to permitted permanent roof sign height.	Cannot extend over roofline		6 ft.	4 ft.	6 ft.	
	Other	Limited to no more than 90 days of display within a 365 day period. Required to obtain a permit from Inspectional Services. No lot shall contain both a permanent & temporary roof sign.	N/A	Shall be located on the inside of the window.	N/A	Motion signs shall be permitted to have motion only during operating hours of the establishment. Sidewalk signs shall be permitted only during operating hours of the establishment.		

Notes to Table 4.3.2B

Note 1. A temporary banner sign, except a banner sign described in **Section-6(C)** that contains permanent brackets and is displayed lengthwise, shall be considered a temporary wall sign.

Note 2. A temporary freestanding motion sign is a temporary freestanding sign that contains an element of movement such as spinning, rotating, flapping, etc.

Note 3. Includes privileged nonconforming uses that have obtained a Special Permit.

Note 4. Temporary roof signs are prohibited in the Union Station, Blackstone River Parkway, and Downtown/Blackstone Canal Sign Overlay Districts.

Note 5. In all zoning districts, all uses that are permitted to have a portable sign are limited to one portable sign per lot. In no case shall lots contain both a freestanding sign and a portable sign. Portable signs may include manual changeable copy but shall not contain electronic, flashing, moving parts or digital display. Portable signs shall not consist of non-rigid signs taped or attached by other means to the portable sign structure. The text copy and symbols shall be an integral part of the portable sign.

Note 6. Temporary portable and sidewalk signs are permitted for all uses in all districts as set forth in the table above with the exception of buildings whose primary and sole use is a single, two- or three-family dwelling, single family semi-detached dwelling or single family attached dwelling. Said uses are permitted one freestanding temporary sign anchored in the ground. Buildings that contain permitted general uses, and multi-family dwelling uses or nonresidential uses in addition to residential uses (mixed use building) are excluded from the exception above..

Note 7 The combined area of temporary and permanent window signs on each of the building floor and along each primary and secondary building length shall not exceed 50% of the available window area per story and per building length. This provision shall not be construed to limit sign area to 50% of each individual window panel.

5. Pedestrian Friendly Sign Area Bonus

Installation, Operational, & Dimensional Regulations:

In addition to the accessory signs permitted elsewhere in this **Section-6(E)**, additional accessory sign area is permitted in BO, BL, BG, ML, MG and IN zoning districts as follows:

- a) Privately maintained planter box. One additional temporary or permanent accessory sign shall be allowed to be attached to the surface of one side of a privately maintained planter box located on site so long as the planter box is at a minimum three (3') wide and three (3') feet tall and is maintained with live plantings at least six (6) months a year and provided that the planter box is not required as a condition of

approval of an SPGA in association with relief from full compliance with landscaping per the ordinance.

- b) Privately Maintained Street Furniture. One additional temporary or permanent accessory sign shall be allowed to be attached on privately provided and maintained street furniture, such as benches. Private benches or other street furniture shall be located on private property unless necessary approvals from the License Commission and/or the Department of Public Works and Parks have been obtained, as applicable.
- c) Privately Maintained Bicycle Racks. One additional temporary or permanent accessory sign shall be allowed to be located on bicycle racks that provide bicycle parking for three or more bicycles; said sign shall not exceed six (6) square feet. Said signs may be double sided.
- d) Pedestrian friendly sign bonus area may be reduced or eliminated upon determination by the Building Commissioner that the planter boxes, street furniture or bicycle racks are not being properly maintained.
- e) The total sign length for pedestrian friendly bonus signs shall not exceed 80% of the supporting structure; i.e. the length of one side of the planter box or length of the street bench.
- f) Signs permitted under this section shall not consist of non-rigid signs taped or attached by other means to the structure. The text, copy or symbols shall be an integral part of the sign structure; in this case, the street furniture, planter box, bicycle rack, etc.

6. Non-accessory Signs

This section pertains to non-accessory signs including non-accessory instructional and billboard signs. All non-accessory signs shall comply with **M.G.L Chapter 93, Sections 29-33** and amendments thereto.

Non-Accessory Instructional Signs and Non-Accessory Billboard Signs shall be erected in accordance with the requirements set forth in **Table 4.3.3**, below.

Table 4.3.3 - Non-Accessory Sign Table					
	Requirements	Sign Type			
		Non-Accessory Freestanding Billboard	Non-Accessory Wall Billboard	Non-Accessory Roof Billboard	Non-Accessory Instructional (see Note 11)
Zoning District RG, RL, RS, BO, A	Allowed?	N			
Zoning District BL & IN	Allowed?	N			SP
	Maximum Number	N/A			1 per lot. No lot shall contain both a non-accessory instructional sign and a non-accessory billboard sign.
	Maximum Area (SF)				8 SF
	Maximum Height (ft)				10 ft
	Minimum Spacing (ft)				Ten (10) ft from any residential lot line. Five (5) ft to any other lot line. Fifteen (15) ft from other accessory signs including accessory instructional signs.
	Maximum Length (ft)				N/A
	Digital Display / Motion Allowed?				N
	Other				May be a separate wall or freestanding sign or may be attached to an existing accessory freestanding sign.

Non-Accessory Sign Table – Table 4.3.3 (continued)					
	Requirements	Sign Type			
		Non-Accessory Freestanding Billboard	Non-Accessory Wall Billboard	Non-Accessory Roof Billboard	Non-Accessory Instructional (see Note 11)
Zoning District BG, MG, IP	Allowed?	SP			
	Maximum Number	One (1) per lot. No lot shall contain both a non-accessory instructional sign and a non-accessory billboard sign.			
	Maximum Area (SF)	825 SF per side along I-290, I-190, and Rte 146. 300 SF along all other highways. See Note 1	25 SF or 2.0 SF per linear foot of primary building unit length whichever is greater with sign area bonus for buildings setback more than 200 ft from street and buildings 50 ft or higher. See Notes 3 and 4.	0.5 times the permitted accessory wall sign area.	8 SF
	Maximum Height (ft)	See Note 2	See Note 2. Cannot extend above roof line or beyond the sides of the walls to which it is attached.	Cannot exceed allowed height for accessory roof signs	10 ft
	Minimum Spacing (ft)	300 ft minimum between non-accessory billboard signs when measured along the same side of a street with the exception of spacing between non-accessory billboard sign structures which contain digital display facing the same traveled way which shall provide a minimum of 1,000 ft. Spacing between a static non-accessory billboard and a non-accessory billboard with digital display shall be a minimum of 300 ft when measured along the same side of the street.			
	Maximum Length (ft)	Sixty (60) ft and cannot exceed 80% of total building length.			
	Digital Display / Motion Allowed?	Y- Digital Display (entire area) N – Motion			
	Other	See Notes 5-10			
		May be a separate wall or freestanding sign or may be attached to an existing accessory freestanding sign.			

Non-Accessory Sign Table – Table 4.3.3 (continued)

	Requirements	Sign Type			
		Non-Accessory Freestanding Billboard	Non-Accessory Wall Billboard	Non-Accessory Roof Billboard	Non-Accessory Instructional (see Note 11)
Sign Overlay Districts - DSOD (Downtown/Blackstone Canal); BSOD (Blackstone River Parkway); & USOD (Union Station View Corridor)	Allowed?	N	SP	N	SP
	Maximum Number	N/A	One (1) per lot No lot shall contain both a non-accessory instructional sign and a non-accessory billboard sign (freestanding, wall, or roof).	N/A	One (1) per lot. No lot shall contain both a non-accessory instructional sign and a non-accessory billboard sign.
	Maximum Area (SF)		25 SF or 2.0 SF per linear foot of primary building unit length whichever is greater with sign area bonus for buildings setback more than 200' from street and buildings 50' or higher. See Notes 3-4.		8 SF
	Maximum Height (ft)		See Note 2. Cannot extend above roof line or beyond sides of the wall to which it is attached.		10 ft
	Minimum Spacing (ft)		300 ft minimum between static non-accessory billboard signs when measured along the same side of a street. 1,000 ft minimum between non-accessory billboard sign structures which contain digital display when measured on both sides of the street.		Ten (10) ft from any residential lot line. Five (5) ft to any other lot line. Fifteen (15) ft from other accessory signs including accessory instructional signs.
	Maximum Length (ft)		60 ft and cannot exceed 80% of total building length.		N/A
	Digital Display / Motion Allowed?		Y- Digital Display (entire area) N – Motion		Ten (10) ft from any residential lot line. Five (5) ft to any other lot line. Fifteen (15) ft from other accessory signs.
	Other		See Notes 5-10		May be a separate wall sign or freestanding sign or may be attached to an existing freestanding sign.

Notes to Table 4.3.3

Note 1. In determining whether a non-accessory freestanding billboard sign is located along I-290, I-190 and Rt. 146, said sign shall be located no further than 660 feet from the edge of the right of way of at least one (1) of the above referenced highways.

Note 2. The maximum height for non-accessory freestanding and roof billboards shall be determined by the Special Permit Granting Authority pursuant to the special permit criteria set forth in **Section-6(J)**, below.

Note 3. Where a building is set back 200 feet or more from an abutting street, the maximum permitted non-accessory wall sign area may be increased as follows. For every ten (10) linear feet that the building is set back over 200 feet, the permitted non-accessory wall sign area may be 1.01 times the allowance set forth in the table above to a maximum of 2.0 times the permitted wall sign area for primary building lengths.

Note 4. Height Bonus Area: For buildings with four (4) or more stories or buildings that exceed 50' in height, additional non-accessory wall signage area shall be permitted as follows: 1.5 square feet of wall sign area per each linear foot of height of the building.

Note 5. The supporting structure of a non-accessory roof sign shall be completely enclosed except for vertical poles. No "A" frame structures, guy wires, open framework or similar structure shall be visible from a street, alley or adjacent property.

Note 6. All dimensions shall include border, trim, cutouts or extensions, but shall exclude base, apron, supports and structural members and temporary cutouts.

Note 7. Back-to-back and "V-type" signs shall be considered as one structure and the maximum area, length, and height shall be allowed for each side, provided however, that for "V-type" signs the width of the angle between the signs shall be limited such that both sides cannot be viewed from one travel direction.

Note 8. Non-accessory billboard signs and/or their supporting sign structures shall not be located in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or obstruct or interfere with the driver's visibility of approaching, merging or intersecting traffic.

Note 9. Where non-accessory roof and wall billboard signs are located on a building; the building itself shall be considered the sign structure.

Note 10. No non-accessory billboard or portion thereof may turn on an axis, rotate, revolve or otherwise physically move.

Note 11. Non-accessory Instructional Signs are permitted as set forth in the table above for the purpose of providing wayfinding information along commercial corridors to identify the location of off-site businesses.

F. Illumination

1. All lighting used to illuminate signs shall be installed so that direct or reflected rays from such lighting shall not cause a public nuisance to adjacent lots or abutting streets. No open spark or flame may be used for lighting purposes.
2. Illuminated signs in BL and BO zoning districts shall be turned off at the close of posted business hours.
3. Internal illumination of signs is permitted for all permanent signs with the exception of the following signs which shall be externally illuminated only:
 - a) Signs in residential districts for all uses, including privileged nonconforming uses and uses permitted by special permit.
 - b) Roof Signs, except for roof signs that consist of individual channel letters which may be internally illuminated.
4. Temporary signs shall not be internally illuminated with the exception of temporary freestanding signs in nonresidential districts provided they meet the requirements set forth in **Section-6(E)(4)(b), Table 4.3.2**, above.

G. Digital Display

Any accessory or non-accessory sign utilizing digital display technology, in whole or in part, in addition to the specific dimensional and location requirements set forth with respect to sign type shall meet the following requirements:

1. Placement and Operational Regulations:
 - a) All digital display signs are prohibited in residential, BO, and Airport zoning districts. In all other districts, one digital display sign is allowed per lot.
 - b) In BL, BG, MG, ML, and IP zoning districts, digital display signs may be located on wall signs, marquee signs, freestanding pole or monument signs, projecting and permanent window signs but are prohibited on, portable, temporary, awning, canopy, projecting banner, suspended signs and roof signs.
 - c) In IN zoning districts, digital display signs are permitted by grant of a special permit from the Special Permit Granting Authority only. See, **Section-6(J)**, below – Special Permit Approval Criteria.

- d) Duration. In all districts the full digital image or any portion thereof shall have a minimum duration of 10 seconds. No portion of the image may scroll, twirl, change color, imitate movement in any manner, or meet the characteristics of a flashing sign.
- e) Transition. In all districts where the digital display sign or any portion thereof changes, the change sequence shall be accomplished by means of nearly instantaneous re-pixelization (less than one second). Messages shall not fade in or fade out, or have the appearance of dissolving.
- f) Brightness and Dimming Control.
 - i) The maximum luminance level for all accessory and non-accessory signs with digital display shall not exceed $350 \text{ (cd/m}^2\text{)}$ nits from sunset to sunrise and $6,000 \text{ (cd/m}^2\text{)}$ nits from sunrise to sunset.
 - ii) Luminance levels shall be set using the following measurement methodology:
 - aa) Allow the digital sign to “burn in” for at least 100 hours.
 - bb) Use a luminance meter with a field of view of 2 degrees.
 - cc) Ensure no ambient background area of additional light source beyond the billboard is included in the field of view of the luminance meter.
 - dd) Take the measurement with the operator standing at the edge of the traveled way, in a direct line, and at a longitudinal distance from the digital sign determined by a formula shown as: $x=28a$ meters where x is the longitudinal distance from the digital sign and a is the short dimension of the sign.
 - ee) If the longer axis of the sign is greater than 1.5 times the shorter axis, take a series of measurements and average the results to determine a mean luminance for the entire sign face.
 - ff) Measurements shall be made while the sign display is white to present the maximum luminance values.
 - gg) Because LEDS have higher light output at lower temperatures, measurements should be made within predefined and consistent ambient temperature ranges.

- iii) In addition to the maximum luminance levels set forth in **Section-6(G)(1)(f)(i)**, above, all displays should adjust brightness intensity according to ambient light conditions to ensure optimum legibility.
- iv) No digital display shall be erected without an automatic light sensing device such as a light detector or photocell by which the sign's brightness can be dimmed when ambient light conditions darken.
- v) Legally preexisting nonconforming signs with digital display shall be operated in conformance with the operational standards set forth in the ordinance except that in the absence of a light sensing device, sign owners shall ensure signs are dimmed to meet brightness standards or shall be turned off from sunset to sunrise.
- g) Sequential messages are prohibited. All electronic display frames shall be complete messages and shall not require or induce drivers to watch a sign for several seconds, including signs with visual stories, signs carrying messages that are delivered through a sequence of displays or flashing messages.
- h) Upon malfunction, the sign's digital message display shall become static immediately.
- i) Fluctuating or Flashing Illumination. No portion of any sign may fluctuate in light intensity or use intermittent, strobing or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or in any manner creates the illusion of movement.
- j) Signs with digital display shall contain no video display as defined in **Section-6(C)**, above.
- k) Signs with digital display where the digital display portion of the sign is twelve (12) square feet in area or less are exempt from operational standards for signs with digital displays with the exception of **Section-6(G)(1)(f)**, above, relative to brightness and dimming control.

2. Dimensional Requirements

- a) Area. Digital display signs, other than non-accessory billboard signs, shall have a maximum digital display area of 33% of the permitted sign area for that sign. If the total proposed sign area is less than that which is otherwise permitted by right, the proposed digital display shall still be permitted to be 33% of that which is allowed by right for the sign type and zoning district.
- b) Setbacks. The edges of all digital display signs shall be located a minimum of 75 feet from abutting residential dwellings. When located within 150 feet of a residential use in a residential zone, all digital display portions of the sign

shall be oriented so that no portion of the sign is visible from an existing primary residential structure on that lot.

- c) Spacing. Accessory digital display signs shall be separated from other digital display signs by at least 100 feet. Spacing between non-accessory signs with digital display is regulated by **Section-6(E)(6), Table 4.3.3**, above.
- d) Special Permit criteria for reviewing Digital Display Signs – see, **Section-6(J)(7)**, below.

H. Motion

Any accessory or non-accessory sign utilizing motion, in whole or in part, in addition to the specific dimensional and location requirements set forth with respect to sign type, shall meet the following requirements:

- 1. Motion signs are prohibited in residential, BO, IN, and Airport zoning districts. In all other districts, one motion sign is allowed per lot.
- 2. In BL, BG, MG, ML, and IP zoning districts, motion signs may be located on accessory, permanent freestanding pole or monument signs and projecting signs but are prohibited on all other signs with the exception of temporary freestanding signs that meet setback requirements set forth in **Section-6(E)(5)(c)(iii)**, above.
- 3. Motion signs that malfunction shall cease operating immediately.
- 4. Motion signs shall contain no digital display.
- 5. In BL zoning districts, motion signs shall be turned off at the close of business hours.

I. Comprehensive Sign Plan Approval

In order to encourage the thoughtful integration of signage into major commercial and mixed use development site planning, to provide flexibility for such sites with respect to signs, and to streamline sign permitting, applicants with proposed sites that contain combined building footprints of 50,000 square feet or greater in commercial or mixed use development may submit a Special Permit application to the Planning Board for Comprehensive Sign Plan Approval.

1. Application Requirements

The Comprehensive Sign Plan may be submitted in conjunction with Definitive Site Plan review and shall, at a minimum, include a site plan drawn to scale, with a north arrow, prepared by a registered engineer showing the following:

- a) Boundary lines of the lot, frontage and other dimensional setbacks of proposed structures on site.
- b) Proposed contours of the site.
- c) All vehicular and pedestrian ways throughout the site including parking areas as well as the surrounding street network.
- d) Location of all existing and proposed signs including proposed instructional signs and existing or proposed non-accessory signs.
- e) Dimensions of all signs including sign area, height, spacing, clearance, and setbacks as applicable.
- f) Sign table showing total area of all existing and proposed signage on site.
- g) Existing and proposed landscaping in relation to proposed structures and signage.
- h.) Existing and proposed illumination for signs including whether illumination will be external or internal.
- i) Existing and proposed signs with digital display including proposed dimensions of digital display and equipment brochures showing ability to comply with operational standards of the ordinance.

The applicant shall also provide photo simulations of existing and proposed signs superimposed on buildings to show what will be viewable any street within 300' if installed.

2. Application Review

In reviewing the proposed Comprehensive Sign Plan, the Planning Board shall not impose more restrictive requirements than otherwise permitted by this Ordinance but may permit an additional number of signs or allow for the increase in sign height or sign area for one or more signs. Such relief shall be granted based on the characteristics of the site, proposed structures, surrounding street and pedestrian network, existing and proposed landscaping, lighting and other design elements. The Planning Board may require, in its discretion, removal of existing privileged nonconforming signs.

3. Special Permit Approval Review Criteria. See **Sections-6(J)(2) and 6(J)(8)**, below.

4. Modifications to Approved Comprehensive Plan.

Once a Comprehensive Sign Plan has been approved, subsequent applications for specific signs shall be reviewed administratively by the Building Commissioner when the proposed sign is in compliance with the approved Comprehensive Sign Plan. Any modifications that propose an increase in the number, size, height, a change in location of a freestanding sign closer to residential lots or the addition of digital display that was not initially approved by the SPGA under the comprehensive sign plan shall require an amendment to the special permit. Minor modifications including a reduction in size, number or height or change in text, colors or materials shall not require an amendment to the special permit.

J. Special Permit Approval Criteria

1. The following signs shall require a special permit:

- a) Accessory Signs for which dimensional relief is sought
- b) Permanent Accessory Freestanding Pole and Roof Signs with Channel Letters in Union Station Sign Overlay District
- c) Permanent Accessory Freestanding Pole Roof Signs in Downtown/Blackstone Canal Overlay District
- d) Digital Display Signs in IN Zoning Districts
- e) Comprehensive Sign Plan Approval
- f) Non-Accessory Instructional Signs
- g) Non-Accessory Billboard Signs (Freestanding, Roof and Wall)

After notice, public hearing and due consideration of the evidence submitted, including the reports and recommendations of city departments, the SPGA, in addition to the special permit criteria under **Article II**, may grant a special permit as set forth above, provided it additionally makes the appropriate findings set forth below.

2. General Special Permit Approval Criteria for Accessory Signs:

- a) All other permanent and temporary accessory and non-accessory signage on site are in compliance with zoning requirements including provisions that govern the removal of abandoned signs.
- b) The proposed sign in addition to other signs on site does not create unnecessary visual clutter or constitute signage overload for the lot or surrounding neighborhood and street.

- c) The proposed sign does not substantially block visibility of signs on abutting lots.
- d) The proposed sign does not substantially block solar access of abutting residential dwelling windows.
- e) The proposed illumination is appropriate to the site and is appropriately located with respect to the surrounding neighborhood.
- f) Whether any proposed digital display is appropriate with respect to the proposed sign scale and location.
- g) The proposed sign does not derogate from the purposes and intent of this **Section-6** and this Ordinance.

3. Special Permit Approval Criteria to Modify Dimensional Requirements of Accessory Signs:

In addition to the criteria set forth in **Article II** and **Section-6(J)(2)**, above, the SPGA shall consider whether:

- a) The proposed sign is substantially in compliance with other dimensional requirements applicable to the proposed sign.
- b) The area, height, and setbacks of the proposed sign are of an appropriate scale within the context of the site including the building and the topography of the site and in relation to surrounding buildings, lots and streets.
- c) Signs attached to a building: The proposed sign support structure is appropriate to the design and scale of the building including proposed brackets and proposed spacing between the sign and the wall. It is preferred that supporting sign structure does not extend above the roofline or parapet or if the proposed sign structure does extend above the roofline or parapet that it is adequately screened from abutting lots and any abutting residential dwellings in the same building.
- d) Projecting Signs: For proposed projecting signs that exceed maximum permitted area, the available wall space, shape and location of the building and lot with respect to abutting buildings and streets substantially limits opportunities for wall signage or freestanding signs visible to passing pedestrians or vehicles.
- e) Freestanding Signs. For proposed freestanding signs that the height, size, scale, illumination, digital display, location, and any proposed landscaping around the sign are appropriate to the site, surrounding neighborhood, street, and lot.

4. Special Permit Approval Criteria for Permanent Accessory Freestanding Pole and Roof Signs with Channel Letters in Union Station Sign Overlay District (See, **Section-6(K)**, below):

In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, the SPGA shall consider whether:

- a) The proposed freestanding or roof accessory sign will substantially obscure the view of Union Station from any location within the street (includes sidewalks).
- b) The proposed sign does not detract from the purpose of the Union Station Sign Overlay District.

5. Special Permit Approval Criteria for Permanent Freestanding Pole Signs in the Downtown/Blackstone Canal Sign Overlay District (See, **Section-6(K)**, below):

In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, the SPGA shall consider whether:

- a) The available wall space, shape, and location of the building for which the sign is intended substantially limits opportunities for signage attached to the building.
- b) The freestanding sign has sufficient landscaping.
- c) The freestanding sign negatively impacts access to or number of off-street parking spaces provided on site.
- d) The proposed sign does not detract from the purpose of the Downtown/Blackstone Sign Overlay District.

6. Special Permit Approval Criteria for Permanent Accessory Roof Signs with Channel Letters in the Downtown/Blackstone Canal Sign Overlay District (See, **Section-6(K)**, below):

In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, the SPGA shall consider whether:

- a) The proposed roof signs with channel letters are appropriate to the site and character of the site and surrounding neighborhood.
- b) The proposed size, height, and illumination are appropriate for to the site and surrounding neighborhood.

- c) Adequacy, arrangement, location and appearance of all proposed permanent signs.
- d) The proposed sign does not detract from the purpose of the Downtown/Blackstone Sign Overlay District.

7. Special Permit Approval Criteria for Digital Display Signs in IN Zoning Districts.

In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, the Special Permit Granting Authority shall consider:

- a) The impact to vehicular safety with respect to the sign's location in relationship to areas of increased driving complexity, including but not limited to: road curves, merge or lane drops, presences of official signage and/or intersections.
- b) The impact and appropriateness of the proposed sign with respect to the overall campus and any abutting historic structures.

8. Special Permit Approval Criteria for Comprehensive Sign Approval

In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, the SPGA shall consider the following:

- a) Whether number, size, height, illumination, and proposed digital display are appropriate to the site and surrounding neighborhood.
- b) Whether proposed instructional signs are well-placed and suitable in number and size.
- c) Adequacy, arrangement, location and appearance of all proposed permanent signs.
- d) Protection of adjacent or neighboring lots against glare, unsightliness
- e) Relationship between signs and proposed landscaping on site.
- e) Whether requested relief for one or more proposed signs with respect to number, dimensional requirements, or digital display is necessary because of site specific conditions and allows for more creative, well-placed signage that directs vehicles and pedestrians safely to the site and throughout site.

9. Special Permit Approval Criteria for Non-Accessory Instructional Signs

In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, the SPGA shall consider whether:

- a) The available wall space, shape, and location of the building or site for which the sign is intended to provide additional directional signage substantially limits opportunities for on-site wall signage or freestanding signs visible to passing pedestrians or vehicles and/or would contribute unnecessarily to sign clutter.
- b) The proposed non-accessory instructional sign shall enhance safe driving by providing appropriate wayfinding information at a key decision making point.
- c) The area and height of the proposed non-accessory instructional sign is of an appropriate scale in relation to the building and site, other signage on site, and surrounding buildings, lots, and street.

10. Special Permit Approval Criteria for Non-Accessory Billboard Signs

- a) In addition to the special permit criteria set forth in **Article II** and **Section-6(J)(2)**, above, for static and digital display non-accessory signs, the SPGA shall consider the impact to vehicular safety with respect to the sign's location in relationship to areas of increased driving complexity, including but not limited to: road curves, merge or lane drops, presence of official signage and/or intersections.
- b) Whether the height of the proposed non-accessory freestanding sign, including its sign face and supporting sign structure is no more than is necessary to ensure it is viewable by its primary audience along a given roadway.

11. Special Permit Approval Criteria for Reconstructed, Modified and/or Relocated Non-Accessory Billboard Signs

- a) In addition to the special permit criteria set forth in **Section-6(J)(10)**, above, the SPGA shall consider:
 - i) When located in a sign overlay district, the non-accessory billboard sign as reconstructed, modified, and/or relocated shall not detract from the purposes and intent of said overlay district as set forth in **Section-6(K)**, below.
 - i) A relocated non-accessory billboard sign shall not cause, or substantially increase existing spacing or setback nonconformities.

K. Sign Overlay Districts

1. Purpose/Establishment of the Blackstone River Parkway Sign Overlay District
 - a) To preserve the National Heritage Corridor, restore the landscape and prevent incompatible uses within this parkway area. The Blackstone River Parkway Sign Overlay District is hereby established and shown on the Official Zoning Map.
2. Purpose/Establishment of the Downtown/Blackstone Canal Sign Overlay District
 - a) To protect the sense of place and character of the Downtown/Blackstone Canal District, including its dense network of urban streets and high concentration of historically and architecturally significant sites. The Downtown/Blackstone Canal Sign Overlay District is hereby established and shown on the Official Zoning Map.
3. Purpose/Establishment of the Union Station Sign Overlay District
 - a) To protect the sense of place and orientation that is provided by preserving the visibility, from multiple vantage points throughout the city, of this iconic historically and architecturally significant building. The Union Station Sign Overlay District is hereby established and shown on the Official Zoning Map.
4. For the purposes of protecting view corridors in the City of Worcester from visual clutter, non-accessory roof or freestanding billboard signs shall not be permitted within the Union Station Sign Overlay District, the Downtown/Blackstone Canal Sign Overlay District or the Blackstone River Parkway Sign Overlay District.
5. Accessory, permanent freestanding pole and accessory permanent roof signs with channel letters are permitted by grant of a special permit in the Union Station Sign Overlay District and the Downtown/Blackstone Canal Sign Overlay District. (See special permit criteria in **Section-6(J)**, above.)

L. Pre-existing, Nonconforming Signs

1. General Provisions
 - a) Nonconforming signs shall be maintained in good condition.
 - b) A nonconforming sign shall not be altered, modified or reconstructed except,
 - i) When such alteration, modification or reconstruction would bring the sign into conformance with these regulations; or

- ii) When the alteration, modification or reconstruction relates to the replacement of a sign panel, individual letters and logos with the same area, or repainting a sign face, and does not involve changes to the structure, framing, erection or relocation of the sign unless such changes conform to **Section-6(L)(1)(b)(i)**, above.
 - iii) When the alteration, modification or reconstruction is sought to repair a nonconforming non-accessory billboard sign damaged or destroyed by an act of nature or accidental casualty, provided the alteration, modification or reconstruction is completed within one (1) year after the damage occurs. The sign, as a result of the alteration, modification or reconstruction, shall not be more nonconforming. Provided, however, the right to alter, modify, or reconstruct under the provisions of this paragraph shall be subject to the issuance of a special permit from the SPGA pursuant to the criteria set forth in **Section-6(J)(11)**, above.
 - iv) When the alteration, modification or reconstruction is to effect the relocation of a nonconforming non-accessory billboard sign to a nearby location on the same lot. Any such alteration, modification, or reconstruction shall not increase the dimensional area of the sign and shall be subject to the issuance of a special permit from the SPGA pursuant to criteria set forth in **Section-6(J)(11)**, above.
- c) Notwithstanding anything to the contrary elsewhere in this Ordinance, the following signs must come into compliance with the requirements of **Article IV, Section-6** by the following dates.
- i) Temporary Signs – August 1, 2011;
 - ii) Temporary Window Signs – August 1, 2011 and
 - iii) Operational standards of signs with digital display – November 1, 2011.

2. Conversions from Static to Digital Display for Nonconforming Signs

- a) If a digital sign is authorized in the underlying district, either as of right or by special permit, a pre-existing, nonconforming accessory static sign may be converted to a digital sign, by right or upon receipt of a special permit, whichever is applicable. As converted, the sign must comply with the dimensional, spacing and setback requirements of this ordinance and the provisions of **Section-6(G)(1)(d)-(k)**, above.
- b) If a digital sign is authorized in the underlying district, either as of right or by special permit, a pre-existing, nonconforming non-accessory static sign may be converted to a digital sign only upon grant of a special permit subject to the approval criteria set forth in **Article II, Section-6(2); Article IV, Section-**

6(J)(2) and **(J)(6)**. Furthermore, as converted, the sign must comply with the dimensional, spacing and setback requirements of this ordinance and with the provisions of **Section-6(G)(1)(d)-(k)**, above. Structural and framing changes incidental to and necessary to the conversion of a sign from static to digital are permitted notwithstanding anything to the contrary above.

3. Nonconforming Instructional Signs

- a) All other pre-existing, permanent accessory or non-accessory instructional signs that are nonconforming as a result of this ordinance shall be removed upon verification that any of the following conditions have been met:
 - i) The object to which the instructional sign refers has been abandoned or is no longer sold or carried on, whether generally or at the particular premises.
 - ii) The instructional sign has not been repaired or maintained after written notice from the Building Commissioner in accordance with **Section-6(B)(4)**, above.

M. Substitution of Messages

A noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided the sign or sign structure is legally compliant with the terms of this Ordinance. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary contained in this **Section-6**. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a property, nor does it affect the requirement that a sign be properly permitted. This provision does not authorize the substitution of an offsite (non-accessory) commercial message in place of an onsite (accessory) commercial message.

Section 7 – Off-Street Parking and Loading

A. General Provisions for Off-Street Accessory Parking and Loading

1. Application

It is the intent of this Ordinance that all new buildings and land uses be provided with sufficient space located off-street for:

- a) the accessory parking of motor vehicles, and
- b) the standing, loading and unloading of motor carriers, to meet the needs of persons employed at or otherwise making use of such building or land under normal conditions.

Any application for a permit for the erection of a new building, or for an alteration or change of use of an existing building that provides additional accommodations, or for the development of a land use that requires parking, or the modification of an existing parking area or structure, shall include a plan for parking and loading for the new or expanded facilities or areas in accordance with this Article.

Where a building or land area is used by two (2) or more categories of uses as defined above, the off-street parking and loading facilities required shall not be less than the sum of the requirements for the individual uses computed separately.

Notwithstanding anything above to the contrary, in all IN-S Zones, the educational institution's off-street parking requirements shall be calculated solely upon classroom and dormitory uses.

Buildings and land uses legally in existence on the effective date of this Ordinance are not subject to these off-street parking and loading requirements, provided that any parking or loading facilities now serving such buildings or uses may not in the future be reduced below these requirements.

All existing parking lots are exempt from Parking Plan Approval provided that upon a change, alteration or expansion of the use it serves, it will continue to be utilized in its existing condition with no physical alterations except for changes in circulation and/or striping, and provided the number of parking spaces satisfies the requirements of Table 4.4.

Additions to existing buildings and land uses are subject to these off-street parking and loading requirements. If existing parking or loading spaces exceed the requirements of this Ordinance, any excess shall be applied to the requirements for additions. If existing parking or loading spaces are less than the requirements of this Ordinance, only the requirements for any such additions need to be fulfilled.

with additional spaces. Common driveways may be used to serve both parking and loading spaces, but no part of a designated loading space may be extended into a designated parking space or into a common driveway.

2. Jurisdiction

The Zoning Board of Appeals, by special permit, shall have the authority to modify the parking dimensional and layout requirements specified in Table 4.4 Notes 2(b), 3 and 5; the loading requirements specified in Table 4.5; and, the number of required parking spaces specified in Table 4.4, up to one (1) parking space, or a maximum of ten percent (10%), whichever is greater, where it is demonstrated that with such modification there will be adequate space for off-street parking and/or loading to provide for the needs of the subject building or use.

The Planning Board shall be the approving authority for parking lots with 16 or more spaces. Such approval shall be required prior to the issuance of the building permit. The Planning Board shall examine said parking plans with respect to access, drainage, capacity, circulation, compatibility, safety to pedestrians and vehicles using the facilities and using abutting streets and shall integrate such considerations into the review process.

Any projects that have received approval under the site plan review procedures, **Article V**, shall be deemed to have received parking lot approval under this Article.

Parking plans and loading plans submitted for approval should identify elevations and contours of the finished site, existing rights of way, entrances and exits, driveways, aisles, parking spaces, loading spaces, circulation, capacity, drainage, lighting, berms, curbing, fences, walkways, landscaped areas and other design features.

The procedures provided in **Article V**, including those for administration, fees, powers, hearing, and time limits shall apply to approvals by the Planning Board for parking lots under its jurisdiction.

The Director of Code Enforcement shall be responsible for the enforcement of the Planning Board approval to ensure that the parking lot is constructed and maintained in accordance with that approval. Lots shall be re-examined periodically commensurate with the certificate of inspection (as required by the State Building Code) or not less than once every two (2) years where a certificate of inspection is not required.

3. Design Standards

In review of a plan with respect to parking and/or loading plan, the Planning Board shall review the plan in respect to access, drainage, including detention/retention ponds, capacity, circulation, safety to pedestrians and vehicles using the facility and

the abutting streets, finished grades, lighting, berms, curbing, fencing, walkways and landscaping.

All off-street parking and loading facilities shall be provided with adequate vehicular access. Backing directly onto a street shall be prohibited except for single, two, and three family residences. Adequate ingress and egress to the parking facilities by means of clearly limited and defined drives shall be provided for all vehicles. Said access should be limited to well defined locations away from street intersections, and in no case shall there be unrestricted access along the length of a street.

Parking and loading areas shall be arranged for convenient access, egress and safety to pedestrians and vehicles. All lighting used to illuminate any off-street parking or loading facility shall be installed so that direct rays from such lighting shall not cause a public nuisance to adjacent property. All off-street parking and loading facilities shall be maintained by the owner or operator in good repair, neat orderly in appearance and free from refuse and debris. Storage of snow in parking or loading facilities shall be arranged so as not to unduly reduce sight distances and visibility at entrances and exits and aisle intersections.

4. Decisions

The Planning Board shall act on applications for projects not otherwise subject to site plan approval under Article V within sixty-five (65) days of filing, unless a time extension is mutually agreed to by an applicant and the Planning Board.

5. Off-Street Parking

Off-street parking spaces are to be provided according to the units of measurement as shown in **Table 4.4** except as otherwise provided in this Ordinance. Multiple uses require space calculations for each applicable use. Capacities and areas include outdoor use where applicable. In computing required spaces, any fraction thereto shall require a full parking space. Utility, energy, corridor, stairway, restroom, and building maintenance areas are exempt from space assignment.

6. Off-street Loading

Off-street loading is to be provided for Business, Manufacturing, Institutional and high-rise Residential uses according to the units of measurement as shown in **Table 4.5**. Loading spaces shall not conflict with the area used for parking.

7. Drive-through Service

- a) All buildings and uses that provide drive-through service shall provide at least one escape lane adjacent to the drive-through service lane(s). The escape lane shall be designed to allow vehicles to exit and bypass the drive-

through service lane(s). The length of the escape lane must be no less than the length of the adjacent drive-through service lane. The length of a drive-through service lane shall be determined by measuring the linear distance from the point of the lane's beginning to the point of service.

- b) Drive-through and escape lanes shall have a minimum width of ten (10) feet for their entire length. Notwithstanding the foregoing, the Special Permit Granting Authority (if a Special Permit is required), or the Planning Board in reviewing a site plan or parking plan, as the case may be, may require drive-through and escape lanes to have a width of up to twelve (12) feet along curved sections.
- c) Drive-through and escape lanes shall comply with the following minimum length requirements to assure sufficient vehicle stacking:

USE

***DRIVE-THROUGH SERVICE
LANE AND ESCAPE LANE MINIMUM
LENGTH***

Fast Food /Restaurant / Coffee Shop	Two Hundred Forty linear feet (240)
Bank /Credit Union / ATM	One Hundred Eighty linear feet (180)
Pharmacy / Convenience Store	One Hundred Twenty linear feet (120)
Dry Cleaner / Laundry	Eighty linear feet (80)

- f) Drive-through and escape lanes must be laid out such that they do not interfere with the internal traffic circulation of parking lots and so as not to block access to, or egress from, parking spaces.

B. General Provisions for Off-Street Non-accessory Parking and Display Lots

- 1. Prior to any construction, reconstruction, alteration or extension of a non-accessory parking lot or display lot, a plan thereof shall be reviewed for compliance with the requirements of this ordinance. Plans of non-accessory parking lots or display lots containing nine (9) or more total spaces shall be reviewed and approved by the Planning Board.
- 2. The Planning Board shall examine non-accessory parking lot plans and display lot plans with respect to the following:
 - a) Ingress and egress for those areas of parking or display which have direct access onto an abutting street. Except as may be pre-existing on the effective date of this provision, no such access drive shall be located within fifty feet of street intersections. Access drives shall be clearly limited and defined, and in no case shall there be unrestricted access along the length of street.
 - b) All lighting used to illuminate the non-accessory parking lot or display lot shall be installed so as to direct the light away from any abutting streets and

away from adjoining property used for residential purposes. The maximum spillover illumination to adjacent properties used for residential purposes shall be 1.0 foot-candle.

- c) Where customer vehicular traffic will integrate with and pass through the display lot, the Planning Board shall review the adequacy of the layout for circulation, compatibility with non-display lot areas, safety to pedestrians and vehicles using the facilities and abutting streets and, shall integrate such considerations into the review process. Where any required off-street parking and loading areas are included in the area for the display lot, such parking and loading areas shall comply with **Article IV, Section-7(A)(1)**.
 - d) The non-accessory parking lot or display lot shall provide adequate grading and drainage so that surface runoff is properly disposed of and does not increase run-off onto abutting street or properties. Unless otherwise waived by the Planning Board, the non-accessory parking lot or display lot shall be surfaced with bituminous cement or concrete material. Where applicable, the Planning Board may require the installation of berm or bumpers at the edge of the surfaced area to protect abutting properties, streets, or landscaped areas.
 - e) Non-accessory parking lots and display lots shall be set back a minimum of five (5) feet from property lines. Such setback areas shall be appropriately landscaped, however, while no interior landscaping of display lots is required, the Planning Board may require installation of screening materials such as fencing, shrubbery, walls or a combination of such devices as a visual buffer to adjoining properties.
- 3. Display lot plans and non-accessory parking lot plans submitted for approval shall be prepared by a Professional Engineer, unless this requirement is waived by the Planning Board. The Planning Board shall adopt reasonable rules and regulations governing the submission, form and content of display lot plans and non-accessory parking lot plans.
 - 4. Whenever a project involving the construction, reconstruction, alteration or expansion of a display lot otherwise requires Site Plan Review under **Article V** of this ordinance, such review shall incorporate the requirements of this subsection, and approval under **Article V** shall be deemed approval hereunder as well.
 - 5. Where a project requires review and approval under both **Subsections A and B of Article IV, Section-7**, only one filing shall be made and only one fee shall be assessed.
 - 6. The Planning Board shall act on applications hereunder, not otherwise subject to **Article V**, within sixty-five (65) days of filing, unless a time extension is mutually agreed to by an applicant and the Planning Board.

7. An applicant for approval hereunder shall be the owner, lessee or other person with lawful authority to use the property, or a duly authorized agent of any of the foregoing. An applicant, if requested by the Planning Board shall submit proof of authority to make such improvements or alterations to the site as the Planning Board may require as a condition to its approval. If an applicant does not have such authority, the property owner or other appropriate person shall be added as a co-applicant.
8. Where fifty percent (50%) or more of an existing display lot or non-accessory parking lot is reconstructed or altered, or where an existing display lot or non-accessory parking lot is extended by fifty percent (50%) or more, the entire lot is subject to review and approval hereunder. Otherwise, only the reconstructed, altered or extended area of the display lot shall be reviewed by the Planning Board.
9. Plans of display lots or non-accessory parking lots containing under nine (9) spaces shall be reviewed and approved administratively by the Director of Code Enforcement, who shall also act within the time frame set for the in paragraph (6), above. In all cases, the review and approval of display lots and non-accessory parking lots shall be in conformance with the foregoing design requirements, so far as applicable.
10. The Director of Code Enforcement shall be responsible for enforcement of the Planning Board approval to ensure that the display lot or non-accessory parking lot is constructed and maintained in accordance with that approval. Any deviation or alteration from an approved plan shall require an amendment to the original approval.

TABLE 4.4 - OFF-STREET ACCESSORY PARKING REQUIREMENTS

USE	PRIMARY SPACES
<hr/>	
<u>RESIDENTIAL</u>	<u>Number per Measurement Unit</u>
Single, two or three family dwelling	2 Dwelling unit
Multi-family dwelling	2 Dwelling unit
Group Residence	0.25 Bed
Lodging House	0.5 Bed
Housing for elderly (subsidized)	1 Dwelling unit
Dormitory	0.33 Dwelling unit
Continuing Care Retirement Community	1 Dwelling unit
CCRC Associated Medical Facilities	0.5 Bed
Temporary Shelter	0.1 Bed
All other Residential, including Hotel & Motel	1 Bedroom
Limited Residential Hospice House	0.5 Per bed, plus (1) per employee living on the premises
<u>GENERAL</u>	<u>Number per Measurement Unit</u>
Nursing, Convalescent Home/Facility	0.33 Bed
Hospital	
In-Patient	1 Bed
Out-patient	3 Treatment room/space
Clinic	4 Treatment room/space
Educational Institution	10 Classroom, plus residential above
Places of Assembly (non-profit or profit)	0.25 Person accommodated
Day care center/Adult Day Care Center	1 Teacher or staff person
Library, museum, recreation/service facility	1 350 sf. Gross floor area
Club, lodge, other (non-profit and profit)	2.5 350 sf. Gross floor area
Health club (profit)	1 350 sf. Gross floor area
Heliport	1 350 sf. Gross floor area

OFF-STREET ACCESSORY PARKING REQUIREMENTS - Table 4.4

USE	PRIMARY SPACES
<hr/>	
<u>BUSINESS</u>	<u>Number per Measurement Unit</u>
Office, Professional/General	1 300 sf. Gross floor space
Bank	1 Teller station (includes ATM
plus	300 sf. gross floor area
Radio/TV studio	1 300 sf. Gross floor area
Funeral/undertaking establishment	1 250 sf. Gross floor area
Research laboratory (no manufacturing)	1 300 sf. Gross floor area
Retail sales	1 300 sf. Gross floor area
Services (personal, animal and other)	1 300 sf. Gross floor area
Food Service/Lounge/Nightclub	0.5 Person rated occupancy
Fast food/drive thru	1 60 sf. Gross floor area
Bus/rail station	1 350 sf. Gross floor area
Wholesale sales/storage/display	1 1,000 sf. Gross floor area
Retail storage	1 750 sf. Gross floor area
Marina, excluding retail space	0.25 Slip
Public garage, body or paint shop (auto-truck)	3 Bay/stall used for service/repair
Drive-up service, lubritorium	1 Bay/stall used for service/repair plus three (3) off-street waiting spaces leading to entrance/island and one (1) space beyond service exit
Telecommunications Facility	1 3,000 sf. Gross floor area +1 space/employee
Self-storage	one (1) space per 50 storage units
<u>MANUFACTURING</u>	<u>Number per Measurement Unit</u>
Manufacturing area	1 1,000 sf. Gross floor
Warehousing/storage (enclosed/open) area	1 3,000 sf. Gross floor
Freight handling area	1 1,000 sf. Gross floor

OFF-STREET ACCESSORY PARKING REQUIREMENTS

Notes to Table 4.4

Note 1. Number of Spaces

- a) In no event shall the parking requirements for a group residence housing mentally or physically disabled persons exceed two (2) spaces per dwelling unit.
- b.) No accessory parking is required in a BG-6.0 district.

Note 2. Location and Dimensions

- a) Required parking shall be provided on the same lot with the main use it is to serve. In Business and Manufacturing districts, required parking may be provided through the same ownership and/or through long-term lease agreements (of a minimum of five (5) years, with renewal options) within one thousand (1000) feet of the use it is to serve.
- b) Aisles in a ninety (90) degree layout shall be twenty-four (24) feet wide to provide adequate width for vehicles to enter or leave parking space in a single motion. All vehicles must be parking completely within the property line. Aisles in a parking lot using other than ninety (90) degree angles shall provide adequate width for vehicles to enter or leave the parking spaces in a single motion.

Note 3. Dimensions of Parking Space

- a) Conventional Spaces – Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length.
- b) Compact Spaces – In parking lots containing more than ten (10) spaces, up to twenty-five percent (25%) of the required parking may be set aside for compact cars as a matter of right. Upon grant of a special permit, the percentage of parking spaces for compact cars may be increased to not more than fifty percent (50%). Each compact space shall be not less than (8) feet in width and sixteen (16) feet in length.

Note 4. Handicapped Parking

Parking lots containing fifteen (15) or more spaces shall be subject to the Architectural Access Board Regulations for parking lots and must provide handicapped spaces in accordance thereto.

Note 5: a) Parking location and layout requirements for all zoning districts

- i) The parking or storage of motor vehicles shall be permitted only in designated parking spaces or on residential driveways.
- ii) With the exception of residential driveways and common driveways, parking facilities shall be set back a minimum of five (5) feet from all boundary lines to provide a buffer area from abutting lots and shall also comply with the location requirements set forth below in Notes 5(b)(i) and 5(c)(i). The buffer areas shall consist of permeable surfaces and shall be appropriately landscaped in accordance with Article V, Section-5(C).
- iii) Residential driveways shall be set back a minimum of three (3) feet from side or rear boundary lines to provide a buffer area from abutting lots. The buffer areas shall only consist of permeable landscaped surfaces.
- iv) Driveways shall only pass longitudinally through buffer areas to connect to a street or an abutting property.

b) Additional requirements in residential zoning districts

- i) The parking or storage of motor vehicles is not permitted in the front yard within twenty-five (25) feet of the front boundary line, nor on corner lots in the exterior side yard located within fifteen (15) feet of the exterior side boundary line, except the parking or storage of not more than two (2) motor vehicles shall be allowed within such areas on a residential driveway.
- ii) Lots with eighty (80) feet of frontage or less shall be limited to one driveway. Lots with more than eighty (80) feet of frontage may have one additional driveway per additional eighty (80) feet of frontage.
- iii) Impervious and semi-pervious surfaces, including concrete, asphalt, brick, pavers, crushed rock, river rock, or gravel, shall occupy no more than the following front yard or exterior side yard areas of a lot:
 - a) RS-10 zoning districts: thirty percent (30%);
 - b) RS-7 zoning districts: forty percent (40%); and,
 - c) RL-7 and RG-5 zoning districts: fifty percent (50%).

c) Additional requirements in non-residential zoning districts

- i) The parking or storage of motor vehicles is not permitted in the front yard or required front yard setback, whichever is less, or the exterior side yard or

required exterior side yard setback, whichever is less, except the parking or storage of not more than two (2) motor vehicles shall be allowed within such areas on a residential driveway.

d) Driveway design standards

- i) Residential driveways shall have a maximum width of twenty two (22) feet, not including curb returns. All other driveways, except common driveways, shall have a minimum width of twelve (12) feet for one-way driveways, or twenty (20) feet for two-way driveways, and a maximum width of thirty (30) feet (24 feet preferred), not including curb returns.
- ii) All driveways shall comply with applicable standards of the building code, fire code, Department of Public Works & Parks, and any other standards or regulations that may apply.

- e) In zoning districts where a fifteen (15) foot or less front yard is required, public fuel garages shall be constructed so that the center lines of the fuel pumps shall be at least fifteen (15) feet from any street right of way. In zoning districts where a twenty-five (25) foot front yard is required, the centerlines of the fuel pumps shall be at least twenty-five (25) feet from any street right of way.

Note 6. Interior Landscaping

Parking lots with more than sixteen (16) parking spaces shall have landscaping in the interior of the parking lot in addition to landscaping along the edges of the lot. No interior landscaping is required, however, for parking lots where all spaces abut a landscaped setback area as described in **Note 5**, above, and the parking lot is in compliance with **Article V, Section-5(C)** of this Ordinance. At least one (1) tree shall be planted within the parking lot (interior for every ten (10) proposed and existing spaces. Such interior trees shall be in addition to trees required along the edges of the lot. Interior trees shall be planted in planting beds no smaller than five feet by five feet (5' x 5'). Parking spaces abutting a landscaped setback area (as described in **Note 5**, above) and in compliance with **Article V, Section-5(C)** of this Ordinance, however, shall not be counted in the calculation when determining the number of interior trees required. Trees shall be located in such a manner as to provide shade over the greatest number of parking spaces practicable. Notwithstanding any of the foregoing to the contrary, the Planning Board may waive or modify these interior landscaping requirements upon a specific finding, in writing, that a substantial hardship would result or would otherwise cause the parking area to be in noncompliance with this Ordinance.

- Note 7.** Notwithstanding anything to the contrary contained in **Article IV, Section-7**, an establishment licensed by the Worcester License Commission as a common victualler or a common victualler alcohol pouring establishment may expand its seating capacity to provide additional outdoor seating for the purpose of outdoor dining/café use. Such an expansion may utilize a portion of the establishment's

off-street parking area. Provided, however, that any expansion, including any use of an existing off-street parking area, shall first be approved by the Worcester License Commission. In those instances when an expansion includes the use of the existing off-street parking area it shall not decrease the number of existing parking spaces by more than three, and the establishment's seating capacity may not increase by more than twelve. When an expansion does not affect an off-street parking area, the expansion shall not increase the establishment's seating capacity by more than twenty. Provided, further, that in all cases the proposed outside dining/café use shall be contiguous to the main, existing use."

TABLE 4.5 LOADING REQUIREMENTS

<u>Gross Floor Area of Structure (Square feet)</u>	<u>Number of Required Loading Spaces</u>
0 – 10,000	0
10,001 – 50,000	1
50,001 – 100,000	2
100,001 – 200,000	3
200,001 – 400,000	4
Each additional 200,000	1

1. Dimensions of a Loading Space:

Each loading space shall be twelve (12) feet in width and fifty (50) feet in length and shall be located entirely within the property lines.

2. Location:

Loading spaces located within one hundred (100) feet of a Residence district shall have all material handling activities relating thereto enclosed. In an Industrial Park district all loading and delivery facilities shall be located either at the side or rear of the building(s) they are designed to serve but not within the required side and rear yard setbacks. Loading areas shall be set back a minimum of five (5) feet from boundary lines. Such setback areas shall be appropriately landscaped, so as to provide visual and auditory bufferings.

Section 8 – Accessory Uses

A. General Rule

1. A land use not otherwise allowed as a predominant or main use in the zoning district under the applicable use regulations of this ordinance shall be allowed as an accessory use, provided:
 - a) The accessory use is customarily subordinate to and incidental to an allowed predominant or main use within the applicable zoning district; and
 - b) The accessory use, except for yard gardens, composting and farm stands, is located entirely within the same use district as the allowed predominant or main use to which the accessory use is subordinate and incidental; and
 - c) The accessory use is located entirely on the same lot as the allowed predominate or main use to which the accessory use is subordinate and incidental.
2. In any district the total area devoted to accessory uses, excluding parking or yard gardens, may not exceed the following:
 - a) More than twenty-five (25) percent of the floor area in a main building; or
 - b) More than twenty-five (25) percent of the entire un-built area of a lot.
3. The Director of Code Enforcement may grant a permit for a nonconforming temporary structure or use incidental to a building development, where reasonably required for such development. Such permit may be issued for an initial period of not more than one (1) year and may be renewed by the Director of Code Enforcement for successive periods of not more than one (1) year each.
4. A mobile home used as a dwelling may be permitted by the Director of Code Enforcement on a temporary basis, for a period not to exceed ninety (90) days, while a permanent dwelling or other building is being built. Such permit may be renewed by the Director of Code Enforcement for successive periods of not more than ninety- (90) days each. Said permit may not be renewed more than three (3) times.

B. Limitation in Residential Districts

1. The total area devoted to accessory uses, excluding parking, private garages, swimming pools, and yard gardens may not exceed the following:
 - a) More than ten (10) percent of the floor area in a main building; or
 - b) More than ten (10) percent of the entire un-built area of a lot.
2. A private unattached garage located on the same lot with the building to which it is accessory may be provided with a maximum floor area of ten (10) percent of the lot area or seven hundred fifty (750) square feet whichever is larger. Larger private garages may be allowed by special permit of the Zoning Board of Appeals.
3. A private swimming pool may be constructed within a required rear yard having an area in excess of the maximum coverage of ten (10) percent allowed above for an accessory building provided that such pool shall be no closer than six (6) feet to the property lines and is enclosed by a separate four (4) foot high fence. Any structure built in conjunction with a swimming pool shall be classified as an accessory building unless it is a part of the main building on the lot.
4. No accessory building or use may occupy any part of a required front yard or exterior side yard, except for driveways and parking facilities in accordance with the requirements of Article IV, Section-7, yard gardens without farm structures, farm stands, or as provided for in Article XVI, Section-3.
5. In RL and RG residence districts only one (1) commercial vehicle may be kept on one (1) lot and it may not exceed $\frac{3}{4}$ ton in carrying capacity. The same may be allowed in RS districts if garaged.
6. Animals or birds, other than customary household pets, are excluded in all residential districts, provided however, that Racing/Carrier pigeons shall be an allowed accessory use in RS-7 districts.
7. A newsstand, barber shop, dining room, or similar service for resident occupants and guests may be allowed in any multiple unit residential development of not less than twenty (20) units; an inn with more than eight (8) rooms; hotel or motel with more than fifty (50) rooms; or hospital.
8. The renting of rooms by a resident family may be allowed in a Residential District to not more than two (2) non-transients provided that no more than three (3) persons, who are not within the second degree of kinship, are living in a dwelling unit.
9. Yard sales may be conducted on the premises of the owner or tenant, provided said sale does not occur more than three (3) days per year and all sale goods shall be limited to personal property used previously by the occupant.

10. Unless provided herein, no accessory building or structure separate from the main building, including a private swimming pool may exceed fifteen (15) feet in height, nor be located closer to any lot line than five (5) feet.

C. Home Occupations in Residential Districts as Accessory Uses

1. A home occupation shall be allowed in Residential districts subject to the following limitations:
 - a) The person uses the structure as his or her principal dwelling.
 - b) There is no more than one (1) non-resident employee.
 - c) The home occupation shall be conducted only within the closed living area of the principal dwelling or existing accessory building and occupy no more than twenty-five (25) percent of the floor area of the main building, or no more than fifty (50) percent of an accessory structure.
 - d) There shall be no change in the outside appearance of building or premises, or other visible evidence of such home occupation, other than one (1) sign as provided in **Section-6** of this Article.
 - e) Electrical or mechanical equipment which creates visible or audible interference, causes fluctuations in line voltage, or which creates noise not normally associated with residential uses and are discernible beyond the limits of the lot which the home occupation is situated shall be prohibited.
 - f) No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be visible from the outside of any structure on the premises. No sales and/or distribution of goods or materials may be made from any structure on the premises.
 - g) The establishment and conduct of a home occupation shall not change the character or use of the principal dwelling or existing accessory building involved.

D. Limitations in Business, Industrial and Manufacturing Districts

1. No accessory building or use may occupy any part of a required front yard or exterior side yard, except for driveways and parking facilities in accordance with the requirements of Article IV, Section-7, yard gardens without farm structures, farm stands, or as provided for in Article XVI, Section-3.

2. A dwelling structure accessory to an industrial use may be allowed in a manufacturing district but only for such persons as may be required to reside on the premises for the safe and proper operation of the primary use.

E. Refuse Transfer Station Facilities as Accessory Uses

1. Refuse transfer station facilities are considered accessory uses provided the following requirements are met:
 - a) The handling of solid waste is not a primary use on the property.
 - b) No more than 100 cubic yards of solid waste are stored on the property at any given time.
 - c) Solid waste storage containers, including dumpsters and compactors, shall not exceed 50 cubic yards.
 - d) An opaque visual barrier (e.g. vegetation, walls and/or fencing) must be placed around all solid waste storage containers so as to block the view of the containers from adjacent residential uses in residential areas. The visual barrier shall be constructed and placed to a maximum height as appropriate to protect the view of abutters.
2. Refuse transfer station facilities are not allowed as accessory uses in residential zones, except during demolition and construction.
3. Refuse transfer station facilities as accessory uses shall be set back a minimum of 50 feet from any adjacent residential zone.

F. Common Driveways in All Districts

1. Common driveways that serve three (3) or more lots are prohibited except through the issuance of Special Permit by the Planning Board.
2. Common driveways cannot be used to satisfy or calculate frontage requirements.
3. The construction of common driveways must be in accordance with the standards outlined in the City of Worcester Subdivision Control Regulations.
4. Common driveways must access the lots over approved frontage.
5. Common driveways may not exceed three hundred (300) feet in length.

Section 9 – Residential Conversions

- A. In RL and RG districts, residential structures in existence on March 21, 1989, may be converted to provide additional dwelling units if the following are met:
1. Limited in RL districts, provided the structure as converted contains no more than two (2) units.
 2. External appearance of the structure remains unchanged except for new doors and windows, fire escapes and stairways. Fire escapes and stairways must be in the rear of the structure where practical.
 3. The structure, as converted, satisfies the dimensional standards and parking requirements of this Ordinance.
 4. The dimensional standards in **A(3)** above may be altered by special permit of the Zoning Board of Appeals.
- B. In Business, Manufacturing and Industrial Park Zones, residential structures in existence on the effective date of this Ordinance may be converted to provide additional dwelling units if the following are met:
1. External appearance of the structure remains unchanged except for additional doors and windows, fire escapes and stairways. Fire escapes and stairways must be in the rear of the structure where practical.
 2. The structure, as converted, satisfies the dimensional standards and parking requirements of this Ordinance.
 3. The dimensional standards in **B(2)** above, may be altered by special permit of the Zoning Board of Appeals.

Section 10 – Adult Entertainment Establishments

A. Definitions

ADULT BOOKSTORE – A establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in **G.L. c.272, §31**.

ADULT ENTERTAINMENT ESTABLISHMENT – An establishment or venue whereby one or more of the following uses, as defined under this ordinance, is conducted, sponsored, produced or otherwise allowed to take place upon the property: adult bookstore,

adult motion picture theatre, adult establishment which displays live nudity for its patrons, adult paraphernalia store, adult video store.

ADULT MOTION PICTURE THEATRE – An enclosed building used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in **G.L. c.272, §31**.

ADULT PARAPHERNALIA STORE – An establishment having as a substantial or significant portion of its stock devices, objects, tools, or toys which are distinguished or characterized by their association with sexual activity, including sexual conduct or sexual excitement as defined in **G.L. c. 272, §31**.

ADULT VIDEO STORE – An establishment having as a substantial or significant portion of its stock in trade, videos, movies, or other film material which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in **G.L. c. 272, §31**.

ESTABLISHMENT WHICH DISPLAYS LIVE NUDITY FOR ITS PATRONS – Any establishment which provides live entertainment for its patrons, which includes the display of nudity, as that term is defined in **G.L. c. 272, §31**.

- B. An adult entertainment establishment may be operated only in the zoning district(s) determined by **Table 4.1** and only then upon the issuance of a special permit by the Zoning Board of Appeals acting solely in accordance with the standards and procedures set forth in this section ten.
- C. No special permit shall be granted for any adult entertainment establishment where the “point of entry” to any such building or structure containing the adult entertainment use is within five hundred linear feet of the exterior of any building or structure containing any of the following uses:
 - 1. other adult entertainment establishment; or
 - 2. establishment licensed under the provisions of **G.L. c. 138, §12**; or
 - 3. a free public library;

nor shall a special permit be granted for any proposed adult entertainment establishment where the “point of entry” to any such building or structure containing the adult entertainment use is within five hundred linear feet of property zoned for residential purposes unless such point of entry and the residential zone are separated by Interstate Highway 290, in which case the extent of the buffer zone shall be limited by the boundary of Interstate Highway 290.

For purposes of this section, “point of entry” shall mean the midpoint of any doorway where patrons of the adult entertainment will enter and exit the building or structure to

contain such adult entertainment use to and from any public way, private way or off-street parking area available for use by such patrons.

- D. No special permit shall be granted for any adult entertainment establishment owned, controlled or managed by any person convicted of violating the provisions of **G.L. c. 119, §63** (Inducing or abetting delinquency of a child), **or G.L. c. 272, §28** (Dissemination or possession of matter harmful to minors)..
- E. None of the provisions of Article II of this ordinance governing special permits shall apply to special permits granted under this section except those governing the size, form, contents, style and number of copies of the application, the fee to be charged, the notifications for the public hearing, the filing of decisions, violations and penalties contained therein.
- F. Each applicant for a special permit under this section shall submit a security plan showing the arrangement of pedestrian circulation and access to the public points of entry to the premises from the nearest public or private street or off-street parking area, any walkway structures and detailing how the property will be policed so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises.
- G. Each applicant for a special permit under this section shall submit a plan signed by a licensed surveyor, depicting compliance with the linear distance requirements listed in subsection C above.
- H. Notwithstanding any contrary provision of this Zoning Ordinance, no applicant under this section shall be required to obtain site plan approval or to include a landscaped buffer zone and no application filed under this section ten shall be denied on account of the failure to obtain any site plan approval or a landscaped buffer zone.
- I. Upon receipt of any application for a special permit under this section ten, the board shall immediately schedule a public hearing to be held within thirty-five days of the date of receipt of the application. Failure of the board to take final action upon an application for a special permit under this section ten within ninety days of the date the application is first filed with the board shall be deemed to be a grant of the permit; provided, however, that the applicant may in its sole discretion waive this provision to provide additional time to submit information required by this section ten or relevant to any requirement of this section ten.
- J. Any special permit granted under this section shall lapse and become null and void:
 - 1. If a substantial use thereof has not commenced within six months from the date of the grant thereof, including such time required to pursue or await the determination of an appeal, except for good cause; or, in the case of a permit for construction, if construction has not begun by such date, except for good cause; or,

2. Thirty days after the date of a conviction under the provisions of **G.L. c. 119, §63, or G.L. c. 272, §28** by any person having an interest in said adult entertainment establishment, unless said person divests him or herself of such interest by such date; or,
 3. Immediately whenever any person having been convicted of violating **M.G.L. c. 119, §63, or G.L. c. 272, §28** shall acquire an interest in said adult entertainment
- K. Every adult entertainment establishment which is lawfully in existence as of the date of adoption of this section and not previously issued a special permit under this provision shall apply for a special permit as a condition of its continued operation at such location, within ninety days of the effective date of adoption of this section 10.

Section 11 – Bed and Breakfast Establishment

A. General Conditions and Requirements:

1. No bed and breakfast establishment shall be operated without first being granted a special permit from the Zoning Board of Appeals and a certificate of occupancy pursuant to the Massachusetts State Building Code.
2. Within each detached single-family dwelling issued a special permit for a bed and breakfast establishment, there may be a maximum of six (6) guestrooms that are rented as bed and breakfast units. The bed and breakfast establishment shall not occupy more than 50 percent of the gross floor area of the residence, excluding closet space, storage space, and hallways.
3. A special permit shall be issued only to the owner of the property and shall not be transferable. Any changes in ownership of the property shall require a new special permit.
4. Food for a fee may be served only to overnight guests.
 - a) Bed and breakfast establishments with three or fewer guestrooms and serving continental breakfast are not considered food establishments and need not obtain a food establishment permit. For the purpose of this section, continental breakfast is defined as: beverages; fresh, frozen, and commercially processed fruits; baked goods; cereals; homemade or commercial jams, jellies, honey, and maple syrup; cream; butter; and commercially manufactured hard cheeses, cream cheese, and yogurt.
 - b) Bed and breakfast establishments with three or fewer guestrooms and serving full breakfast shall obtain a residential kitchen permit as required by the State Sanitary Code.

5. Notwithstanding any provisions to the contrary in **Article IV, Section-6** (Signs), signage shall be limited to one attached wall or window sign, not to exceed three (3) square feet, mounted on the building and one ground sign, single- or double-faced, permanently anchored five (5) feet or less above grade, as approved by the Director of Code Enforcement, not to exceed three (3) square feet per face, not to be internally illuminated, not located so as to obstruct traffic visibility across street corners, and located no closer than five (5) feet to any lot line.
6. The architectural character of the dwelling shall be maintained or designed in the case of new construction as a single-family dwelling unit.

B. Procedures

Each application for a special permit shall be accompanied by fifteen (15) copies of a site plan including the following information:

1. A plot plan certified by a registered engineer or registered professional land surveyor locating all existing and proposed structures and appurtenances, any changes to existing grade, and all boundary/property lines and easements.
2. A floor plan, drawn to scale, of the single-family dwelling showing each of the bed and breakfast guestrooms and the access to, and egress from, each such guestrooms and each guestroom's relationship to an adequate bathroom. The area(s) where breakfast is to be prepared and served shall be designated.
3. An off-street parking plan showing that one off-street parking space per bed and breakfast guestroom, in addition to the number of parking spaces required for the existing dwelling, shall be provided without causing undue burden on the neighborhood. Off-street parking shall be prohibited from the prescribed building front yard and restricted to the sides and rear of the premises.
4. A presentation of all proposed exterior structural changes sufficient to show that the architectural character of the dwelling is maintained as a single-family dwelling unit.

C. Review Standards

In addition to its special permit review criteria under **Article II**, the Zoning Board of Appeals shall also consider the bed and breakfast establishment's conformance with the following planning and design objectives:

1. The relationship of the proposal to other planning considerations of the area and the city of Worcester as a whole, including the plans, programs, and policies of other departments and agencies of the government:

2. The proposed site plot plan, including the relationship of different uses on the site and any other matters that are within the Zoning Board of Appeals' jurisdiction;
3. The location and design of vehicular access and parking facilities;
4. The number of parking and loading facilities;
5. The impact of outdoor lighting.

Section 12 – Personal Wireless Service Facilities

A. Purpose and Intent

It is the express purpose of this Ordinance to minimize the adverse visual impacts of Personal Wireless Service Facilities, to avoid damage to adjacent properties, to lessen impacts on surrounding properties, to lessen traffic impacts, to minimize use of towers, to reduce the number constructed and to limit emissions in order to minimize potential adverse effects on human and animal health. This ordinance is intended to be used in conjunction with other regulations adopted by the city of Worcester, including historic district regulations, site plan review, and other local ordinances designed to encourage appropriate land use, environmental protection, and provision of adequate infrastructure development in the city of Worcester.

The regulation of Personal Wireless Service Facilities is consistent with the authorization of the City of Worcester Zoning Ordinance to regulate uses in harmony with the general purpose and intent of the Ordinance.

B. Definitions

ABOVE GROUND LEVEL (AGL) – A measurement of height from the natural grade of a site to the highest point of a structure.

ANTENNA, WIRELESS - The surface from which wireless signals are sent and received by a Personal Wireless Service Facility.

CAMOUFLAGED – Within the context of a Personal Wireless Service Facility, such a facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure.

CARRIER – A company that provides wireless services.

CO-LOCATION – The use of a single mount on the ground by more than one carrier (vertical co-location) and/or several mounts on an existing building or structure by more than one carrier.

CROSS-POLARIZED (or DUAL-POLARIZED) ANTENNA – A low mount that has three panels flush mounted or attached very close to the shaft.

ELEVATION – The measurement of height above sea level.

ENVIRONMENTAL ASSESSMENT (EA) – An EA is the document required by the Federal Communications Commission (FCC) and the National Environmental Policy Act (NEPA) when a Personal Wireless Service Facility is placed in certain designated areas.

EQUIPMENT SHELTER – An enclosed structure, cabinet, shed, or box, at the base of a mount within which are housed batteries and electrical equipment.

FALL ZONE – The area on the ground within a prescribed radius from the base of a Personal Wireless Service Facility. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.

FUNCTIONALLY EQUIVALENT SERVICES – Cellular, Personal Communication Services (PCS), Enhanced Specialized Mobile Radio, Specialized Mobile Radio and Paging.

GUYED TOWER – A monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

LATTICE TOWER – A type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

LICENSED CARRIER – A company authorized by the FCC to construct and operate a commercial mobile radio services system.

MONOPOLE – The type of mount that is self-supporting with a single shaft of wood, steel, or concrete and a platform (or racks) for panel antennas arrayed at the top.

MOUNT – The structure or surface upon which antennas are mounted, including the following five (5) types of mounts.

1. Roof-mounted: Mounted on the roof of a building.
2. Side-mounted: Mounted on the side of a building.
3. Ground-mounted: Mounted on the ground.
4. Structure-mounted: Mounted on a structure other than a building.
5. Interior-mounted: Mounted within a building such that the Personal Wireless Service Facility is not visible from the exterior of the building/structure.

OMNIDIRECTIONAL (WHIP) ANTENNA – A thin rod that beams and receives a signal in all directions.

PANEL ANTENNA – A flat surface antenna usually developed in multiples.

PERSONAL WIRELESS SERVICE FACILITY – Facility for the provision of personal wireless services.

PERSONAL WIRELESS SERVICES – Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services [47 U.S.C. Section 332 (c)(7)(C)(i)].

RADIO FREQUENCY (RF) ENGINEER – An engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

RADIO FREQUENCY RADIATION (RFR) – The emissions from Personal Wireless Service Facilities.

SECURITY BARRIER – A locked, impenetrable wall, fence or berm that completely seals an area from unauthorized entry or trespass.

SEPARATION – The distance between one (1) carrier's array of antenna and another carrier's array.

C. Use Regulations

1. Use Regulations - A Personal Wireless Service Facility shall be permitted as follows:

- a) A Personal Wireless Service Facility may locate on any existing guyed tower, lattice tower, monopole, electric utility transmission tower, fire tower or water tower, provided that the installation of the new Personal Wireless Service Facility does not increase the height of the existing structure except as provided in **Section C(2)** below.
- b) Interior-Mounted and Side-Mounted Personal Wireless Service Facilities may be located as provided in **Section (B)**, above. Except for the fact that a Special Permit is not required for such Personal Wireless Service Facilities, all other relevant provisions of this **Article IV, Section-13** shall apply.

2. Location

Applicants seeking approval for Personal Wireless Service Facilities shall comply with the following:

- a) The applicant shall submit documentation of the legal right to install and/or use the proposed Personal Wireless Service Facility mount at the time of application for a building permit and/or special permit.
- b) If feasible, Personal Wireless Service Facilities shall be located on existing structures, including but not limited to buildings, water towers, existing telecommunications facilities, utility poles and towers, and related facilities, provided that such installation preserves the character and integrity of those structures. In particular, applicants are urged to consider use of existing telephone and electric utility structures as sites for one or more Personal Wireless Service Facilities. The applicant shall have the burden of proving that there are no feasible existing structures upon which to locate.
- c) If the applicant demonstrates that it is not feasible to locate on an existing structure, Personal Wireless Service Facilities shall be designed so as to be camouflaged to the greatest extent possible, including but not limited to: use of compatible building materials and colors, screening, landscaping, and placement within clusters of trees.

3. Dimensional Requirements

Personal Wireless Service Facilities shall comply with the following requirements:

- a) Height, Roof-Mounted Facilities - Roof-mounted Personal Wireless Service Facilities shall not project more than ten (10) feet above the height of the existing building upon which the Personal Wireless Service Facility is proposed to be located. Said Personal Wireless Service Facilities may be located on a building that is legally non-conforming with respect to height, providing that the Personal Wireless Service Facilities do not project more than ten (10) feet above the existing building height.
- b) Height, Structure-Mounted Facilities - Structure-mounted Personal Wireless Service Facilities shall not project more than ten (10) feet above the height of the existing structure upon which the Personal Wireless Service Facility is proposed to be located. Said Personal Wireless Service Facilities may locate on a structure that is legally nonconforming with respect to height, providing that the Personal Wireless Service Facilities do not project more than ten (10) feet above the existing structure height.
- c) Height, Side-Mounted Facilities - Side-mounted Personal Wireless Service Facilities shall not project above the height of the existing building or structure upon which the Personal Wireless Service Facility is proposed to be located. Said Personal Wireless Service Facilities may locate on a building or structure that is legally nonconforming with respect to height, providing that the Personal Wireless Service Facilities do not project above the existing building or structure height.

- d) Height, Interior-Mounted Facilities - Interior-Mounted Personal Wireless Service Facilities shall not exceed the height of the building or structure upon which the Personal Wireless Service Facility is proposed to be located and shall be completely camouflaged such as within a flagpole, steeple, chimney or similar structure.
- e) Height, Ground-Mounted Facilities - Ground-mounted Personal Wireless Service Facilities shall comply with the following requirements:

LIMITATIONS

<u>ZONE</u>	<u>HEIGHT</u>
RS-10	Not Allowed
RS-7	Not Allowed
RL-7	Not Allowed
RG-5	Not Allowed
BO-1.0	40
BO-2.0	40
BL-1.0	40
BG-2.0	50
BG-3.0	100
BG-4.0	150
BG-6.0	75
ML-0.5	50
ML-1.0	50
ML-2.0	100
MG-0.5	50
MG-1.0	100
MG-2.0	100
IP-0.33	50
IN-S	40
IN-H	40
A-1	100

- f) Setbacks - All Personal Wireless Service Facilities and their equipment shelters shall comply with the building setback provisions of the zoning district in which the Personal Wireless Service Facility is located. In addition, the following setbacks shall be observed:

In order to ensure public safety, the minimum distance from the base of any ground-mounted Personal Wireless Service Facilities to any property line, road, habitable dwelling, business or institutional use, or public recreational area shall be the height of the facility/mount including any antennas or other appurtenances. This setback shall be referred to as the “fall zone”.

D. Special Permit Regulations

All Personal Wireless Service Facilities shall comply with the Performance Standards set forth in this section.

1. Design Standards

Visibility/Camouflage. Personal Wireless Service Facilities shall be camouflaged as follows:

a) Camouflage by Existing Buildings:

- i) When a Personal Wireless Service Facility extends above the roof height of a building on which it is mounted, every effort shall be made to conceal the Personal Wireless Service Facility within or behind existing architectural features to limit its visibility from adjoining ways. Personal Wireless Service Facilities mounted on a roof shall be stepped back from the front façade in order to limit their impact on the building's silhouette.
- ii) Personal Wireless Service Facilities which are side mounted shall blend with the existing building's architecture and, if over five (5) square feet, shall be painted or shielded with material which is consistent with the design features and materials of the building.

b) Camouflage by Vegetation:

All ground-mounted Personal Wireless Service Facilities and equipment shelters shall be surrounded by buffers of tree growth and under-story vegetation in all directions to create an effective visual buffer at the street level. Ground-mounted Personal Wireless Service Facilities shall provide a vegetated buffer of sufficient height and depth to effectively screen the Personal Wireless Service Facility at the street level. Trees and vegetation may be existing on the subject property or installed as part of the proposed Personal Wireless Service Facility or a combination of both. The Special Permit Granting Authority (SPGA) shall determine the types of trees and plant materials, depth and overall appropriate design of the needed buffer on site conditions.

c) Color:

- i) Personal Wireless Service Facilities which are side-mounted on buildings shall be painted or constructed of materials to match the color of the building material directly behind them.

- ii) To the extent that any Personal Wireless Service Facilities extend above the height of the vegetation immediately surrounding it, they shall be painted in a light gray or light blue hue which blends with the sky and clouds.

2. Equipment Shelters

Equipment shelters for Personal Wireless Service Facilities shall be designed consistent with one of the following design standards:

- a) Equipment shelters shall be located in underground vaults; or
- b) Equipment shelters shall be designed in accordance with architectural styles and materials reflective of the uses within a 300 foot radius of the location acceptable to the Special Permit Granting Authority (SPGA); or
- c) Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building, and/or wooden fence. The Special Permit Granting Authority (SPGA) shall determine the style of fencing and/or landscape buffer that is compatible with the neighborhood.

3. Lighting and Signage

- a) Personal Wireless Service Facilities shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment structures and any other facilities on site shall be shielded from abutting properties. There shall be total cutoff of all light at the property lines of the parcel to be developed, and foot-candle measurements at the property line shall be 0.0 initial foot-candles when measured at grade.
- b) Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of **Article IV, Section-6**.
- c) All ground mounted Personal Wireless Service Facilities shall be surrounded by a security barrier of a design and material acceptable to the Special Permit Granting Authority (SPGA).

4. Historic Buildings and Districts

- a) Any Personal Wireless Service Facilities located on or within an historic structure or Local Historic District shall not alter the character-defining

features, distinctive construction methods, or original historic materials of the building.

- b) Any alteration made to an historic structure to accommodate a Personal Wireless Service Facility shall be fully reversible.
- c) Personal Wireless Service Facilities within an historic district shall be concealed within or behind existing architectural features, or shall be located so that they are not visible from adjoining ways and viewing areas within the district.

5. Environmental Standards

- a) Personal Wireless Service Facilities shall not be located in wetlands. Locating of Personal Wireless Service Facilities in wetland buffer areas as defined by the Wetlands Protection Act (**M.G.L. c.131, Section-40**) and the City of Worcester Wetlands Protection Ordinance shall be avoided whenever possible and disturbance to wetland buffer areas shall be minimized.
- b) No hazardous waste shall be discharged on the site of any Personal Wireless Service Facility. If any hazardous materials are to be used on site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least 110% of the volume of the hazardous materials stored or used on the site.
- c) Storm-water run-off shall be contained on-site or adequately disposed of off-site via connection to an existing storm-water drainage system.
- d) Ground-mounted equipment for Personal Wireless Service Facilities shall not generate noise in excess of 50 decibels at the property line.
- e) Equipment for Personal Wireless Service Facilities shall not generate noise in excess of 50 decibels at ground level at the base of the building closest to the antenna or at any neighboring structure.

6. Safety Standards

- a) Radio Frequency Radiation (RFR) Standards. All equipment proposed for a Personal Wireless Service Facility shall comply with the Federal

Communications Commission Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation (FCC Guidelines) and shall be maintained so as to remain in compliance with such guidelines as they may be amended.

7. Application Procedures

- a) The Special Permit Granting Authority (SPGA) for Personal Wireless Service Facilities shall be the Zoning Board of Appeals.

b) Optional Pre-Application Conference

Prior to the submission of an application for a Special Permit under this regulation, the applicant is strongly encouraged to meet with the SPGA at a public meeting to discuss the proposed Personal Wireless Service Facility in general terms and to clarify the filing requirements. The SPGA shall meet with an applicant under this regulation within twenty-one (21) days following a written request submitted to the SPGA.

c) Pre-Application Filing Requirements

The purpose of the conference is to inform the SPGA as to the preliminary nature of the proposed Personal Wireless Service Facility. As such, no formal filings are required for the pre-application conference. However, the applicant is encouraged to prepare preliminary architectural and/or engineering drawings sufficient to inform the SPGA of the location of the proposed Personal Wireless Service Facility, as well as its scale and overall design.

d) Application Filing Requirements

The following shall be included with an application for a Special Permit for all Personal Wireless Service Facilities:

i) General Filing Requirements

Name, address and telephone number of applicant and any co-applicants as well as any agents for the applicant or co-applicants.

Co-applicants may include the landowner of the subject property, licensed carriers and tenants for the Personal Wireless Service Facility.

A licensed carrier shall either be an applicant or a co-applicant.

Original signatures for the applicant and all co-applicants applying for the special permit. If the applicant or co-applicant will be represented by an agent, original signature authorizing the agent to represent the applicant and/or co-applicant. Photo-reproductions of signatures will not be accepted.

ii) Location Filing Requirements

Identify the subject property by including the name of the nearest road or roads, and street address, if any.

Tax map and parcel number of subject property.

Zoning district designation for the subject parcel (Submit color copy or color grid section of City Zoning Map with parcel identified).

A line map to scale showing the lot lines of the subject property and all properties within 300 feet and the location of all buildings, including accessory structures, on all properties shown.

A city-wide map showing the other existing Personal Wireless Service Facilities in the City and outside the City within one mile of its corporate limits.

The proposed locations of all existing and future Personal Wireless Service Facilities in the City on a city-wide map for this carrier.

iii) Siting Filing Requirements

(aa) A one-inch-equals-forty-feet vicinity plan showing the following:

Property lines for the subject property.

Property lines of all properties adjacent to the subject property within 300 feet.

Vegetative cover on the subject property and immediately abutting adjacent properties.

Outline of all existing buildings, including purpose (e.g., residential buildings, garages, accessory structures, etc.) on subject property and all adjacent properties within 300 feet.

Proposed location of antenna, mount and equipment shelter(s).

Proposed security barrier, indicating type and extent as well as point of controlled entry.

Location of all roads, public and private, on subject property and on all adjacent properties within 300 feet including driveways proposed to serve the Personal Wireless Service Facility.

Distances, at grade, from the proposed Personal Wireless Facility to each building on the vicinity plan.

Contours at each two feet AMSL (Above Mean Sea Level) for the subject property and adjacent properties within 300 feet.

All proposed changes to the existing property, including grading, vegetation removal and temporary or permanent roads and driveways.

Architectural or graphic representations, dimensioned and to scale, of the proposed mount, antennas, equipment shelters, cable runs, parking areas and any other construction or development attendant to the Personal Wireless Service Facility.

Lines representing the sight line showing viewpoint (point from which view is taken) and visible point (point being viewed) from “Sight Lines” subsection below.

(bb) Sight lines and photographs as described below:

Existing (before condition) photographs. Each sight line shall be illustrated by one four-inch by six-inch color photograph of what can currently be seen from any public road within 300 feet.

Proposed (after condition) photographs. Each of the existing condition photographs shall have the proposed Personal Wireless Service Facility superimposed on it to show what will be seen from public roads if the proposed Personal Wireless Service Facility is built.

(cc) Sitting elevation or views at-grade from the north, south, east and west for a 50-foot radius around the proposed Personal Wireless Service Facility plus from all existing public and

private roads that serve the subject property. Elevations shall be at either one-quarter inch equals one foot or one-eighth inch equals one foot scale and show the following:

Antennas, mounts and equipment shelter(s) with total elevation dimensions and AGL (Above Ground Level) of the highest point.

Security barrier. If the security barrier will block views of the Personal Wireless Service Facility, the barrier drawing shall be cut away to show the view behind the barrier.

Any and all structures on the subject property.

Existing trees and shrubs at current height and proposed trees and shrubs at proposed height at time of installation, with approximate elevations dimensioned.

Grade changes, or cuts and fills, to be shown as original grade and new grade line, with two-foot topographical contours.

iv) Design Filing Requirements

- (aa) Equipment brochures for the proposed Personal Wireless Service Facility such as manufacturer's specifications or trade journal reprints shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- (bb) Materials of the proposed Personal Wireless Service Facility specified by generic type and specific treatment (e.g., anodized aluminum, stained wood, painted fiberglass, etc.). These shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- (cc) Colors of the proposed Personal Wireless Service Facility represented by a color board showing actual colors proposed. Colors shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- (dd) Dimensions of Personal Wireless Service Facility specified for all three directions: height, width, and breadth. These

shall be provided for the antennas, mounts, equipment shelters, and security barrier, if any.

- (ee) Appearance shown by at least two photographic superimpositions of the Personal Wireless Service Facility within the subject property. The photographic superimpositions shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any, for the total height, width and breadth.
- (ff) Landscape plan including existing trees and shrubs and those proposed to be added, identified by size of specimen at installation and species.
- (gg) Within 30 days of the pre-application conference, or within 21 days of filing an application for a Special Permit, the applicant shall arrange for a balloon or crane test at the proposed site to illustrate the height of the proposed Personal Wireless Service Facility. The date, time and location of such test shall be advertised in a newspaper of general circulation in the City at least 14 days, but not more than 21 days prior to the test.
- (hh) If lighting of the site is proposed, the applicant shall submit a manufacturers computer-generated point-to-point printout, indicating the horizontal foot-candle levels at grade, within the property to be developed and twenty-five (25) feet beyond the property lines. The printout shall indicate the locations and types of luminaries proposed.

v) Noise Filing Requirements

The applicant shall provide a statement listing the existing and maximum future projected measurements of noise from the proposed Personal Wireless Service Facilities, measured in decibels Ldn (logarithmic scale, accounting for greater sensitivity at night), for the following:

- (aa) Existing, or ambient: the measurements of existing noise.
- (bb) Existing plus proposed Personal Wireless Service Facilities: maximum estimate of noise from the proposed Personal Wireless Service Facility plus the existing noise environment.

Such statement shall be certified and signed by an acoustical engineer, stating that noise measurements are accurate and meet the Noise Standards of this Ordinance.

vi) Radio Frequency Radiation (RFR) Filing Requirements

The applicant shall provide a statement listing the existing and maximum future projected measurements of RFR from the proposed Personal Wireless Service Facility, for the following situations:

- (aa) Existing, or ambient: the measurements of existing RFR.
- (bb) Existing plus proposed Personal Wireless Service Facilities: maximum estimate of RFR from the proposed Personal Wireless Service Facility plus the existing RFR environment.
- (cc) Certification, signed by a RF engineer, stating that RFR measurements are accurate and meet FCC Guidelines as specified in the Radio Frequency Radiation Standards subsection of this Ordinance.

vii) Federal Environmental Filing Requirements

- (aa) The National Environmental Policy Act (NEPA) applies to all applicants for Personal Wireless Service Facilities. NEPA is administered by the FCC via procedures adopted as **Subpart 1, Section-1.1301 et seq. (47 CFR Ch. I)**. The FCC requires that an Environmental Assessment (EA) be filed with the FCC prior to beginning operations for any Personal Wireless Service Facility proposed in or involving any of the following:

- Wilderness areas
- Wildlife preserves
- Endangered species habitat
- Historical site
- Indian religious site
- Floodplain
- Wetlands
- High intensity white lights in residential neighborhoods
- Excessive radio frequency radiation exposure

- (bb) At the time of application filing, an EA that meets the FCC requirements shall be submitted to the City for each Personal

Wireless Service Facility site that requires such an EA to be submitted to the FCC.

- (cc) The applicant shall list location, type and amount (including trace elements) of any materials proposed for use within the Personal Wireless Service Facility that are considered hazardous by the federal, state or local government.
 - (dd) At the time of application filing, the applicant shall file an approval letter from the Massachusetts Department of Public Health confirming that the proposed filing meets the requirements of Massachusetts Department of Public Health regulation 105 CMR 122.000 for Personal Wireless Service Facilities with respect to emissions.
- 8. The Special Permit Granting Authority (SPGA) may waive one or more of the application filing requirements of this section if it finds that such information is not needed for a thorough review of a proposed Personal Wireless Service Facility.
- 9. Co-Location
 - a) Licensed carriers may share Personal Wireless Service Facilities and sites where feasible and appropriate, thereby reducing the number of Personal Wireless Service Facilities that are stand-alone Personal Wireless Service Facilities. All applicants for a special permit for a Personal Wireless Service Facility shall demonstrate a good faith effort to co-locate with other carriers. Such good faith effort includes:
 - i) A survey of all existing structures that may be feasible sites for co-locating Personal Wireless Service Facilities;
 - ii) Contact with all the other licensed carriers for commercial mobile radio services operating in Worcester County; and
 - iii) Sharing information necessary to determine if co-location is feasible under the design configuration most accommodating to co-location.
 - b) In the event that co-location is found to be not feasible, a written statement of the reasons for the non-feasibility shall be submitted to the Special Permit Granting Authority (SPGA). The Special Permit Granting Authority (SPGA) may retain a technical expert in the field of RF engineering to verify if co-location at the site is not feasible or is feasible given the design configuration most accommodating to co-location. The cost for such a technical expert will be at the expense of the applicant. The Special Permit Granting Authority (SPGA) may deny a special permit to an applicant that has not demonstrated a good faith effort to provide for co-location.

- c) If the applicant does intend to co-locate or to permit co-location, the Special Permit Granting Authority (SPGA) shall request drawings and studies which show the ultimate appearance and operation of the Personal Wireless Service Facility at full build-out.
- d) If the Special Permit Granting Authority (SPGA) approves co-location for a Personal Wireless Service Facility site, the Special Permit shall indicate how many facilities of what type shall be permitted on that site. Facilities specified in the special permit approval shall require no further zoning approval. However, the addition of any facilities not specified in the approved special permit shall require a new special permit.

Estimates of RFR emissions will be required for all Personal Wireless Service Facilities, including proposed and future Personal Wireless Service Facilities.

10. Modifications

A modification of a Personal Wireless Service Facility may be considered equivalent to an application for a new Personal Wireless Service Facility and will require a special permit when the following events apply:

- a) The applicant and/or co-applicant wants to alter the terms of the special permit by changing the Personal Wireless Service Facility in one or more of the following ways:
 - i) Change in the number of Personal Wireless Service Facilities permitted on the site;
 - ii) Change in technology used for the Personal Wireless Service Facility.
- b) The applicant and/or co-applicant wants to add any equipment or additional height not specified in the original design filing.

11. Monitoring and Maintenance

- a) After the Personal Wireless Service Facility is operational, the applicant shall submit, within 90 days of beginning operations, and at annual intervals from the date of issuance of the special permit, existing measurements of RFR from the Personal Wireless Service Facility. Such measurements shall be signed and certified by a RF engineer, stating that RFR measurements are accurate and meet FCC Guidelines as specified in the Radio Frequency Standards section of this Ordinance.

- b) After the Personal Wireless Service Facility is operational, the applicant shall submit, within 90 days of the commencement of operations, and at annual intervals from the date of issuance of the special permit, existing measurements of noise from the Personal Wireless Service Facility. Such measurements shall be signed by an acoustical engineer, stating that noise measurements are accurate and meet the Noise Standards sub-section of this Ordinance.
- c) The applicant and co-applicant shall maintain the Personal Wireless Service Facility in good condition. Such maintenance shall include, but shall not be limited to, painting, structural integrity of the mount and security barrier, and maintenance of the buffer areas and landscaping.

12. Abandonment or Discontinuation of Use

- a) At such time that a licensed carrier plans to abandon or discontinue operation of a ground-mounted or free-standing Personal Wireless Service Facility, such carrier will notify the Special Permit Granting Authority (SPGA) by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuation of operations. In the event that a licensed carrier fails to give such notice, the Personal Wireless Service Facility shall be considered abandoned upon such discontinuation of operations.
- b) Upon abandonment or discontinuation of use, the carrier shall physically remove the Personal Wireless Service Facility within 90 days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:
 - i) Removal of antennas, mount, equipment shelters and security barriers from the subject property.
 - ii) Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations.
- c) If a carrier fails to remove a Personal Wireless Service Facility in accordance with this section of this Ordinance, the City of Worcester shall have the authority to enter the subject property and physically remove the Personal Wireless Service Facility. The applicant and/or the landowner shall be responsible for such cost of removal. The Special Permit Granting Authority (SPGA) may require the applicant to post a bond at the time of construction to cover costs for the removal of the Personal Wireless Service Facility in the event the City of Worcester must remove the Personal Wireless Service Facility.

13. Reconstruction or Replacement of Existing Towers and Monopoles

Guyed towers, lattice towers, utility towers and monopoles in existence at the time of adoption of this Ordinance may be reconstructed, altered, extended or replaced on the same site by special permit, provided that the Special Permit Granting Authority (SPGA) finds that such reconstruction, alteration, extension, or replacement will not be substantially more detrimental to the neighborhood and/or the City than the existing structure. In making such a determination, the Special Permit Granting Authority (SPGA) shall consider whether the proposed reconstruction, alteration, extension or replacement will create public benefits such as opportunities for co-location, improvements in public safety, and/or reduction in visual and environmental impacts. No reconstruction, alteration, extension or replacement shall exceed the height of the existing Personal Wireless Service Facility by more than twenty (20) feet.

14. Term of Special Permit

A special permit issued for any Personal Wireless Service Facility over fifty (50) feet in height shall be valid for no more than fifteen (15) years as determined by the Special Permit Granting Authority (SPGA).

Section 13 – Wind Energy Conversion Facilities

A. Purpose and Intent

The purpose of this Section is to provide for the construction and operation of Wind Energy Conversion Facilities (WECF) in the city of Worcester, and to provide standards for the placement, design, installation, modification, monitoring and decommissioning of these facilities subject to reasonable conditions that will protect the public health, safety and welfare while providing for the production of clean, renewable energy.

B. Administration

Special Permit Granting Authority (SPGA) shall be the Planning Board.

C. Definitions

APPLICANT: the person or entity filing an application under this Section.

AMBIENT SOUND LEVEL: the background A-weighted sound level that is exceeded 90% of the time.

A-WEIGHTED SOUND LEVEL - dB(A): a measurement of sound pressure level, which has been filtered or weighted to progressively de-emphasize the importance of frequency components below 1,000 Hz and above 5,000 Hz. This range corresponds to the human speech band and reflects that human hearing is more sensitive to the mid-range frequencies within this range than the frequencies below and above this range.

DECIBEL (dB): the measurement of a sound pressure relative to the logarithmic conversion of the sound pressure reference level – often set as 0 dB(A). In general, this means the quietest sound humans can hear is near 0 dB(A) and the loudest humans can hear without pain is near 120 dB(A). Most sounds range from 30 to 100 dB(A). Normal speech at 3 feet averages about 65 dB(A).

eCO₂: Carbon Dioxide Equivalent: Emissions of greenhouse gases are typically expressed in a common metric, so that their impacts can be directly compared, as some gases are more potent (have a higher global warming potential or GWP) than others. The international standard practice is to express greenhouse gases in carbon dioxide (CO₂) equivalents. Emissions of gases other than CO₂ are translated into CO₂ equivalents using global warming potentials according to the following schedule, as amended by the United States Department of Environmental Protection:

	GWP
Carbon dioxide (CO ₂)	1
Methane (CH ₄)	21
Nitrous oxide (N ₂ O)	310
Hydrofluorocarbon (HFC)-134a	1,300
(used in mobile source air conditioning)	

FACILITY OWNER: the entity or entities having an equity interest in the wind energy conversion facility, including their respective successors and assigns.

HUB HEIGHT: the distance measured from the base of the tower foundation at grade to the height of the wind turbine hub, to which the blade is attached.

METEOROLOGICAL TOWER (MET): a facility consisting of a tower and related wind-measuring devices that is solely used to measure the characteristics of winds.

NACELLE: the enclosure located at the top of a wind turbine tower that houses the gearbox, generator and other equipment.

PARTICIPATING LANDOWNER: a landowner on whose property all or a portion of a WECF is located.

OCCUPIED BUILDING: a church, hospital, library, residence, school, or other building used for public gathering that is occupied or in use when the permit application is submitted. Accessory structures and businesses are not considered occupied buildings.

OPERATOR: the entity responsible for the day-to-day operation and maintenance of the wind energy conversion facility.

OVERSPEED CONTROL: the action of a control system, or part of such system, that prevents excessive rotor speed.

ROTOR: the rotating part of a wind turbine, including turbine blades.

ROTOR DIAMETER: for propeller-blade design WECF, the diameter of the circle swept

by the furthest outreaching part of the rotor blades; for vertical-axis WECF, the diameter of the cross sectional circle encompassing the furthest outreaching part of the rotating parts of the WECF.

SHADOW FLICKER: the moving shadows cast by rotating wind turbine blades that cause a flickering effect.

STALL CONTROL: a braking mechanism on wind turbines where the rotor blades are bolted onto the hub at a fixed angle. The rotor blade profile is aerodynamically designed to ensure that the moment wind speed becomes too high it creates turbulence on the side of the rotor blade which is not facing the wind. This “stall” prevents the lifting force of the rotor blade from acting on the rotor.

TOWER: with regard to WECF, the structure on which a wind turbine is mounted.

TURBINE: an electric generator that converts wind energy into electrical power - see wind turbine.

TURBINE HEIGHT: the distance measured from the surface of the tower foundation to the highest point of the turbine rotor plane (tip of blade at highest point).

WECF: see Wind Energy Conversion Facility.

WIND ENERGY CONVERSION FACILITY (WECF), LARGE OR SMALL: an electricity generating facility whose main purpose is to supply electricity, consisting of one or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

WIND ENERGY CONVERSION FACILITY (WECF), LARGE: A WECF with a Rotor Diameter greater than twenty (20) feet.

WIND ENERGY CONVERSION FACILITY (WECF), SMALL: A WECF with a Rotor Diameter equal to or less than twenty (20) feet.

WIND ENERGY CONVERSION SYSTEM: see the definition for wind turbine.

WIND TURBINE: a wind energy conversion system, including but not limited to propeller-shaped blade and vertical-axis design facilities, that converts wind energy into electricity through the use of a turbine, and includes the nacelle, rotor, tower, and pad transformer, if any.

D. Use Regulations

Wind Energy Conversion Facilities (WECF) and Meteorological Towers (METs) shall be permitted in accordance with **Article IV-Section 2, Table 4.1** subject to the provisions of this Section 13.

- 1) No WECF requiring guy wires for support shall be permitted.
- 2) No WECF with a rotor diameter in excess of one hundred sixty-five (165') feet shall be permitted.
- 3) Multiple wind turbines are allowed on a single parcel only if the WECF as a whole, and each wind turbine within it, complies with the provisions of subsections E, F, G and H governing sound and shadow flicker respectfully.
- 4) No WECF shall be erected until evidence has been provided that the electric utility company has been informed of the applicant's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
- 5) An applicant who is not a participating landowner shall submit an executed lease or purchase and sale agreement, or power purchase agreement, documenting the applicant's contingent property interest and legal right to install, operate and maintain the WECF and MET on the affected property(ies).
- 6) To the extent that the foundation of a WECF affects the dimensions or the number, or both, of required off-street parking spaces, said parking requirement shall be reduced by the number of spaces directly affected for the purposes of calculating minimum parking requirements.
- 7) Meteorological towers (MET): Provided that it does not exceed the height recommended by the manufacturer of the meteorological tower and equipment:
 - a) Guy wires are permitted for temporary METs only.
 - b) All special permits related to METs shall be issued pursuant to the criteria set forth in **Article II**.
 - c) Term:
 - i) METs may be erected for a period not to exceed twenty-seven months. A longer period may be considered by the Director of Code Enforcement or the SPGA, for by-right and specially permitted METs respectively.
 - ii) Permanent METs are permitted regardless of height only in association with

and accessory to a permitted WECF provided that said MET does not have guy wires.

d) Setbacks:

- i) METs eighty-five (85) feet or less shall be subject to regulations regarding setbacks for Small WECFs with the exception that guy wires, if any, shall be setback at least (10) ten feet from a property line.
- ii) METs more than eighty-five (85) feet in height shall be subject to regulations regarding setbacks for Large WECFs with the exception that guy wires, if any, shall be setback at least twenty (20) feet from a property line.

E. Dimensional Requirements

1. **Large WECFs.** Notwithstanding anything to the contrary in **Article IV-Section 4, Table 4.2**, Large WECFs shall comply with the following requirements:

a) Height

- i) Turbine height shall not exceed the height recommended by the manufacturer of the wind turbine and tower, or both, or two hundred and sixty-five (265) feet, whichever is less.
- ii) The minimum distance between the ground and any part of a rotor, or turbine blade, shall be thirty (30) feet.

b) Setbacks

i) Wind turbines shall be set back:

- (aa) a distance not less than six hundred and fifty (650) feet from the nearest non-participating landowner's occupied building. This setback distance shall be measured from the center of the wind turbine tower at its base to the nearest point on the foundation of a non-participating landowner's occupied building.
- (bb) a distance not less than one-hundred and sixty-five (165) feet or 1.25 times the turbine height, whichever is greater, from the nearest participating landowner's occupied building. This setback distance shall be measured from the center of the wind turbine tower foundation to the nearest point on the foundation of a participating landowner's occupied building.
- (cc) a distance not less than 1.1 times the turbine height from the nearest

wind turbine, right-of-way line of the nearest public way, property line, or existing above ground utility transmission line(s).

2. **Small WECF.** Notwithstanding anything to the contrary in **Article IV-Section 4, Table 4.2**, Small WECFs shall comply with the following requirements:

a) Height

- i) Turbine height shall not exceed the height recommended by the manufacturer of the wind turbine and tower, or both, or ninety-five (95) feet, whichever is less.
- ii) The minimum distance between the ground and any part of a rotor, or turbine blade at its lowest position, shall be twenty (20) feet.

b) Setbacks

- i) Wind turbines shall be setback a distance not less than one-hundred and sixty-five (165) feet from the nearest non-participating landowner's occupied building. This setback distance shall be measured from the center of the wind turbine tower at its base to the nearest point on the foundation of a non-participating landowner's occupied building.
- ii) Wind turbines shall be setback a distance not less than 1.1 times the turbine height from the nearest wind turbine, abutting property owner's property line, or existing above ground utility transmission line(s).

F. Sound

- 1. All WECFs shall comply with the provisions of the Department of Environmental Protection's Division of Air Quality Noise Regulations (310 CMR 7.10) and associated policies.
- 2. For all WECFs allowed by Special Permit in Table 4.1: Audible sound generated by a WECF shall not exceed fifty-five (55) dB(A), as measured at the exterior of any non-participating landowner's occupied building except during short-term events such as utility outages and/or uncharacteristically windy periods.
- 3. Notwithstanding anything to the contrary within this Section, for Small WECFs listed as of right in Table 4.1 and within 650 feet of the nearest non-participating landowner's occupied building located within a residential district: Audible sound generated by a WECF shall not exceed fifty-five (55) dB(A), as measured at the exterior of any non-participating landowner's occupied building, located in a residential district, except during short-term events such as utility outages and/or uncharacteristically windy periods.

G. Shadow Flicker

The facility owner and operator shall make reasonable efforts to minimize shadow flicker to any occupied building on a non-participating landowner's property.

H. Signal Interference

1. The WECF shall be certified by the manufacturer to be in conformance with the regulations of the Federal Communications Commission (47 CFR Part 15 as revised) relating to harmful interference with radio or television reception.
2. The WECF owner or operator shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any harm caused by the WECF.

I. Waiver of Setbacks, Sound, Shadow Flicker, Height, and Rotor Diameter, Provisions

1. Notwithstanding anything to the contrary in **Article IV**, one or more waivers may be granted by the SPGA in accordance with this subsection provided that all such waivers are part of a special permit approval for a WECF and in accordance with this subsection. To the extent that any waiver effects compliance with setback and shadow flicker requirements, those items shall also require a waiver.
2. To the extent these provisions affect a participating property, the SPGA, in its discretion, shall be authorized to waive the setback, sound and shadow flicker provisions of this Section provided that:
 - a. The applicant submits the request in writing, and if the applicant is not the property owner, the property owner's written consent to the waiver(s) shall also be submitted.
3. To the extent these provisions affect a non-participating property, the SPGA, in its discretion, shall be authorized to waive the setback, sound and shadow flicker provisions of this Section provided that:
 - a. The applicant submits the request in writing, accompanied by an affidavit signed by the affected non-participating property owner(s) in support of the applicant's request for waiver.
 - b. The affidavit shall contain the non-participating property owner's acknowledgement of the setback, sound or shadow flicker requirements of this Section and what is proposed in lieu thereof, describe the impact on the non-participating property owner(s), and state the non-participating property owner's support for the applicant's waiver request. A non-participating property owner's affidavit shall be made a part of the special permit decision and shall be separately recorded with the Worcester District Registry of Deeds

at the same time that the special permit decision is recorded to provide notice to all subsequent purchasers of the non-participating property of the waiver(s) granted.

4. To the extent these provisions affect a public way, the SPGA, in its discretion, shall be authorized to waive the setback, sound and shadow flicker provisions of this Section provided that:
 - a. The applicant submits the request in writing, provided further however, that no waiver may be granted to the extent it would affect an existing above ground utility transmission line unless the utility company owning such line consents to the waiver in writing.
5. To the extent these provisions affect the turbine height of a WECF, the SPGA, in its discretion, shall be authorized to waive the turbine height provisions of this Section provided that:
 - a. For any WECF, the applicant provide a comparison of the proposal with the alternative in terms of energy produced and greenhouse gases prevented, measured in tons of eCO₂, that demonstrates that the increased height will significantly increase the energy produced by the WECF; and
 - b. For Small WECFs, the applicant demonstrates that obstacles within five-hundred (500) feet of the proposed location of a WECF will significantly reduce the available wind resource, or is likely to cause wind turbulence that would result in unsafe conditions for the operation of the proposed wind turbine. The SPGA shall be limited to a waiver of thirty (30) feet above the highest obstruction identified or one-hundred and twenty-five (125) feet, whichever is less.
6. To the extent these provisions affect the rotor diameter of a Large WECF, the SPGA, in its discretion, shall be authorized to waive the rotor diameter provisions of this Section provided that:
 - a. The applicant provide a comparison of the proposal with, and without, the waiver in terms of energy produced and greenhouse gases prevented, measured in tons of eCO₂, that demonstrates that the increased rotor diameter will significantly increase the energy produced by the WECF.

J. Design and Installation

1. Compliance and Certifications: Prior to the operation of any WECF, the facility owner and operator must submit a signed affidavit to the director of Code Enforcement's satisfaction verifying that the WECF, and all of its equipment, was designed and installed in accordance with the following standards:

- a) The design and installation of the WECF complies with the most current applicable industry safety standards, including those of the American National Standards Institute, related to all wind turbine subsystems such as control and protection mechanisms, internal electrical systems, mechanical systems and support structures.
- b) To the extent applicable, the WECF complies with Massachusetts State Building Code and International Conference of Building Officials Building Code.
- c) All electrical components of the WECF comply with relevant and applicable local, state and national codes, and relevant and applicable international standards.
- d) All wind turbines are equipped with the following systems and controls: redundant braking systems, aerodynamic overspeed controls (including variable pitch, tip, and other similar systems), and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode and stall control regulation shall not be considered a sufficient braking system for overspeed protection. Except for Small WECFs, which shall provide adequate redundant (primary and fail safe) automatic overspeed protection.
- e) The design and installation of the WECF complies with applicable Federal Aviation Administration and Federal Communications Commission regulations as applicable.
- f) To the extent applicable, WECFs shall be adequately protected from impact by vehicles through use of a physical barrier whether included as part of the foundation design or as separate elements including, but not limited to, bollards or guardrails.

2. Security and Warnings:

- a) WECFs and METs shall not be climbable up to fifteen (15) feet above ground surface.
- b) All access doors to wind turbines and electrical equipment shall be locked or fenced, as appropriate, to prevent entry by non-authorized persons.
- c) Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground (pertains to METs only, see subsection D – Use Regulations).
- d) A clearly visible warning sign concerning voltage must be placed at the base of

all pad-mounted transformers and substations.

3. Visual Appearance:

- a) Wind turbines and associated structures shall be a non-obtrusive color such as white, off-white, gray or light-blue.
- b) No WECF shall be artificially lit, except to the extent required by the Federal Aviation Administration, or other applicable governmental authority that regulates air safety.
- c) Wind turbines shall not be used for the location of accessory or non-accessory signs except for reasonable identification of the turbine manufacturer, host site, or both.
- d) On-site transmission and power lines between wind turbines shall, to the maximum extent practicable, be placed underground (not applicable to Small WECFs).
- e) Inverters and pendant power cables shall be located inside the wind turbine tower, nacelle or structure.
- f) No telecommunication dishes, antennas, cellular telephone repeaters or other similar devices shall be attached to wind turbine towers, except for accessory antenna associated with the operation of the WECF.
- g) All appurtenant structures to such WECF shall be subject to reasonable regulations concerning the bulk and height of structures and for determining lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to equipment shelters, storage facilities, transformers, and substations shall be screened from view by vegetation and clustered to minimize visibility.

K. Maintenance

WECF owners and operators shall provide for the ongoing maintenance by appropriately certified professionals in accordance with manufacturer's specifications and all governmental regulations for all structural, electrical and mechanical components of the WECF to ensure the safe operation of the WECF.

L. Emergency Services Plan

Upon request, the applicant shall cooperate with emergency services providers to develop and coordinate implementation of an emergency response plan for the WECF(s).

M. Use Of Public Streets Plan (not applicable to Small WECFs)

1. At least sixty (60), but no greater than ninety (90), days prior to construction, the applicant shall obtain the requisite permit from the Department of Public Works and Parks approving the route and method of transporting the equipment and parts for the construction, operation or maintenance of the WECF. In addition to the permit requirements promulgated by the commissioner of DPWP, the applicant shall submit, with its request for a permit, a report identifying all state and city streets within the city of Worcester to be used as its transport route. A copy of the report shall also be submitted to the Division of Planning and Regulatory Services.
2. An engineer or a qualified third party engineer hired by the City of Worcester and paid for by the applicant, shall document road conditions along the route chosen prior to construction. Said engineer shall document road conditions again thirty (30) days after construction is complete or as weather permits. This documentation shall be provided to the commissioner of Public Works and Parks for review.
3. The applicant shall demonstrate to the satisfaction of the commissioner of Public Works and Parks that the applicant has adequate financial resources to ensure the prompt repair of damaged roads.
4. Any road damage caused by the applicant or its contractors shall be promptly repaired at the applicant's expense.

N. Abandonment, Discontinuation of Use Or Repair

1. Notification:
 - a) The WECF owner or operator shall notify the Director of Code Enforcement by certified U.S. Mail thirty (30) days prior to the proposed date of abandonment or discontinuation of use of any WECF or individual wind turbine.
 - b) On a yearly basis, from the date of the issuance of a building permit, the WECF owner or operator shall provide the Director of Code Enforcement a report indicating the total electricity generated by each wind turbine by month of service.
 - c) The use of a WECF or individual wind turbine will be considered discontinued if no electricity is generated for a continuous period of twelve (12) months.
2. Decommissioning:
 - a) Upon abandonment or discontinuation of use of a WECF, the facility owner, operator or landowner shall, at its expense, remove wind turbines, and all above ground structures, buildings, cabling, electrical components, roads, and any other associated facilities within twelve (12) months.
 - b) All waste materials from a decommissioning shall be disposed of in accordance

with local and state solid waste disposal regulations.

- c) Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
 - d) If neither the WECF owner or operator nor the landowner, if different, completes decommissioning within the period prescribed in this subsection, the City of Worcester may take such measures as necessary to complete the decommissioning. The costs incurred by the city shall constitute a debt due the city upon completion of the decommissioning activities and the rendering of an account to the facility owner, operator and the landowner, if applicable, and shall be recoverable from such party(ies) in an action of contract. For Large WECFs only, the Special Permit Granting Authority may require the applicant to post a bond at the time of construction equal to the estimated costs associated with the removal of the WECF in the event the City of Worcester must remove the WECF.
3. Repair:
- a) Any WECF determined to be unsafe by the Director of Code Enforcement shall be turned off immediately upon notice and repaired as soon as practicable by the WECF owner or operator to meet federal, state and local safety standards. Evidence of such repair shall be reviewed and approved, if deemed satisfactory, by the Director of Code Enforcement prior to resuming use of the WECF. If the Director of Code Enforcement deems the timetable for corrective action as unreasonable or inadequate to ensure proper safety, the WECF owner or operator shall decommission the WECF in accordance with subsection N(2) except that the period of time shall be prescribed by the Director of Code Enforcement.

O. Public Inquiries and Complaints

- 1. The WECF owner and operator shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project. The applicant shall notify all abutters within three-hundred (300) feet of this phone number prior to the operation or testing of any WECF.
- 2. The WECF owner and operator shall post an emergency telephone number so that the appropriate people may be contacted should any wind turbine need immediate attention. This telephone number shall be clearly visible on a permanent structure(s) or post(s) located at a distance at least 1.25 times the turbine height. (Not applicable to Small WECFs, which shall provide a number on tower.)
- 3. The WECF owner and operator shall make reasonable efforts to respond to the public's inquiries and complaints.
- 4. Upon receipt of a complaint by the Code Enforcement Division regarding sound from an existing WECF, the division will investigate the complaint. If the director of Code

Enforcement determines the complaint to be reasonable, the WECF owner or operator shall be required, at its expense, to have prepared, by an independent professional acoustical engineer approved by the city, an acoustical study that measures sound levels and demonstrates compliance with the sound standards in this Section.

5. Methods for measuring and reporting acoustic emissions from wind turbines and the WECF shall be equal to or exceed the minimum standards for precision described in American Wind Energy Association Standard 2.1 - 1989 titled *Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier as revised*.

P. Special Permit Approval Criteria

1. After notice and public hearing, and after due consideration of the evidence submitted, including the reports and recommendations of city departments, the SPGA, in addition to the special permit criteria under **Article II**, may grant such a special permit provided that it finds that:
 - a) The proposed WECF does not derogate from the purposes and intent of this Section and the Zoning Ordinance.
 - b) The application information submitted is adequate for the SPGA to consider approving the special permit request.
 - c) The proposed design, installation and operation of the WECF will meet the requirements of this Section.
 - d) The acoustical assessment provided adequately predicts resulting sound levels as may be measured in accordance with the provisions of this Section. (Not applicable to Small WECFs)
2. Reasonable efforts have been made to minimize shadow flicker on neighboring or adjacent uses.
3. The maintenance plan proposed adequately provides for the ongoing safe operation of the WECF.
4. There will be no substantial adverse affect on the environment or wildlife. (Not applicable to Small WECFs)
5. The documentation and information for setback, sound and shadow flicker waiver requests, if any, provide sufficient assurance that the affected participating and non-participating property owners are fully informed and consent to the waiver requests.
6. That documentation and information for height and rotor diameter (as applicable) waiver requests, if any, are sufficient to demonstrate the requirements of subsection I.

Q. Term of Special Permit

A special permit issued for any WECF shall be valid for no more than twenty (20) years, but in no event, if the applicant is a lessee of the property owner, shall a special permit be granted for a term greater than the term of the lease. No more than six months prior to the expiration of a special permit granted hereunder, the applicant, or its successor in interest, may apply for an extension of the term through a special permit amendment. The SPGA may grant one or more extensions of the term, of up to five (5) years per extension, provided it finds that the WECF is operating in accordance with this Section, and that the WECF has been, and will continue to be, properly maintained. The applicant shall provide documentation regarding ongoing maintenance of the WECF in accordance with the maintenance plan proposed, and an inspection report verifying that the WECF can continue to operate safely.

R. Application Requirements

1. All applicants are encouraged to contact the SPGA staff to schedule a pre-application meeting.
2. In addition to all application requirements related to special permits under **Article II**, the applicant shall include the following at the time of application submittal:
 - a) Project Overview: A narrative describing the proposed WECF including an overview of the project with the following information: the project location, the number, representative types, generating capacity, cut-in and cut-out wind speed, overspeed controls, materials, dimensions and respective manufacturers of each wind turbine to be constructed, and a detailed description of all ancillary facilities. This overview shall also include a comparison of estimated electric generation vs. on-site electric consumption, a cost-benefit analysis demonstrating that the proposed hub height and turbine height are necessary to achieve economic viability (including the variation of electricity generated at alternative heights), and an estimate of the number of tons of pollution prevented.
 - b) Vicinity Plan: A vicinity plan shall be prepared by a registered engineer and must show the scale, a north arrow, legend or annotation (for each symbol used) and identify the sheet number in sequence. Use separate sheets for various layers as appropriate to improve clarity – include overview sheet with all layers. (Not Applicable to Small WECFs)
 - i) Vicinity plans shall depict the following information for the subject property and all adjacent properties within 300 feet:
 - (aa) Property lines, layout of existing buildings (including their use status - e.g., occupied buildings), accessory structures, location and

name of all public, private roads, and railroads.

- (bb) Any significant natural, topographical or physical features of the area including existing contours at two (2) feet in one hundred (100) feet.
 - (cc) Lines representing the sight line showing viewpoint and visible point from “sight lines” subsection below.
 - (dd) Annotation(s) identifying all parcels and occupied buildings affected by waivers, if any.
 - (ee) Area of estimated wind turbine shadow flicker.
- ii) The vicinity plan shall depict the proposed location of each wind turbine(s), street address, property lines, wind turbine setback lines (depicted as a radius from the center of the wind turbine), access road and turnout locations, substation(s), electrical cabling from the WECF to substation(s), ancillary equipment, buildings, and structures, including permanent meteorological towers, associated transmission lines (including whether they are above or below ground), and layout of all structures within the geographical boundaries of any applicable setback.
- c) Site Plan: A site plan to a scale of not less than forty (40) feet to the inch, on one or more sheets, prepared by a registered engineer, and indicate the scale used, a north arrow, legend or annotation (for each symbol used), and identify the sheet number in sequence. Use separate sheets for various layers as appropriate to improve clarity – include overview sheet with all layers. The site plan shall also include the following information:
- i) Title block information that identifies location, applicant, property owner, WECF owner/operator, and party responsible for preparing the plan.
 - ii) A table that compares all required dimensional requirements of this Section with those proposed for the WECF when an applicant seeks one or more dimensional waivers.
 - iii) Annotation(s) identifying all parcels and occupied buildings affected by waivers, if any.
 - iv) The boundary lines and dimensions of the subject property, existing subdivision lots, available utilities, easements, roadways, railroads, rail lines and public rights-of-way, crossing and adjacent to the subject property.
 - v) Any proposed re-grading of the subject property and any significant natural, topographical or physical features of the property including, at least,

watercourses, marshes, floodplain and wetlands, trees in excess of nine (9) inches in diameter, soil types, and existing contours at two (2) feet in one hundred (100) feet. (Not Applicable to Small WECFs)

- vi) Location of each wind turbine, WECF setback lines (measured at grade and depicted as a radius from the center of the wind turbine), access road and turnout locations, substation(s), electrical cabling from the WECF to substation(s), ancillary equipment, buildings, and structures, including permanent meteorological towers, associated transmission lines (including whether they are above or below ground).
 - vii) Layout of all existing buildings (including their use status - e.g., occupied buildings), and structures within the geographical boundaries of any applicable setback.
 - viii) All existing and proposed surface and subsurface drainage facilities, including detention or retention ponds. Drainage circulation with data on predevelopment and post-development condition should be provided. (Not Applicable for Small WECFs)
 - ix) Location and size of all signs (including emergency phone number signs) and lighting as it pertains to the WECF.
 - x) Proposed landscaping (noting how the existing vegetation is to be retained and used) including type, location and quantity of all plant materials, location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing and screening of the WECF.
 - xi) Methods and locations of erosion and sedimentation control devices used during and after construction of the WECF.
- d) Wind Map: A map showing the wind characteristics of the general area and the dominant wind direction – the direction from which fifty (50) percent or more of the energy contained in the wind flows. (Not Applicable to Small WECFs)
- e) Sightline Analysis: Photographs shall be provided depicting views from a reasonable number of key vantage points as determined by the applicant in consultation with the Division of Planning and Regulatory Services. Sites for the view representations shall be selected from areas within a two (2) mile radius of the site. (Not Applicable to Small WECFs)
- i) Existing (before condition) photographs. Each sightline shall be illustrated by one (1) four-inch by six-inch color photograph of what can currently be seen from any public way within 300 feet of the subject property.

- ii) Proposed (after condition) photographs. Each of the existing condition photographs shall have the proposed WECF superimposed on it to show what will be seen from public roads if the proposed facility is built.
 - iii) A sightline map depicting the points from which sightline photographs were taken.
 - iv) A description of the technical procedures followed in producing the visualization (distances, angles, lens, etc.).
- f) Balloon or Crane Test: The applicant will provide a statement proposing a date, time and location of such test. (Not Applicable to Small WECFs)
 - i) Within ten (10) days of filing an application, the applicant shall arrange with the Division of Planning and Regulatory Services for a balloon or crane test at the proposed site to illustrate the height of the proposed WECF. The date, time and location of such test shall be advertised by the applicant in a newspaper of general circulation in the City of Worcester at least seven (7) days, but not more than fourteen (14) days prior to the test. Evidence of this advertisement must be provided to the SPGA at the time of public hearing.
- g) Compliance Certificates and Statements:
 - i) Certificate(s) of design compliance obtained from the equipment manufacturers that the system's wind turbine and other components meet or exceed the standards of one of the following national and international certification programs: American National Standards Institute (ANSI), Det Norske Veritas Germanischer Lloyd Wind Energies, International Electrotechnical Commission (IEC), National Electrical Code (NEC), Underwriters Laboratories (UL), or other certification program recognized by the American Wind Energy Association.
 - ii) Standard drawings and a structural engineering analysis of tower(s) showing compliance with applicable Massachusetts State Building Codes and certification by a Commonwealth of Massachusetts licensed professional engineer.
 - iii) A determination from the Federal Aviation Administration of no hazard to air navigation, and that the WECF as proposed complies with all applicable Federal Aviation Administration regulations. (Not Applicable to Small WECFs unless height waiver is requested or, is located within an A-1

District, Airport Environs Overlay District, or both.)

- iv) The applicant shall provide a statement certified and signed by an acoustical engineer stating that the sound estimates and measurements provided meet industry professional standards for accuracy, and that the WECF as proposed will be in conformance with the performance standards of this Section related to sound. (Not Applicable to Small WECF)
- v) Evidence that the proposed hub height and turbine height do not exceed the height recommended by the manufacturer or distributor of the wind energy conversion system.
- vi) Evidence, certified by the manufacturer, that the WECF and its accessory equipment is in conformance, as applicable, with the Regulations of the Federal Communication Commission (47 CFR Part 15 as revised) relating to harmful interference with radio or television reception.
- h) Maintenance Plan: The applicant shall provide a detailed maintenance plan in accordance with manufacturer's specifications and all governmental regulations to ensure the safe operation of the WECF. Plan shall include but not be limited to: preventative and periodic maintenance, routine checks and testing, and cleaning, associated with all structural, electrical and mechanical components of the WECF.
 - i) Notifications: The applicant shall provide notification letters and evidence that a notice to construct a WECF has been received by the appropriate electric utility company and the Federal Aviation Administration.
- i) Sound Assessment:
 - i) The applicant shall provide a report estimating current ambient sound at appropriate locations and maximum projected sound from the proposed WECF, measured in dB(A) (decibels A-weighted), including but not limited to the following: (Not Applicable to Small WECF)
 - (aa) An estimation or measurement of the existing ambient background sound levels.
 - (bb) Identification of a model for sound propagation (sound modeling software will include a propagation model).
 - (cc) A prediction or measurement of sound levels from the WECF(s) at the nearest non-participating landowner's occupied building(s), at all participating landowner's occupied building(s), and the nearest property line.

- (dd) A comparison of calculated sound pressure levels from the WECF with background sound pressure levels at the locations of concern.
 - (ee) An estimate of the maximum total sound in the environment after the WECF is operational.
 - (ff) All sound data and information provided by the wind turbine manufacturer.
- ii) For Small WECFs the applicant shall provide a letter or report from the WECF manufacturer indicating compliance with sound standards of this ordinance as they relate to Small WECFs.
- j) Shadow Flicker Assessment: The applicant shall provide a report estimating the area of shadow flicker from wind turbine(s). (Not Applicable to Small WECF)
- k) Environmental and Wildlife Impact Assessment: The applicant shall provide a report assessing the impact of the proposed project on avian and non-avian wildlife, public safety, quality of life, culturally/historically significant areas, scenic areas, sedimentation, runoff and watershed. As part of these assessments the applicant shall consult the local chapter of the Audubon Society prior to application. (Not Applicable to Small WECF)
- l) Waiver Requests and Supporting Documentation: The applicant shall provide all waiver requests along with supporting agreement documentation as required under this Section.
- m) Documents related to decommissioning: The applicant, if other than the property owner, shall provide an affidavit signed by the property owner that he/she understands and acknowledges the provisions of subsection N(2)(d), above.
- n) Fees: The permit application or amended permit application shall be accompanied with a fee in accordance with the SPGA's fee schedule, as revised.
- o) Other Information: Other relevant studies, reports, certifications and approvals as may be reasonably requested by the SPGA to ensure compliance with this Section and the Zoning Ordinance.
- p) Application Requirement Waivers: Upon written request, the SPGA may waive one or more of the application requirements listed above if the SPGA determines, in its discretion, that the information is not needed to consider a specific WECF.

S. Building Permit Application Requirements

1. All by-right WECFs shall provide the following information at the time of application for a building permit:

- a) Project Overview: A narrative describing the proposed WECF including an overview of the project with the following information: the project location, the number, representative types, generating capacity, cut-in and cut-out wind speed, overspeed controls, materials, dimensions and respective manufacturers of each wind turbine to be constructed, and a detailed description of all ancillary facilities.
- b) Site Plan: A site plan to a scale of not less than forty (40) feet to the inch, on one or more sheets, prepared by a registered engineer, and indicate the scale used, a north arrow, legend or annotation (for each symbol used), and identify the sheet number in sequence. Use separate sheets for various layers as appropriate to improve clarity – include overview sheet with all layers. The site plan shall also include the following information:
 - i) Title block information that identifies location, applicant, property owner, WECF owner/operator, and party responsible for preparing the plan.
 - ii) The boundary lines and dimensions of the subject property, existing subdivision lots, available utilities, easements, roadways, railroads, rail lines and public rights-of-way, crossing and adjacent to the subject property.
 - iii) Location of each wind turbine, WECF setback lines (measured at grade and depicted as a radius from the center of the wind turbine), access road and turnout locations, substation(s), electrical cabling from the WECF to substation(s), ancillary equipment, buildings, and structures, including permanent meteorological towers, associated transmission lines (including whether they are above or below ground).
 - iv) Layout of all existing buildings (including their use status - e.g., occupied buildings), and structures within the geographical boundaries of any applicable setback.
 - v) Location and size of all signs (including emergency phone number signs) and lighting as it pertains to the WECF.
 - vi) Proposed landscaping (noting how the existing vegetation is to be retained and used) including type, location and quantity of all plant materials, location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing and screening of the WECF.
 - vii) Methods and locations of erosion and sedimentation control devices used during and after construction of the WECF.
- c) Compliance Certificates and Statements:

- i) Certificate(s) of design compliance obtained from the equipment manufacturers that the system's wind turbine and other components meet or exceed the standards of one of the following national and international certification programs: American National Standards Institute (ANSI), Det Norske Veritas Germanischer Lloyd Wind Energies, International Electrotechnical Commission (IEC), National Electrical Code (NEC), Underwriters Laboratories (UL), or other certification program recognized by the American Wind Energy Association.
 - ii) Standard drawings and a structural engineering analysis of tower(s) showing compliance with applicable Massachusetts State Building Codes and certification by a Commonwealth of Massachusetts licensed professional engineer.
 - iii) A determination from the Federal Aviation Administration of no hazard to air navigation, and that the WECF as proposed complies with all applicable Federal Aviation Administration regulations. (Not Applicable to Small WECFs unless located within an A-1 District or the Airport Environs Overlay Zone.)
 - iv) Evidence that the proposed hub height and turbine height do not exceed the height recommended by the manufacturer or distributor of the wind energy conversion system.
 - v) Evidence, certified by the manufacturer, that the WECF and its accessory equipment is in conformance, as applicable, with the Regulations of the Federal Communication Commission (47 CFR Part 15 as revised) relating to harmful interference with radio or television reception.
- d) Maintenance Plan: The applicant shall provide a detailed maintenance plan in accordance with manufacturer's specifications and all governmental regulations to ensure the safe operation of the WECF. Plan shall include but not be limited to: preventative and periodic maintenance, routine checks and testing, and cleaning, associated with all structural, electrical and mechanical components of the WECF.
- e) Notifications: The applicant shall provide notification letters and evidence that a notice to construct a WECF has been received by the appropriate electric utility company and the Federal Aviation Administration.
- f) Sound Assessment: Adequate evidence that the proposed installation is compliant with the applicable sound standards of this Section.
- g) Documents related to decommissioning: The applicant, if other than the property owner, shall provide an affidavit signed by the property owner that he/she understands and acknowledges the provisions of subsection N(2)(d), above.

- h) Other Information: Other relevant studies, reports, certifications and approvals as may be reasonably requested by the Director of Code Enforcement to ensure compliance with this Section and the Zoning Ordinance.

Section 14 – Adaptive Re-Use of Public or Non-Profit School Buildings

- A. In Residential and Business districts, school buildings as defined in Paragraph **B** below, may, if not otherwise permitted as of right, be converted to multi-family dwelling use upon the grant of a special permit by the Planning Board under this section notwithstanding any provisions of **Table 4.1**, to the contrary.
 - 1. The total square footage of a converted building may be increased up to a maximum of thirty percent.
 - 2. New construction shall be of similar materials and appearance to that of the existing building.
 - 3. The dimensional and parking requirements of this Ordinance may be altered in conjunction with the grant of a special permit under this section.
 - 4. Any project which receives a special permit under this section shall be deemed to have also received site plan or parking plan approval, as may otherwise be required. However, each application for a special permit under this section shall be accompanied by such plans and information as would be otherwise required for site plan or parking plan approval, as applicable.
- B. A building shall be eligible for a special permit under this section if it was in existence and used as part of a public or non-profit school prior to January 1, 1950.
- C. In addition to its special permit criteria in **Article II**, the Planning Board shall also consider the project's conformance with the following planning and design objectives:
 - 1. The project's treatment of public space, including walkways and pedestrian access to the building(s); and
 - 2. Maintenance of a historically appropriate exterior and building façade.

Section 15 – Adult Use Marijuana

A. Purpose and Intent

The purpose of this Section is to provide for adult use marijuana establishments in the city of Worcester, in accordance with M.G.L. c. 94G and its implementing regulations at 935 CMR 500. It is the express purpose and intent of this Ordinance to minimize the adverse impacts adult use marijuana establishments may have on adjacent properties and to provide standards for the placement, design, siting, safety, security, monitoring, modification and discontinuance of adult use marijuana establishments subject to reasonable conditions that will protect the public health, safety and welfare. This Ordinance is intended to be used in conjunction with other regulations adopted by the city of Worcester designed to encourage appropriate land use and reasonable safeguards to govern the time, place and manner of Marijuana Establishment operations.

B. Administration

Special Permit Granting Authority (SPGA) shall be the Planning Board.

C. Applicability

Nothing in this section shall be construed to supersede federal and state laws governing the sale and distribution of marijuana. This section shall not be construed to prevent the conversion of a medical marijuana treatment center licensed or registered no later than July 1, 2017 engaged in the cultivation, manufacture or sale of marijuana or marijuana products to a Marijuana Establishment, provided, however, any such medical marijuana treatment center obtains a special permit pursuant to this Section for any such conversion to an adult use Marijuana Establishment.

D. Definitions

CRAFT MARIJUANA CULTIVATOR COOPERATIVE: a marijuana cultivator comprised of residents of the commonwealth organized as a limited liability company or limited liability partnership under the laws of the commonwealth, or an appropriate business structure as determined by the commission, and that is licensed to cultivate, obtain, manufacture, process, package and brand marijuana and marijuana products to deliver marijuana to Marijuana Establishments but not to consumers.

MARIJUANA: all parts of any plant of the genus Cannabis, not excepted below and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in section 1 of chapter 94C; provided, however, that “marijuana” shall not include: (i) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination; (ii) hemp; or (iii) the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.

MARIJUANA CULTIVATOR: an entity licensed to cultivate, process and package marijuana, to deliver marijuana to Marijuana Establishments and to transfer marijuana to other Marijuana Establishments, but not to consumers, including a Craft Marijuana Cultivator Cooperative.

MARIJUANA DELIVERY-ONLY-RETAILER: a marijuana retailer that does not provide a retail location accessible to the public, but is authorized to deliver directly from a marijuana cultivator facility, craft marijuana cultivator cooperative facility, marijuana product manufacturer facility, or micro-business.

MARIJUANA ESTABLISHMENT: a marijuana cultivator, independent testing laboratory, marijuana testing facility, marijuana product manufacturer, marijuana retailer, club, lodge, other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products, or any other type of licensed marijuana-related business.

MARIJUANA INDEPENDENT TESTING LABORATORY: a laboratory that is licensed by the Cannabis Control Commission and is: (i) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Cannabis Control Commission; (ii) independent financially from any medical marijuana treatment center or any licensee or marijuana establishment for which it conducts a test: and (iii) qualified to test marijuana in compliance with 935 CMR 500.160 and M.G.L. c. 94C, § 34.

MARIJUANA PRODUCT MANUFACTURER: an entity licensed to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to Marijuana Establishments and to transfer marijuana and marijuana products to other Marijuana Establishments, but not to consumers. Such uses shall be limited to 5,000 square feet or less in Business zoning districts.

MARIJUANA PRODUCTS: products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.

MARIJUANA RESEARCH FACILITY: an entity licensed to engage in research projects by the Cannabis Control Commission.

MARIJUANA SOCIAL CONSUMPTION OPERATOR: a marijuana retailer licensed to purchase marijuana and marijuana products from marijuana establishment and to sell marijuana and marijuana products on its premises only to consumers or allow consumers to consume marijuana and marijuana products on its premises only.

MARIJUANA STOREFRONT RETAILER: a marijuana retailer that provides a retail location accessible to consumers 21 years of age or older or in possession of a registration card

demonstrating that the individual is a registered qualifying patient with the Medical Use of Marijuana Program, if the retail store is co-located with a medical marijuana treatment center.

MARIJUANA TRANSPORTER: an entity, not otherwise licensed by the Cannabis Control Commission, that is licensed to purchase, obtain, and possess marijuana and marijuana products solely for the purpose of transporting, temporary storage, sale and distribution to marijuana establishments, not for sale to consumers.

MICRO-BUSINESS: a marijuana establishment that is licensed to act as a: licensed marijuana cultivator in an area less than 5,000 square feet; licensed marijuana product manufacturer, and licensed marijuana delivery service in compliance with the operating procedures for each such license. Such uses shall be limited to 5,000 square feet or less in total in Business zoning districts.

1. E. Use Regulations

1. A Marijuana Establishment shall be permitted in the zoning districts determined by **Table 4.1** and only then upon the issuance of a special permit by the Planning Board acting solely in accordance with the standards and procedures set forth in this section fifteen.
2. The number of Marijuana Retailers that shall be permitted is limited to 20% of the number of licenses issued within the city of Worcester for the retail sale of alcoholic beverages not be drunk on the premises where sold under section 15 of chapter 138.
3. A special permit for a Marijuana Establishment shall be limited to one or more of the following uses that shall be prescribed by the SPGA:
 - a) Club, lodge, other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products, but not operating as a licensed marijuana social consumption operator.
 - b) Marijuana Cultivator
 - c) Marijuana Delivery-Only-Retailer
 - d) Marijuana Independent Testing Laboratory
 - e) Marijuana Product Manufacturer
 - f) Marijuana Research Facility
 - g) Marijuana Storefront Retailer
 - h) Marijuana Transporter
 - i) Micro-Business

4. Except for the conversion of a licensed Registered Marijuana Dispensary to an Adult Use Marijuana Establishment, no special permit shall be granted for any Marijuana Establishment sited within a radius of five hundred feet of a public or private, primary or secondary school, licensed daycare center, public library, public park or playground, nor for any Marijuana Storefront Retailer sited within a radius of five hundred feet of another Marijuana Storefront Retailer. The 500 foot distance under this section shall be measured in a straight line from the nearest point of the facility in question to the nearest point of the proposed Marijuana Establishment. Each applicant for a special permit under this section shall submit a plan signed by a licensed surveyor, depicting compliance with the linear distance requirements set forth herein.
5. All aspects of a Marijuana Establishment relative to the cultivation, possession, processing, sales, distribution, dispensing or administration of marijuana, marijuana products, or related supplies must take place at a fixed location within a fully enclosed building and shall not be visible from the exterior of the building. A Marijuana Establishment shall not be located in a trailer, storage freight container, motor vehicle or other similar movable enclosure.
6. No outside storage of marijuana, marijuana products, or related supplies is permitted.
7. The hours of operation of a Marijuana Establishment shall be set by the SPGA, but in no event shall a Marijuana Establishment be open to the public, nor shall any sale or other distribution of marijuana occur upon the premises or via delivery from the premises between the hours of 11 p.m. and 8 a.m. Monday through Saturday and before 10 a.m. on Sundays.
8. The Marijuana Establishment shall provide an odor control plan that provides for proper and adequate ventilation at such facilities in such a manner so as to prevent pesticides, insecticides or other chemicals used in the cultivation or processing of marijuana or marijuana related products from being dispersed or released outside the facilities. All resulting odors, smoke, vapor, fumes, gases and particulate matter from marijuana or its processing or cultivation shall be effectively confined to the premises or so disposed of so as to avoid any air pollution.
9. The Marijuana Establishment shall provide for adequate and proper security at the premises so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises.
10. No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or ingested on the premises where sold. All Marijuana Establishments permitted under this section shall comply with all state and local laws, rules and regulations governing the smoking of tobacco.
11. No drive-through service shall be permitted at a Marijuana Establishment.

F. Dimensional Requirements

1. A Marijuana Establishment shall comply with the dimensional controls set forth in **Table 4.2.**

G. Abandonment or Discontinuance of Use

1. A special permit grant under this section shall lapse if not exercised within one year of issuance.
2. A Marijuana Establishment shall be required to remove all materials, plants, equipment and other paraphernalia within ninety days of ceasing operations or immediately following revocation of its license issued by the Cannabis Control Commission.
3. The SPGA may require the Marijuana Establishment to post a bond or other resources held in an escrow account in an amount sufficient to adequately support the dismantling and winding down of the Marijuana Establishment.

H. Special Permit Approval Criteria

1. After notice and public hearing, and after due consideration of the evidence submitted, including the reports and recommendations of city departments, the SPGA, in addition to the special permit criteria under Article II, may grant such a special permit provided that it finds that:
 - a) The Marijuana Establishment does not derogate from the purposes and intent of this Section and the Zoning Ordinance.
 - b) The application information submitted is adequate for the SPGA to consider approving the special permit request.
 - c) The proposed establishment is designed to minimize any adverse impacts on abutting properties.
 - d) The security plan provides sufficient assurance that adequate security controls have been implemented to ensure the protection of the public health and safety during hours of operation and that any marijuana or marijuana related products are adequately secured on-site or via delivery.
 - e) The odor control plan proposed adequately provides for the ongoing safe operation of the establishment and minimizes any adverse impacts to abutting properties from odor-emitting activities to be conducted on-site.
 - f) The proposed design and operation of the Marijuana Establishment will meet the requirements of this Section.

I. Application Requirements

1. All applicants are encouraged to contact the SPGA staff to schedule a pre-application meeting.

2. In addition to all the application requirements related to special permits under Article II, the applicant shall include the following at the time of application:

(a) Copies of all licenses, permits and documentation demonstrating application status, registration or licensure by the Commonwealth of Massachusetts Cannabis Control Commission, including but not limited to a copy of an executed host community agreement .

(b) A security plan showing the arrangement of pedestrian circulation and access to the public points of entry to the premises from the nearest public or private street or off-street parking area. The security plan shall detail how the property will be monitored so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises and shall show the location of any walkway structures, lighting, gates, fencing and landscaping.

(c) A list of all managers, officers, directors, persons or entities having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment.

(d) A list of all persons or entities contributing 10% or more of the initial capital to operate the Marijuana Establishment, including capital in the form of land or buildings.

(e) Proof that the Marijuana Establishment is registered to do business in the Commonwealth of Massachusetts as a domestic business corporation or another domestic business entity in compliance with 935 CMR 500 and is in good standing with the Secretary of the Commonwealth and Department of Revenue.

(f) Documentation of a bond or other resources held in an escrow account in an amount sufficient to adequately support the dismantling or winding down of the Marijuana Establishment, if required.

(g) An odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted from the facility, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative and engineering controls that will be implemented to control such odors, including maintenance of such controls.

(h) An applicant who is not the property owner shall submit evidence in the form of a deed, an executed lease or valid purchase and sale agreement documenting the applicant's contingent property interest and legal right to operate a Marijuana Establishment at the property.

Section 16 – Urban Agriculture

A. Purpose and Intent

The purpose of this Section is to provide for urban-scale farming and agriculture uses in the city of Worcester, and to allow residents to have increased access to fresh, locally grown produce. This Section establishes standards for the siting, design and operation of agriculture activities within the city so as to minimize impacts on surrounding properties and to protect the public welfare and safety.

B. Definitions

AGRICULTURE: the growing and harvesting of food crops, flowers or other plants, but excluding the raising of animals and livestock.

COMMUNITY GARDEN: a lot or any portion thereof, not exceeding 5,000 square feet in size, that is used by a group of individuals for growing and harvesting of food crops, flowers or ornamental plants primarily for personal consumption or use, not for sale. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of a group.

COMPOSTING: a process of accelerated biodegradation of organic material under controlled conditions to produce compost, an organic soil amending product.

FARM STAND: the on-site retail sale of goods, typically from a table, stall or tent, limited to produce and crops grown on-site.

FARM STRUCTURE: structures and assemblies that are used in agriculture, including sheds, compost bins, vertical supports for growing crops, greenhouses, hoopouses, coldframes, and similar structures.

FARMERS' MARKET: a temporary market where multiple producers of food, plants, flowers or other agricultural products sell their products directly to consumers on an occasional or recurring basis.

FREIGHT CONTAINER: a vessel designed for conveyance of freight or goods by truck or train that has been repurposed for another use, such as agriculture.

URBAN FARM: a lot or portion thereof that is used for agriculture, but not including a yard garden or a community garden.

YARD GARDEN: agriculture involving less than 2,500 square feet of area conducted accessory to a residential use by the person who resides there, primarily for personal consumption or use, except for accessory farm stand sales.

C. Urban Farm

1. An urban farm shall be permitted in the zoning districts determined by **Table 4.1**.
2. No urban farm shall be operated in a residential district without first obtaining a special permit from the Planning Board pursuant to the criteria set forth in **Article II, Section 6(A)(2)** and **subsection C(3)** herein. A special permit shall be issued only to the owner or lessee of the property and shall not be transferrable. Any change in owner or lessee shall require a new special permit.
3. In addition to the special permit criteria pursuant to **Article II**, the Planning Board shall also consider the urban farm's conformance with the following planning and design objectives:
 - i) Whether the proposed site layout, farm structures, equipment and material storage, lighting, irrigation, drainage, grading, composting, access, parking, and operations are compatible with and designed to minimize the impact to the surrounding neighborhood.
4. In lieu of plan of land requirements established by the special permit granting authority, each application for a special permit shall be accompanied by a sketch plan drawn to approximate scale, including the following information:
 - i) Location of planted areas, footprints for all farm structures, driveways, composting, parking areas and landscape buffers;
 - ii) Location of abutting properties, streets and easements;
 - iii) Plans for irrigation, drainage and controls for storm water runoff;
 - iv) Location and positioning of proposed signage and lighting;
 - v) Illustration of the dimensions, location and appearance of all proposed agriculture or farming activities, including fencing, screening and landscaping; and
 - vi) If applicable, the location of any existing buildings or structures remaining along with the proposed urban farm use.
5. On lots containing a residential dwelling or structure, farm structures shall be prohibited in the front yard or exterior side yard.
6. Farm structures shall be setback five (5) or more feet from all lot lines.
7. The use of freight containers in connection with urban farming is permitted in ML, MG, A or IN zoning districts only.
8. An urban farm shall be maintained, at all times, in a healthy growing condition and operated in a manner so as to not constitute a nuisance. Farm structures shall be

maintained in good repair and in a safe and sanitary condition, so as to not cause or contribute to the creation of a hazardous area or a nuisance.

9. An urban farm shall be operated in accordance with all food, health, soil safety, water and other applicable regulations.
10. Except for an accessory farm stand or farmers' market pursuant to this Section, on-site retail food sales from an urban farm shall be permitted in the zoning districts determined by **Table 4.1**.

D. Community Garden

1. A community garden shall be permitted in the zoning districts determined by **Table 4.1**.
2. All community gardens shall have a garden manager responsible for the operation of the garden. The garden manager's name, phone number and email address shall be posted so as to be visible from public view.
3. The provisions set forth in **Section C(5) through C(9)** above, relative to urban farms, shall apply to community gardens.

E. Farm Stands

1. In addition to the requirements set forth in **Article IV, Section 8**, farm stands shall be allowed as an accessory use provided the following requirements are met:
 - i) Farm stand sales are permitted on no more than three (3) days per week;
 - ii) The sales area, including tables, stands and displays, shall not exceed 150 square feet;
 - iii) Signage shall be limited to one sign not to exceed six square feet in size, which may only be displayed when open for sales;
 - iv) Sales area and displays shall be located on private property, shall not encroach upon the public sidewalk or right-of-way, and shall be setback a minimum of five (5) feet from any lot line;
 - v) Farm stands shall be operated in accordance with all food, health, soil safety, and other applicable regulations or permits; and
 - vi) Farms stands shall not be permitted as an accessory use to a community garden.

F. Farmers' Markets

1. A farmers' market shall be a permitted use in the zoning districts determined by **Table 4.1**.
2. A farmers' market shall not operate for more than ten (10) hours per day nor more than three (3) days per week.
3. At least eighty percent (80%) of vendors must primarily sell food, produce, plants, flowers or other agricultural products produced by the vendors.
4. Stands, tables, tents, booths and similar components shall be setback five (5) feet from all lot lines.
5. Farmers' markets shall have a market manager authorized to direct the operations of all vendors.
6. Farmers' markets shall be operated in accordance with all food, health, soil safety, and other applicable regulations or permits.

H. Yard Garden

1. In addition to the requirements set forth in **Article IV, Section 8**, yard gardens shall be permitted as an accessory use in all zoning districts provided the following requirements are met:
 - i) Farm structures shall be setback five (5) or more feet from all lot lines;
 - ii) Farm structures shall not exceed fifteen (15) feet in height;
 - iii) Farm structures shall not occupy the front or exterior side yard;
 - iii) Yard gardens shall be maintained, at all times, in a healthy growing condition and operated in a manner so as to not constitute a nuisance; and
 - iv) The use of freight containers is prohibited.

I. On-site Composting

1. In addition to the requirements set forth in **Article IV, Section 8**, composting for use on-site shall be permitted as an accessory use in all zoning districts provided the following requirements are met:
 - i) On lots containing a principal building, composting shall not be located in the front or exterior side yard;
 - ii) On vacant lots or lots only containing farm structures, composting shall not be located within twenty (20) feet of the front lot line;

- iii) Composting shall be setback a minimum of five (5) feet from any rear or side lot line;
- iv) Areas dedicated to composting shall not exceed 200 square feet; and
- v) Accessory composting shall be for use on site; production of compost for commercial purposes, use elsewhere, or sale shall not be considered an accessory use.

J. Applicability

The provisions of this Section shall not apply to agriculture, horticulture, flora culture and viticulture exempt from local zoning under **M.G.L. c.40A, §3**.

ARTICLE V SITE PLAN REVIEW

Section 1 – Purpose

The purpose of this section is to provide for individual detailed review of development proposals which have an impact upon the natural and built environments of the City and upon the nature and provision of public services including but not limited to transportation, utilities, ways, public safety and education, and upon the general and specific character of the City. The review process is intended to promote the purposes listed in **Article I** of this Ordinance.

Section 2 – Uses Requiring Site Plan Review

- A. Any structure and/or outdoor use and/or any substantial improvement, as herein defined, which requires a building permit under the State Building Code and which meets one (1) or more of the threshold standards for scale as set forth in **Table 5.1** shall be subject to the site plan review standards and procedures hereinafter specified. This approval must be obtained prior to issuance of the building permit but is not a requirement for the grant of a special permit or variance. Any exterior alterations, exterior additions and exterior changes including fences, walls and driveways, to residential uses which are permitted by right in Residential districts shall be exempt
- B. Each lot created on a subdivision plan approved by the planning board under the Subdivision Control Law, shall be subject to the site plan review standards and procedures hereinafter specified, notwithstanding anything in Table 5.1 to the contrary.
- C. Notwithstanding the site plan review thresholds set forth in **Table 5.1**, any structure and/or substantial improvement which requires a building permit and will be used and operated as a lodging house shall be subject to the site plan review standards and procedures hereinafter specified. In addition to the threshold standards in **Table 5.1**, any application for a building permit for the erection of a new building, or for any substantial improvements or rehabilitation of an existing building, which is or is intended to be used as a licensed lodging house, shall require site plan review.

- D. Improvements related solely to interior work within the structure, façade renovations and the replacement of windows and doors shall be exempt from this Article.
- E. In addition to the threshold standards in **Table 5.1**, Site Plan Review must otherwise be obtained when any other provision of this Ordinance expressly requires it.
- F. Notwithstanding any provisions of this Article to the contrary, site plan review shall not be required for any project or land use for which a Final Environmental Impact Report, filed with the Massachusetts Executive Office of Environmental Affairs, has been certified by the Secretary of Environmental Affairs prior to April 2, 1991 as complying with the Massachusetts Environmental Policy Act, nor shall site plan review be required for any project or land use which requires a special permit in any Priority Development Site, as designated by the City Council pursuant to M.G.L. c. 43D; provided however, that the applicant for such special permit shall submit all of the information required in Article V, Section-4(B), to the Special Permit Granting Authority as part of the required special permit application.

TABLE 5.1 - SITE PLAN REVIEW THRESHOLDS

CATEGORY	SCALE
1. Residential	5 or More Dwelling Units (DU)
2. Manufacturing	20,000 sq. ft.
3. Business	10,000 sq. ft.
4. General	15,000 sq. ft.
5. Slope*	15% or greater
6. Properties listed on the National Registry of Historic Places and Properties abutting National Register sites	

* The slope threshold is triggered in the following manner:

- 1. Within any area of earth moving and/or earth alteration which contains a slope of 15% or greater.

Section 3 – Procedure

A. Administration

1. The Planning Board shall review and approve all uses and structures subject to **Section-2** above. Approvals require an affirmative vote of three (3) members of the Planning Board. The Planning Board shall adopt reasonable rules and regulations governing the submission, form and procedures for site plan review and shall make them readily available to the public. These rules and regulations shall in no way conflict with other provisions of the laws of the City of Worcester or the Commonwealth of Massachusetts. These rules and regulations shall be guided by the requirements and standards as enunciated in this Article with the Planning Board specifically provided with the necessary latitude to devise such rules and regulations it deems appropriate to achieving the purposes and intent herein provided. These rules and regulations may also provide for time periods for the review of and action on applications, which differ according to the degree of complexity of the application, except that no time period may exceed sixty-five (65) days (excepting an extension mutually agreed upon with the applicant). It is the intent of this provision to ensure timely review for applications.

B. Coordination

There shall be a site plan review coordination responsibility to assist the Planning Board in carrying out its responsibilities under this Article. The designee of the city manager shall have the responsibility of keeping all records, providing those records for public display, arranging meetings with interested parties and any other duties the Planning Board may wish.

C. Fees

1. The Planning Board may establish and charge as needed fees for the review of site plan review proposals. These fees shall reflect the time and detail required by the Planning Board and/or its designee(s) to responsibly conduct its review and may include provisions requiring the applicant to bear the costs of any and/or all of the ordinary and/or unusual time and/or services associated with the review.
2. The Planning Board may waive fees or site plan approval when such approval is done in conjunction with applications for approval under the Subdivision Control Law.

D. Powers

In reviewing applications under this Article, the Planning Board may require modification, conditions and safeguards reasonably related to the standards of this Article. The Planning Board may waive and/or modify provisions of its rules and regulations under **Section-4(A)**, where such waivers and/or modifications of these rules and regulations will better achieve

the purposes and intent of this Article. The Planning Board shall also have the power to modify or amend its approval of a site plan development proposal upon application of the person owning or leasing the premises or upon its own motion in the event of changes in the physical condition of the site sufficient to justify such action consistent with the intent of this Article. The provisions of this Article shall be applicable to any modifications or amendment of such plan.

E. Public Meetings

Approval for a site plan may be issued only after a public meeting held within sixty-five (65) days of the filing of an application with the Planning Board. The procedure for public meeting shall be as provided in Massachusetts General Law with the provision that all abutters be notified by mail and as may be further specified in the rules and regulations adopted hereunder by the Planning Board with the following specific provisions:

1. It shall be the applicant's responsibility to prepare the list of names and addresses of all parties of interest to be certified by the City Assessor as defined in Article II, Section 9(B).
2. The applicant shall pay the cost of mailing the meeting notices, which shall be done by the city.

F. Time Limits

Approval under this Article shall become invalid unless the work or action authorized by it shall commence within one year after the Planning Board has granted such approval and thereafter shall proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances. If the work or action so authorized will not have commenced for good cause within one (1) year of its granting, the Planning Board, upon written application and after due notice and a public meeting may grant one (1) or more extensions for time for periods not to exceed two (2) years for each extension.

Section 4 – Application and Submission Requirements

A. Preliminary Application

At the option of the Applicant, a preliminary application for site plan review shall be submitted for consideration by the Planning Board. A preliminary application shall demonstrate, by a narrative report or schematic drawings, how the proposed development impacts upon each of the standards for review provided herein, with particular reference to the following:

1. Any significant natural, topographical or physical features of the property, including but not limited to wetland resource areas as defined in **M.G.L. Ch. 131, Section-40**;

2. The number, use and description of proposed buildings and existing buildings, including height, floor area ratio, total ground coverage and number of dwelling units;
3. Dimensions and number of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways;
4. All existing and proposed surface and subsurface drainage facilities, including detention or retaining ponds;
5. The total area of all useable open space or common property and the extent to which it is to be improved;
6. Impact upon traffic and pedestrian movement, police and fire protection, water and sewer and public roadways;
7. Such other and further information or documentation as the Planning Board may deem to be necessary and appropriate to a full and proper consideration and disposition of the particular application;

Within forty-five (45) days of submission of a preliminary application, the Planning Board shall specify in writing that the preliminary application has been approved, that the plan has been approved with modifications suggested by the Planning Board, or the specific issues of potential adverse impacts to the standards set forth for site plan review not resolved by the preliminary application.

The Planning Board shall further specify the issues to be addressed by the formal application for site plan review, which description shall supercede the requirement for submittal of a formal application for site plan review.

B. Definitive Application

An application for definitive site plan review shall be submitted in such form and numbers as required by the Planning Board's rules and regulations promulgated pursuant to **Section-3(A)** above. The rules and regulations shall provide, in part, that sufficient copies be filed with the Planning Board for distribution to the following departments, boards and commissions: Executive Office of the City Manager, Planning & Regulatory Division; Department of Health & Human Services, Code Enforcement Division; Department of Public Works & Facilities, Engineering Services Division, Parks and Recreation Division, Traffic Engineering Division and Conservation Commission; School Department; Law Department; Fire Department; and any other departments, boards and commissions deemed appropriate by the Planning Board. Unless expressly excused in writing by the Planning Board, each application shall contain at least the following information:

1. The applicant's name, address, and interest in the subject property.

2. The owner's name and address, if different than the applicant, and the owner's signed consent to the filing of the application.
3. The street address and/or legal description of the property.
4. The zoning classification and present use of the property.
5. The proposed use or uses and a description of the proposed development, including as appropriate, descriptions of development, scheduling, operation upon completion and method of maintaining any designated open space.
6. An Impact Statement analyzing how the proposed development impacts upon each of the standards for review provided herein, with particular reference to how the proposed development will impact upon the natural, built and operating systems of the City including open space, housing, traffic and pedestrian movement, education, police and fire protection, water, sewer, roads, recreation and other similar amenities.
7. A site plan drawn to a scale of not less than forty (40) feet to the inch, on one or more sheets, prepared by a registered engineer, illustrating the proposed development and use with appropriate title block information to identify location, applicant, owner and party responsible for preparing the plan and including the following:
 - a) The boundary lines and dimensions of the subject property, existing subdivision lots, available utilities, easements, roadways, railroads, rail lines and public rights of way, crossing and adjacent to the subject property, a Locus Plan showing the site of the proposed development in relation to the immediate and general street network and such other features of the natural and/or built environment as are relevant to the review of the site plan and a summary of zoning classification and requirements.
 - b) Any proposed regrading of the subject property and any significant natural, topographical or physical features of the property including, at least, watercourses, marshes, floodplain and wetlands, trees in excess of nine (9) inches in diameter, soil types and existing contours at two (2) feet in one hundred (100) feet.
 - c) The location, size, use attributes and arrangement, including height in stories and feet, floor area ratio, total floor area, total square feet of ground area coverage, number and size of dwelling units by number of bedrooms, exterior materials and elevations at appropriate scale, of proposed buildings and existing buildings which will remain, if any.

- d) Minimum yard dimensions and, where relevant, relation of yard dimensions to the height of any building or structure.
- e) Location, dimensions, number and construction materials of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways.
- f) All existing and proposed surface and subsurface drainage facilities, including detention or retaining ponds. Drainage calculations with data on pre-development and post-development conditions to be provided.
- g) Location, size and arrangement of all signs and lighting.
- h) Proposed landscaping (noting how the existing vegetation is to be retained and used) including the type, location and quantity of all plant materials, location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing and screening.
- i) Location, designation and total area of all useable open space or common property and the extent to which it is to be improved.
- j) Methods and location of erosion and sedimentation control devices for controlling erosion and sedimentation during the construction process as well as after.
- k) Such other and further information or documentation as the Planning Board may deem to be necessary and appropriate to a full and proper consideration and disposition of the particular application. As part of the rules and regulations to be promulgated for this Article, the Planning Board shall identify, by development scale and lot characteristics, the type and form of such information or documentation.

Section 5 – Application Approval Process

A. Procedure

The Planning Board shall examine the application for site plan review and all other pertinent information including that which is gathered in meeting(s) on the application and shall consider the recommendations and/or comments of City departments, commissions and/or other agencies.

B. Standards For Review

The following standards shall be used by the Planning Board in reviewing all applications for site plan review. These standards are intended to provide a frame of reference for the

applicant in development of applications. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. Applicants are encouraged to evaluate the extent to which the site plan, its immediate and general locus and the City more generally can tolerate the development being proposed and adjust their proposals accordingly.

1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.
2. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
3. Location, arrangement, appearance and sufficiency of off-street parking and loading.
4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.
5. Adequacy of stormwater and drainage facilities.
6. Adequacy of water supply and sewerage disposal facilities.
7. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in **Article V, Section-5(C)**.
8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space.
9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.
10. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.
11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.
13. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.

14. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.
15. Adequacy and impact on the regional transportation system.
16. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

C. Landscaping Design Standards

1. Landscape Screening

- a. Landscape screening shall be required along the sidewalk edge and side lot lines where the parking, work or service area of a proposed project abuts a street, public park or residential property.
- b. Landscaping screening shall consist of planting areas at least five (5) feet wide located along the sidewalk edge and/or side lot lines of a proposed use. Landscape screening areas shall be separated from parking areas by a six-inch high curb. Trees shall be the major elements of landscape screening. A combination of plant materials, trees and shrubs shall be included in landscape screening areas. Fencing may be used, in combination with trees and shrubs, when appropriate.

i) Trees

Trees shall be planted every twenty (20) to twenty-five (25) feet on center. Trees to be planted shall have trunks at least three (3) to three and one-half (3 1/2) inches in diameter when measured six (6) inches above the ground. Recommended species of trees include, but are not limited to:

Acer Pseudoplatanus (Sycamore Maple)
Acer rubrum (Red Maple)
Pyrus calleryana 'Aristocrat' (Aristocrat
Callery Pear)
Gleditsia tricanthos var. Inermis (Honey Locust)
Gingko biloba, 'Magyar' or 'Sentry' varieties
(Maidenfern Tree)
Platanus acerifolia x hybrida 'bloodgood'
(Bloodgood London Plane)
Tila tomentosa (Silver Linden)
Sophora japonica (Scholar Tree)
Zeklova serrata (Zelkoiva)

ii) Shrubs

Shrubs shall be planted along with trees in a landscape screening area. Shrubs may be deciduous or evergreen, or a mixture of both types, and shall be densely planted to provide a mature appearance within three (3) years. For landscape screening areas along a sidewalk edge, shrubs shall be no taller than four (4) feet high. Recommended species include, but are not limited to:

Euonymus alatus (Winged Euonymus)
Taxus x media (Hicksii or Hatfield Yew)
Prunus x cistena (Purple Leafed Sand Cherry)
Ilex crenata 'Convexa' (Japanese Holly)

For landscape screening areas which abut adjacent residential uses, shrubs may be up to seven (7) feet in height to provide a more effective buffer between land uses. Recommended species include, but are not limited to:

Viburnum trilobum (American Cranberry Bush)
Ligustrum amurense (Privet)
Thuja occidentalis (Evergreen Eastern Arborvitae)
Philadelphus coronarius (Mock Orange)
Tsuga canadensis (Eastern Hemlock)

iii) Fencing

Fencing in a landscape screening area along a sidewalk edge shall be installed just inside the property line. Such fence shall be three (3) to four (4) feet in height and at least fifty percent (50%) perforated. Decorative appropriate for sidewalk edges.

A landscape screening area adjacent to an abutting residential use shall be four (4) to seven (7) feet in height. Fencing shall be located up to or within a three-foot distance from the property line. Such fencing shall be opaque. High fences that cover long distances shall have surface textures to minimize their size. A wooden shadowbox fence is an effective screen between properties.

In general, chain link fencing is to be discouraged. If chain link fencing is used, it shall be limited to small areas and shall be vinyl-coated chain link. The Planning Board shall determine the color of the vinyl coating to be used.

iv) Maintenance of Landscaped Areas

Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or property owner within a reasonable period of time. All plant material and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles or snow storage in areas used for screening and buffering.

D. Standards For Approval Or Disapproval

The Planning Board shall make a finding of approval, approval with conditions or disapproval. The Planning Board shall not disapprove an application for site plan review except on the basis of specific written findings directed to one (1) or more of the standards as provided above. To the maximum extent possible an applicant shall be provided an opportunity to supply corrections and/or additions on development proposal particulars, especially those which contain or reveal violations of this Ordinance or other applicable regulations.

ARTICLE VI FLOODPLAIN OVERLAY DISTRICT

Section 1 – Purpose

A. The purposes of this Article are as follows:

1. To preserve, protect and maintain floodplains.
2. To protect the public health and safety, persons and property against the hazards of flooding.
3. To control land uses which cause damaging increase in erosion, siltation, turbidity, flood heights and flood velocities.
4. To preserve the natural flow pattern of watercourses providing safe and adequate flood water storage and runoff capacity.
5. To protect, preserve and maintain the water table and water recharge areas.
6. To encourage a suitable system of ponding areas to permit the temporary retention of water runoff.
7. To prevent the development of structures unfit for human usage by reason of danger from flooding, unsanitary conditions or other hazards.
8. To consider floodplain management programs in neighboring areas.
9. To help preserve and enhance property values.
10. To provide for public awareness of the flooding potential.
11. To require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
12. To minimize the need for rescue and relief efforts associated with flooding.
13. To prohibit nonessential or improper installation of public facilities and utilities in flood prone areas.
14. To divert development to areas safe from flooding in order to reduce flood damages and prevent environmentally incompatible floodplain uses.
15. To preserve flood prone areas for open space purposes.
16. To insure that potential buyers are notified that property is in a flood prone area.

17. To protect the community from additional costs of flood control.
18. To achieve these purposes in a manner consistent with all other applicable ordinances of the City of Worcester, the General Laws of the Commonwealth of Massachusetts and laws of the United States of America.

Section 2 – Definitions

- A. FLOOD OR FLOODING** – A general and temporary condition of partial or complete inundation of normally dry land from: (1) the overflow of inland waters; or (2) the unusual and rapid accumulation of runoff of surface waters from any source.
- B. FLOOD, AREA OF SPECIAL HAZARD** – The land in the floodplain within the community subject to a one (1) percent or greater chance of flooding in any given year.
- C. FLOOD, BASE** – A flood having a one (1) percent chance of being equaled or exceeded in any given year. Also known as the one hundred (100) year flood in this Ordinance.
- D. FLOOD FRINGE, REGULATORY** – The portion of the regulatory floodplain outside the regulatory floodway. Flood waters in this area are usually shallow and slow moving.
- E. FLOOD HAZARD BOUNDARY MAP** – An official map of the community issued by the Federal Emergency Management Agency (FEMA) on which areas of special flood hazards and risk premium zones applicable to the community have been delineated.
- F. FLOOD INSURANCE STUDY** – The official report of the community provided by the Federal Emergency Management Agency (FEMA) which contains flood profiles, water surface elevations of the base flood and the Flood Hazard Boundary Floodway Map.
- G. FLOOD, ONE HUNDRED YEAR** – A flood having a one (1) percent chance of being equaled or exceeded in any given year. Also known as the base flood in this Ordinance.
- H. FLOODING, AREA OF SHALLOW** – An area of special flood hazards having shallow water depths and/or unpredictable flood paths between one (1) and three (3) feet, and where velocity of flow may be evident. Said area also does not have a clearly defined channel.
- I. FLOODPLAIN** – Any normally dry land susceptible to being periodically inundated by water.
- J. FLOODPLAIN DEVELOPMENT** – Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.
- K. FLOODPLAIN DEVELOPMENT PERMIT** – Any permit issued by the City of Worcester for development in the floodplain.

L. FLOODPROOFING – Any combination of structural and non-structural additions, or adjustments to structures or land which reduce or eliminate flood damage to real estate, or improved real property, water and sanitary facilities, structures and their contents.

M. FLOODWAY, REGULATORY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Section 3 – General Provisions

All applications for building permits shall insure that such activity as proposed is consistent with the need to minimize flood damage.

Any new construction or substantial improvement to be undertaken in the Floodplain Overlay District shall be in accordance with the State Building Code and such other controls as are herein provided.

Section 4 – Definition and Establishment of the Floodplain Overlay District

- A. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the City of Worcester designated as Zone A, AO and AE on the Worcester County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRMs that are wholly or partially within the City of Worcester are panel numbers 25027C0595E, 25027C0610E, 25027C0611E, 25027C0612E, 25027C0613E, 25027C0614E, 25027C0616E, 25027C0618E, 25027C0620E, 25027C0638E, 25027C0801E, 25027C0802E, 25027C0806E, 25027C0807E, 25027C0808E, 25027C0809E, and 25027C0826E, dated July 4, 2011. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Worcester County Flood Insurance Study (FIS) report dated July 4, 2011. The FIRM and FIS report are incorporated herein by reference and are on file with the City Clerk, Planning Board, Conservation Commission and the Department of Inspectional Services.
- B. Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.

Section 5 – Administrative Authority of the Director of Code Enforcement in the Floodplain Overlay District

- A. The Director of Code Enforcement of the City of Worcester is hereby authorized to do the following:
1. Review permits for proposed development to assure that all other necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
 2. Notify adjacent communities and the State coordinator at the Division of Water Resources, Water Resource Commission, Massachusetts Department of Environmental Management and the Worcester Conservation Commission prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
 3. Assure that maintenance is provided within the altered or relocated position of any watercourse so that the flood carrying capacity is not diminished.
 4. Obtain and maintain records of elevations and floodproofing levels for all new or substantially improved structures, whether or not such structures contain a basement.
 5. Obtain certification from a registered professional engineer when floodproofing is used for a particular structure.
 6. Determine the exact location of the Floodplain Overlay District and the areas of special flood hazards, particularly where there is a conflict between a mapped boundary and actual field conditions.
 7. Obtain and review any base flood elevation data available from a Federal, State or other source in order to administer the provisions of this article.
 8. Submit an annual report to FEMA as required.

Section 6 – Development Permit Application

Each application for a building permit subject to the provisions of this Article shall be made to the Director of Code Enforcement on forms furnished by him and shall include the following:

A. Site Plan

A site plan drawn to a scale not less than forty (40) feet to the inch which is prepared by a registered professional engineer or professional land surveyor shall be submitted by the applicant. The site plan shall show at least the following information:

1. The location, boundaries, elevations and dimensions of each lot.
2. North-point-basis of bearing, date, scale and legend.
3. The name and address of the record owner, developer and the registered professional civil engineer or professional land surveyor.
4. Names and addresses of owners of adjacent lots as disclosed by the most recent records of the Department of Administration & Finance, Assessing Division.
5. Location, names, elevations and dimensions of adjacent streets.
6. Two (2) foot contours of the existing and proposed land surface.
7. Locations and elevations of existing and proposed structures, fill, storage of materials, watercourses, drainage easements, means of access, water supply, drainage and sewage disposal facilities.
8. The locations and elevations of existing flood boundary and floodway.

B. Specific Standards For Flood Hazard Reduction In Special Flood Hazard Areas Where Base Flood Elevation Data Has Been Provided

1. No encroachment, including fill, new construction, substantial improvement or other development shall be permitted within the adopted regulatory floodway as designated on FIRM that would result in any increase in flood levels during the base flood discharge.

C. Specific Standard For Flood Hazard Reduction In Areas Of Shallow Flooding

1. All new construction and substantial improvements on slopes shall be constructed with adequate drainage paths around the structures to guide floodwaters around and away from the structures.

D. Compliance

All development in the Floodplain Overlay District, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with **Chapter 131, Section-40** of the Massachusetts General Laws and with the following:

1. that section of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR 120.G, "Flood Resistant Construction and Construction in Coastal Dunes");
2. Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);

3. Inland Wetlands Restriction, DEP (currently 310 CMR 13.00); and
4. Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5).

Section 7 – Use Regulations

A. Permitted Uses

The following uses shall be permitted within the Floodplain Overlay District provided they do not require any construction of new primary or existing structures, substantial alterations to existing primary or existing structures, dumping, filling, excavating, earth transfer or storage of materials or equipment. Said uses shall not adversely affect the capacity of the channels or floodways of any tributary to the main stream, drainage ditch or any other drainage facility or system. Said uses shall be compatible with the policies expressed in this Article.

1. Outdoor recreation, including but not limited to driving ranges, archery ranges, picnic grounds, boating, swimming areas, parks, nature preserves, fish hatcheries, target ranges, hunting and fishing areas, foot paths, horseback riding trails and bicycle trails. Said uses must be otherwise legally permitted.
2. Agricultural uses including grazing, outdoor plant nurseries, crop farming, horticulture, truck gardening, pasture and harvesting of crops.
3. Forestry, including landscaping, and accessory uses such as flower or vegetable gardens and lawns.

B. Other Uses Permitted in the Underlying Zoning District

Any uses other than those provided for in **Section-7(A)** of this Article, permitted in the portions of the zoning districts which are overlaid by the Floodplain Overlay District, are permitted, provided the following criteria are met:

1. Said use shall not adversely affect life and property due to water or erosion hazards, or which cause damaging increase in erosion, flood heights or flood velocities.
2. Said use shall not overload any public water, drainage or sewer system or any other municipal system to such an extent that these systems are hindered from promoting the health, safety and general welfare of the community.
3. Said use has received from the Conservation Commission an Order of Conditions or a negative Determination of Applicability which establishes that the use meets the standards administered by that body.

ARTICLE VII DENSITY BONUSES TO PROMOTE AFFORDABLE HOUSING

Section 1 – Purpose

It is the purpose of this Article to promote the provision of safe, sanitary and affordable housing for all sectors of the population of Worcester.

Section 2 - Definition of Affordable Housing Units and Income Eligible Households

An affordable housing unit for the purpose of this Article means a unit for sale or lease that is affordable to households earning at or below eighty (80) percent of median income, adjusted for family size, for the Metropolitan Worcester Area (PMSA) as published by the U.S. Department of Housing and Urban Development (HUD). For leased units (rental units) affordable means that the contract rents and utilities and fees combined must not exceed thirty (30) percent of an income eligible household's adjusted gross income definition from the Internal Revenue Service's Form 1040. Utility allowance standards published by HUD for the Metropolitan Worcester Area shall be used to factor the thirty (30) percent affordability threshold. Housing units for sale must have a sale price that the Planning Board deems will not exceed the amount that an income- eligible household can obtain financing for through prevailing conventional or affordable mortgage products available to the general public. Income eligibility of both prospective tenant or purchaser households means the anticipated income of all adults in the household.

Section 3 – Application

A. Requirements

For any proposed development of twelve (12) or more dwelling units, the developer may elect to provide affordable housing units and receive a density bonus upon grant of a special permit by the Planning Board. The Planning Board shall require as a condition of such a density bonus the following:

1. The provision within the development of affordable housing units amounting to a minimum of ten (10) percent of the development's total number of dwelling units. The affordable units to be provided shall be equivalent in size, quality, and characteristics to the other units in the development. The units shall not be grouped together; they shall be distributed among all units.

B. Conditional Density Bonuses

The Planning Board may allow, as a condition of said density bonus that, in lieu of all or some of the affordable housing units being provided within the development, the developer shall:

1. Provide all or some of the affordable housing on a site different from the development; or

2. Provide all or some of the affordable housing through an alternative means other than those already listed in this Article; or
3. Provide all or some of the affordable housing through a combination of any or all of the methods in this Article.

C. Density Bonus

The Planning Board may permit an increase in the maximum number of units permitted in the zoning district (the base number of units) of an additional percentage equal to the percentage of affordable units plus five (5) percent up to a maximum twenty-five (25) percent density bonus for twenty percent (20%) affordable housing. In RG-5 zones the maximum density bonus shall be limited to fifteen (15%) percent to prevent overcrowding. The following example illustrates the application of a twenty-five (25) percent density bonus to a proposed development where the maximum number of units permitted in the zoning district (the base) is thirty (30):

EXAMPLE:

25% density bonus for 20% affordable housing applied to base of 30.

**30 base units x .25 (20 % of base affordable bonus + .5% of base) equals
7 units (number rounded down from 7.5 to 7 units).**

**Of the 7 bonus units allowed by applying the above density bonus, six
(6), 20% of the base, must be affordable, and the balance, one (1) unit
may be a market unit.**

In determining the total number of density bonus units a fractional unit shall be rounded down to the nearest whole number (7.1 to 7; 7.8 to 7, etc.). In determining the number of affordable units as a percentage of the base a fractional unit shall be rounded up to the nearest whole number (7.1 to 8; 7.8 to 8.0, etc.).

The provision of these units must be made according to the method set forth in **Section-3(B)** above.

1. If the Planning Board allows the provisions of some or all of the affordable housing by a method different from **Section-3(B)**, above, the Planning Board shall first find that such alternative method will help alleviate the undue concentration of population and encourage housing for persons of all income levels; and will encourage the most appropriate use of land and buildings, and/or avoid undue hardship to land and buildings.

2. Whenever the Planning Board authorizes the provision of off-site affordable housing units in accordance with **Section-3(B)** and the petitioner offers existing, rehabilitated or substantially rebuilt housing units to the City, he or she shall certify to the Director of Code Enforcement that at the time of the developer's acquisition none of these units had been occupied at any time during the preceding twenty-four (24) months.
3. Any affordable housing unit to be provided offered for sale or rent to the general public shall have deed restrictions or some other legally enforceable instrument acceptable to the Planning Board ensuring its continuing affordability. The developer also may choose to offer the affordable housing units for sale to the City of Worcester, or to a municipal or non-profit agency designated by the City. Should no outside funding be available, the City, at its option, may choose to appropriate the necessary funds. Should there be no outside funding, and the City chooses not to appropriate any funds, the developer shall make the units available for lease for a period of twenty (20) years to eligible tenants under any State or Federal rent subsidy program which might be applicable. The City shall have the right to purchase all such units on the expiration of the twenty (20) year agreement at a price equal to the fair market value of said unit as established by an independent appraiser, paid for by the property owner, selected by the City. Should there be no rent subsidy program, the developer or his/her designee shall select tenants from the Worcester Housing Authority waiting lists or other waiting lists maintained by area Community Development Corporations, and Community Housing Development Organizations recognized by the U.S. Department of Housing and Urban Development, the City or the State Department of Housing and Community Development; and may not charge, as rent, including utilities, an amount exceeding thirty (30) percent of the tenant's gross, adjusted income as defined from IRS Form 1040. Should the Worcester Housing Authority, area Community Development Corporations and Community Housing Development Organizations not have a waiting list or any eligible tenants, the landlord shall annually certify that the income of the low and/or moderate income tenants otherwise found does not exceed eighty (80) percent of the median family income for the Worcester Metropolitan Area. The deeds conveyed to the City of Worcester or its designated agency shall provide good and clear record and marketable title, free from mortgages and any taxes, betterments, city services, fees or other similar financial encumbrances then due and owing. Such units shall be conveyed prior to the issuance of occupancy certificates for more than twenty-five (25) percent of the project's total number of units. In the event that all housing units in a development are to be rental units, the units required shall be provided to the City of Worcester under an agreement for a term of twenty (20) years (in five (5) year increments which are automatically renewable). The agreement shall be recorded by the developer (with a copy as recorded and filed with the Director of Code Enforcement) in the Worcester County Registry of Deeds as a municipal lien running with the property for its entire term. Should any rental development be converted to cooperative or condominium ownership the City shall be given an option to purchase its units. If the City does

not acquire the units, the obligation for the remaining term of the original twenty (20) years shall continue.

4. In the case of a development of fifteen (15) or fewer dwelling units or a development sponsored and operated by a registered non-profit or charitable organization, the Planning Board may in its discretion, modify the requirements of **Section-C(1)** through **Section-C(5)** to avoid economic hardships. Such modifications shall be limited to a reduction in the number of affordable housing units to be provided to the City of Worcester.
5. A development project may not be segmented to avoid or take advantage of the provisions or alternatives above, nor may a developer or petitioner divide or subdivide property or establish surrogate or subsidiary business entities to take advantage of these alternatives. Determination of the applicability of this section shall be the responsibility and at the sole discretion of the Planning Board.

Nothing in this Article shall require a developer to provide affordable housing within any development unless a density bonus under the provisions of this Article is sought.

ARTICLE VIII CLUSTER ZONING

Section 1 – Purpose

The purpose of this section is to provide for cluster subdivision developments and cluster developments of designed groups of single family dwellings as a means for more efficient and effective development of Worcester while also protecting its sensitive natural environment and providing for preservation of open space in both natural and improved states.

Section 2 – Cluster Subdivisions

A. In lieu of a subdivision under conventional dimensional controls as provided in **Articles III and IV**, a cluster subdivision may be developed upon the granting of both a special permit and site plan review by the Planning Board using the following standards:

1. The number of lots may not exceed the number permitted on the parcel determined by dividing the parcel size minus land subject to the Wetlands Protection Act and minus twenty-five (25) percent of the lot, by the minimum lot area per proposed use in zoning district. Where the applicant provides sufficient active and/or passive recreation area on the site, as determined by the Planning Board, that portion of the parcel subject to the Wetlands Protection Act utilized in this calculation may be reduced fifty (50) percent, but in no case shall total density exceed fifteen (15) percent of that allowed at the one hundred (100) percent level.

Gross Sq. Footage – Ch. 131 Land – 25% of site **Minimum Lot Area per Proposed Use in Zoning District**

2. The cluster lots may be no less than fifty (50) percent of the minimum lot size in the zone.
3. Frontage, setback and side and rear yard dimensions shall be guided by the characteristics of the site, proposed structures and nature of the existing built environment in the area of the proposed cluster subdivision. Zero lot line development is permitted.
4. A maximum of forty (40) percent of each developed lot may be impervious surface.
5. A least twenty-five (25) percent of the net site (calculated as the gross area minus the area dedicated to road right of way) must be permanently committed as open space. The designated open space must be accessible and capable of being used. It cannot be constituted only of “unbuildable land”. Where density bonuses are given, the open space requirement may be proportionally decreased to twenty (20) percent of the net site. Such open land shall either be conveyed to the City and accepted by it for park or open space use, or be conveyed to a non-profit organization the principal purpose of which is the conservation of open space or be conveyed to a corporation or trust owned or to be owned by the owners of lots or residential units

within the subdivision. If such a corporation or trust is utilized, ownership thereof shall pass with conveyances of the lots or residential units. In any case where such land is not conveyed to the City, a restriction enforceable by the City shall be recorded providing that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway. Said land shall not be used in any other project or for calculation of units, area, setback requirements or any other purpose.

6. The submittal requirements and review standards including administration, application, submission requirements, fees, powers, hearings and time limits shall be those as provided in **Article II** and **Article V**. In addition, such subdivision rules and regulations as may be in force are applicable relative to standards for roadways, utilities, drainage and other aspects of site development and submittal format.

Section 3 – Cluster Groups Of Single Family Dwellings

- A. In lieu of a subdivision under conventional dimensional controls as provided in **Articles III** and **IV**, a cluster group of single family dwellings may be developed upon the granting of a special permit and site plan review by the Planning Board under the following standards:

1. The number of dwellings may not exceed the number permitted on the parcel determined by dividing the parcel size minus land subject to the Wetlands Protection Act and minus twenty-five (25) percent of the lot, by the minimum lot area per proposed use in zoning district.

Gross Sq. Footage – Ch. 131 Land – 25% of site **Minimum Lot Area per Proposed Use in Zoning District**

2. The single-family units may be attached, detached or a combination of both as permitted in the underlying zone. For the purposes of this section, a use allowed by special permit in the underlying zone shall be considered a use *permitted* in the underlying zone. Each unit must have private/direct entries and yard areas immediately adjacent to the unit for the private use of the unit occupants.
3. The entire site shall be designed to and shall remain in one ownership and shall be developed and maintained as a unit, excepting for units, private yards and other similarly designated spaces for private use and/or ownership. The Planning Board shall determine that the design and ownership scheme assures unified control and maintenance of all land not so individually owned.
4. Unit placement and configuration shall be guided by the characteristics of the site, proposed structures and nature of the existing built environment in the area of the proposed cluster subdivision.

5. A maximum of forty percent (40%) of the site may be impervious surface.
6. A contiguous portion of at least (40) forty percent of the net site (calculated as the gross area minus the area dedicated to roadway) must be permanently committed as open space. The designated open space must be accessible and capable of being used. It cannot be constituted only of “unbuildable land”. Where density bonuses are given, the open space requirement may be proportionally decreased to thirty-five (35) percent of the net site. Such open land shall either be conveyed to the City and accepted by it for park or open space use or be conveyed to a non-profit organization the principal purpose of which is the conservation of open space or to be conveyed to a corporation or trust owned or to be owned by the owners of lots or residential units within the development. If such a corporation or trust is utilized, ownership thereof shall pass with conveyances of the lots or residential units. In any case where such land is not conveyed to the City, a restriction enforceable by the City shall be recorded providing that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway. Said land shall not be used in any other project or for calculation of units, area, setback requirements or any other purpose.
7. The submittal requirements and review standards including administration, application and submission requirements, fees, powers, hearings and time limits, shall be those as provided in **Article II** and **Article V**. In addition, such subdivision rules and regulations as may be in force are applicable relative to standards for roadways, utilities, drainage and other aspects of site development and submittal format.

Section 4 – Other Objectives

A. The following objectives are important in the development of a cluster:

1. It is desirable to decrease municipal costs and environmental impacts through reduction in the length of streets, utilities and drainage systems per dwelling unit served.
2. It is desirable to increase the scale of contiguous area assured of preservation in a natural state, off street pathways and trails, recreation areas open at least to all residents of the cluster and wilderness areas.
3. It is desirable that all existing scenic vistas be respected and preserved and that new scenic vistas be created.
4. It is desirable to increase vehicular safety by having fewer, better located and designed egresses onto existing streets.
5. It is desirable to preserve environmental quality by reduction of the total area over which vegetation is disturbed by cut or fill or displacement; by reduction in critical

lands (slopes in excess of fifteen percent (15%), land within 100 feet of a water body, wetlands or streams having outstanding or rare vegetation) disturbed by construction; reduction of the extent of waterways altered or relocated; reduction in the volume of cut and fill for roads and construction sites.

6. It is desirable to have the design and location and materials of the structure(s) on the site be sensitive to the natural environmental conditions, vistas and abutting properties.
7. There should be positive benefit to the City in some important respects, such as reduction of environmental damage, better controlled traffic, and preservation of current character through location of reserved open space.

ARTICLE IX COMMERCIAL CORRIDORS OVERLAY DISTRICT

Section 1 – Purpose and Intent

- A. The overall intent of the Commercial Corridors Overlay District is to encourage compact, pedestrian friendly development that is physically and functionally integrated through site design, dimensional and parking standards that limit parking, provide flexibility for development initiatives and provide incentives for mixed-use development. Specifically, the purposes and objectives of the Commercial Corridors Overlay District are:
1. To promote the economic development, general welfare and safety of the community through the use of basic urban design standards in special development areas.
 2. To encourage compact developments of compatible land uses at urban densities.
 3. To encourage reuse and redevelopment of existing buildings and building lots.
 4. To foster the development of high-quality, pedestrian-scale environments through site and building design that provides an aesthetically pleasing pedestrian environment that is accessible, compact, safe and inviting.
 5. To promote urban design that is consistent with the City of Worcester's economic development, planning and programmatic efforts.
 6. To avoid over-dedication of land to surface parking by preventing excessive accessory off-street parking.
 7. To preserve and enhance the historical, cultural, and architectural assets of the city.
 8. To provide flexibility with regard to dimensional requirements in a manner that is consistent with the purposes and intent of this Article.

Section 2 – Establishment

The Commercial Corridors Overlay District is hereby established, the boundaries of which are shown on the City of Worcester Zoning Map.

Section 3 – Administration

The Special Permit Granting Authority (SPGA) shall be the Planning Board.

Section 4 – Definitions of Terms and Phrases

ACTIVE FAÇADE – The principal face or front of a building articulated to engage the pedestrian environment through the use of windows that provide visual access into the building, public entrances, and distinctly different architectural treatment of the ground floor or lower levels of buildings.

PRIMARY ENTRANCE – A pedestrian accessible entrance into a building which would be reasonably perceived by the public to be the entrance available for public use based on its size, design and signage, if any.

MIXED-USE DEVELOPMENT – A development characterized by two (2) or more distinct uses that are physically integrated in a compatible way within a building.

LANDSCAPED AREA – An area that is intended to provide light and air, and is designed for aesthetic, environmental, or recreational purposes. Open space(s) may consist of and include, but are not limited to, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, landscaped areas, plazas and water courses and fountains. Open space(s) shall not include driveways, parking lots, vehicle loading areas, or any other surfaces designed or intended for vehicular travel.

WINDOWS that provide VISUAL ACCESS – Windows that are transparent and extensive enough (both vertically and horizontally) to allow the view of activities within a building from the closest sidewalk and/or nearby streets.

Section 5 – Permitted Uses Regulation

A. Permitted Uses

All uses permitted in the underlying zones, as provided in **Article IV, Table 4.1**, are permitted in the Commercial Corridors Overlay District, except the following:

1. Automobile Refueling Station; Auto/Truck body or paint shop; Motor vehicle service, repair, garage, display; Open lot storage, except as provided in (a) below.
 - a) Where allowed by the underlying zone, Auto/Truck body or paint shop; Motor vehicle service, repair, garage uses may be allowed by special permit in existing buildings constructed prior to January 1, 1950 that were built and previously used for the express purpose of serving such use, provided that the building still retains original physical features central to the proposed use. In addition to the special permit review criteria found in **Article II** of this Ordinance, the Planning Board shall also consider whether an existing building retains physical features, such as repair bays and/or specialized built-in equipment, and whether these characteristics are unique and central to the use proposed.
2. Motor vehicle/trailer/boat sales.
3. Single-family detached dwelling; Two-family detached dwelling.

Uses involving drive-through service, subject to additional restrictions detailed in item (C) below.

Where permitted, self-storage uses (1) may not occupy the ground floor of any building three or more stories in height, nor more than 50 percent of the ground floor of any building two stories or less in height; and (2) and may not comprise more than 50 percent of the gross square footage of buildings and enclosed spaces on the property.

B. Conversions

Conversion of existing buildings to multi-family residential uses, mixed-use buildings with a residential component, or a loft, creative entrepreneurs use is permitted by special permit of the Planning Board where not allowed as of right in the underlying zoning district.

C. Drive-Through Facilities and Services.

All buildings and uses that provide drive-through service shall comply with the provisions of **Article IV, Section-7(A)(7)** except as modified here within.

1. Special Permit Required

All drive-through facilities shall require a special permit. Within the Commercial Corridors Overlay District, the Planning Board shall be the Special Permit Granting Authority for drive-through services and facilities. In addition to the special permit criteria described in **Article II, Section-6(A)(2)**, the following criteria shall be considered:

- a) Proximity to residential uses and potential impacts to residents resulting from proposed drive-through design and operating characteristics.
- b) Whether the proposed site layout will have a detrimental effect on the street facade, require excessive driveway curb cuts, or adversely impact the pedestrian environment.
- c) Screening of the drive-through service and lanes from the fronting street.

2. Locations Allowed

- a) All facilities related to drive-through service, including transaction windows, menu boards, and speakers, shall be located a minimum of one hundred fifty (150) feet from any residential zoning district or existing dwelling unit. All drive-through lanes and escape lanes shall be located a minimum of fifty (50) feet from any residential zoning district or existing dwelling unit.
 - i) Expansion or modification of pre-existing, legally established drive-through uses within the aforementioned residential buffers is allowed provided that modifications or expansion of such facilities does not further encroach on the neighboring residences.
- b) To preserve the pedestrian oriented, street fronting character of these corridors, uses with drive-through facilities are prohibited on lots having driveway or other direct vehicular connections to the following streets:
 - i) Franklin Street, between Main Street and Church Street
 - ii) Front Street, between Main Street and Church Street
 - iii) Grafton Street, between Mendon Street and Rice Square
 - iv) Green Street, between Foster Street and Kelly Square
 - v) Harding Street, between Arwick Avenue and Kelley Square

- vi) Highland Street, between Schussler Road and North Ashland Street
- vii) Main Street, between Highland Street and May Street
- viii) Mechanic Street, between Main Street and Commercial Street
- ix) Millbury Street, between Arwick Avenue and Kelley Square
- x) Pleasant Street, between Main Street and Merrick Street
- xi) Shrewsbury Street, between Washington Square and Granby Road
- xii) Southbridge Street, between Myrtle Street and Main Street
- xiii) Water Street, between Kelley Square and Winter Street

3. Design Aspects

- a) Drive-through lanes, bypass lanes, and stacking lanes are prohibited between the building and the fronting street. This provision shall not apply to drive-throughs serving interior buildings of a multi-building site.
- b) Pedestrian access shall be maintained and prioritized across any intersecting drive-through lane through provision of a concrete walkway or other similar treatment that emphasizes the pedestrian routes between parking areas and buildings in order to provide a safe and comfortable pedestrian crossing.
- c) All driveway entrances, including stacking lane entrances, must be at least 50 feet from an intersection. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.
- d) Entrances to drive-through, stacking and escape lanes should be located a minimum of forty (40) feet from any driveway that provides access to the lot.
- e) Within the Commercial Corridors Overlay District only, drive-through and escape lanes shall comply with the following minimum length requirements:
 - i) Fast Food /Restaurant/Coffee Shop 180 feet
 - ii) Bank /Credit Union / ATM 80 feet
 - iii) Pharmacy / Convenience Store 80 feet
 - iv) Dry Cleaner / Laundry 60 feet

D. Non-Accessory Surface Parking Facilities in Business, General – 6 (BG-6) zones.

Notwithstanding anything to the contrary provided in **Article IV, Table 4.1**, non-accessory surface parking facilities are not permitted within the Commercial Corridors Overlay District where the underlying zone is BG-6. For the purposes of this ordinance, surface parking is defined as a parking facility without a structure above or below it.

Section 6 – Dimensional and Landscaping Requirements

Notwithstanding the provisions of **Article IV, Section-5, Table 4.2, Article IV, Section-7 and Article V, Section-5** to the contrary, the dimensional requirements set forth in this section shall apply within the Commercial Corridors Overlay District.

A. Building Front Yard Setback.

Buildings shall be sited within the front setback zone established by the minimum and maximum front setbacks established in (1) and (2) below, and should generally match the precedent established by neighboring buildings that are similarly sited to front the abutting street.

1. Minimum front-yard setbacks are as follows:

- a) Uses with ground-floor residences 5 feet
- b) Buildings where adjacent sidewalk is less than eight (8) feet in width. 5 feet
- c) Other Uses No minimum

2. Maximum front-yard setbacks are as follows:

- a) Uses with ground-floor residences 15 feet
- b) Buildings over 50 feet in height 15 feet
- c) All Other Uses 10 feet

3. The foregoing maximum setbacks shall not apply to accessory structures, extensions or expansions of existing structures of less than 30 percent increase in gross square footage, or construction of multi-building sites provided that the largest building or a major grouping of buildings complies with the foregoing setback regulations.

4. Portions of the front façade may be recessed or articulated to add visual interest or create public plazas and landscaped areas.

5. Front yard setback areas, if any, shall consist of decoratively landscaped planting areas provided in accordance with Article V, Section-5(C), and/or plazas, pedestrian walkways, lateral extensions (widening) of abutting sidewalks, bike parking, outdoor dining, benches, recreation areas, fountains or similar features. Planting areas shall consist of live landscaping maintained in healthy condition and free of litter. Parking lots, vehicle

loading areas, or any other areas designed or intended for vehicular travel, parking or loading shall not be provided in the front yard setback.

6. The Planning Board shall be authorized to grant a special permit to allow a greater front setback within the Commercial Corridor Overlay District, upon the following findings:
 - a) The proposed project has unique architectural or functional aspects that warrant greater setback.
 - b) The proposed setback will not detract from the pedestrian environment or character of the neighborhood.
 - c) The front yard setback will be used for appropriate landscaping, pedestrian facilities or open spaces, and not for parking, loading or storage.

B. Building Orientation and Active Façade.

1. Buildings shall generally be sited to face abutting streets and sidewalks, rather than located on the interior of a lot, with entrances located to provide convenient access from the sidewalk network.
2. An accessible, primary pedestrian entrance to the building shall face an abutting street. For interior buildings on multi-building sites, entrances should connect to a pedestrian way that provides convenient access to the abutting street and sidewalk network.
3. Building walls facing the street should present an active façade incorporating windows, doors, columns, changes in materials, modulation of the façade, and similar details to add visual interest.
4. Accessory surface parking shall be located to the rear or interior of parcels. Parking may also be located to the side of the parcel when necessary, provided that it is screened from abutting streets and sidewalks by buildings and landscaping provided in accordance with section (F) below and, as applicable, **Article V, Section-5(C)**.
5. Any portion of an above-ground parking structure fronting a public way shall include façade details and landscaping to maintain an attractive streetscape. Accessory above-ground parking structures shall be located primarily behind or above the primary use.
 - a) Street fronting space dedicated to retail, commercial or other uses open to the public are encouraged on the ground floor of non-accessory parking structures.

C. Floor to Area Ratio (FAR).

1. FAR restrictions shall not apply to Mixed-Use Developments under this Article provided at least one of the uses is residential and a non-residential use is located on the ground floor and includes an active façade. Provided, however, a Mixed-Use Development remains subject to the maximum height calculation set forth below in Section-6(E).

2. The maximum FAR shall be increased to 2.0 throughout the CCOD, or higher where allowed by the underlying zoning district.

D. Frontage and Lot Area.

There shall be no minimum lot area requirement for multifamily residential uses permitted whether by right or special permit in the underlying zones. The minimum frontage for such uses shall be forty (40) feet, except when the underlying zone is BG-6 where no minimum frontage is required for permitted multifamily residential uses.

E. Height.

1. Maximum height for buildings shall be 50 feet, except where greater height is allowed by underlying zoning. The maximum number of floors shall be 3+ or greater as allowed by the underlying zoning.
2. Buildings taller than one hundred (100) feet shall make use of design treatments such as articulations in the façade and stepped back upper floors to avoid excessive shadowing of streets or public spaces below.

F. Landscaped Parking Buffers.

Landscaping buffers for parking areas shall be a minimum of three (3) feet in width with minimum five (5) feet by five (5) feet tree planting areas for required tree plantings. Landscaping buffers for parking areas bordering the front yard setback, drive-through lanes or drive-through escape lanes shall be a minimum of five (5) feet in width.

G. Extension, Alteration or Change of Nonconforming Structure.

Notwithstanding the provisions of **Article XVI, Section-4(D)** to the contrary, within a Commercial Corridors Overlay District, a privileged nonconforming structure may be altered without a special permit from the Zoning Board of Appeals under any of the following circumstances:

1. There is no extension or expansion of the exterior of the structure.
2. The extension or expansion is made for the purpose of conforming to the building code for health and safety purposes.
3. The extension or expansion conforms to the dimensional requirements of this Ordinance.

Section 7 – Off-Street Accessory Parking & Loading Requirements

Except as modified by this **Article IX, Section-7**, the provisions of **Article IV, Section-7** shall apply to any new or additional off-street parking and loading facilities provided and to any physical modification, excluding restriping work, of existing off-street accessory parking and loading facilities.

A. Parking Subareas

1. For the purposes of this **Article IX, Section-7**, the following Parking Subareas are hereby created:
 - a) Downtown Subarea: Those portions of the Commercial Corridors Overlay District zoned BG-6.0.
 - b) Shrewsbury Street Subarea: Those portions of the Commercial Corridors Overlay District located north of Franklin Street, east of Interstate-290, south of Belmont Street, and west of Daniels Street, excluding any areas zoned BG-6.0.
 - c) Canal District Subarea: Those portions of the Commercial Corridors Overlay District located south of Franklin Street, south of Frances J. McGrath Blvd, east of Southbridge Street, north of Quinsigamond Avenue and west of Interstate-290, excluding any areas zoned BG-6.0.
2. The provisions of this **Article IX, Section-7** apply throughout the Commercial Corridors Overlay District except when specifically stated otherwise for the above subareas.

B. Minimum and Maximum Off-Street Accessory Parking Requirements

In computing minimum or maximum spaces, any fraction thereto shall be considered a full parking space.

1. Minimum Accessory Parking Requirements. The minimum number of accessory off-street parking spaces is to be provided in accordance with the units of measurement shown in Table 9.1 within the Commercial Corridors Overlay District, subject to modification and adjustment as otherwise provided by the provisions of this **Article IX, Section-7**.
 - a) Waiver of Minimum Parking for Small Parking Lots.

After any applicable exceptions, adjustments and/or other relief granted by special permit, if the total parking requirements for all uses on a site shall require five (5) or fewer parking spaces, minimum off-street parking requirements shall be waived completely to prevent the creation of a small new parking lot. This provision shall not apply to parking required for residential uses, nor if a parking lot already exists on the site.
2. Limitations on Parking Provided. Within the Commercial Corridors Overlay District, all additional or new parking provided shall not exceed, when aggregated with existing parking on site, the maximum limitations shown in Table 9.1.

Table 9.1 Minimum and Maximum Base Parking Requirements in CCOD

Uses	Minimum Parking Requirements			Maximum Parking Limits
	CCOD – Shrewsbury Street subarea	CCOD – Canal District subarea	CCOD – Elsewhere	
Residential Uses				
Single, two or three family; Multi-family dwelling; Loft, Creative Entrepreneur	1 resident space per dwelling unit (Studio, 1 BR units)	1 resident space per dwelling unit		2 per dwelling unit (total, including resident and guest parking)
	1.5 resident spaces per dwelling unit (2+ BR units)			
	1 guest (unreserved) parking space per 10 units for dwellings with 10 or more units.			
All other allowed residential	75% of requirements in parking Table 4.4			125% of requirements in parking Table 4.4
General Uses				
All allowed general uses	75% of requirements in parking Table 4.4			125% of requirements in parking Table 4.4
Business Uses				
Office, Professional/General; Retail Sales; Service (personal, animal, other)	1 per 500 SF			1 per 250 SF
Food Service/Lounge /Nightclub	1 per 4 rated occupancy.			1 per 2 rated occupancy.
All other allowed business uses	75% of requirements in parking Table 4.4			125% of requirements in parking Table 4.4
Manufacturing Uses				
All allowed manufacturing uses	75% of requirements in parking Table 4.4			125% of requirements in parking Table 4.4

Notes to Table 9.1**Note 1.** Downtown subarea

No minimum parking or loading spaces are required in the Downtown subarea.

Note 2. Guest parking

Residential parking requirements for guest parking spaces may not be reserved for resident use or included as part of any rental or sales agreement. Any special permit relief or administrative adjustment to the minimum parking requirements for residential uses shall apply only to required resident parking, and not to guest parking.

Note 3. Changes in Use or Reuse of Existing Buildings

Requirements for changes in use or reuse of existing buildings are further modified by **Section-7(B)(3)** below.

3. Minimum Parking for Reuse of Existing Buildings

The following provisions apply to rehabilitation, change in use or alterations of buildings in existence as of the establishment of this Ordinance.

- a) Alteration of Existing Buildings without a Change in Use. An alteration or expansion of an existing use shall require additional parking only for the expanded areas, provided that no change of use occurs. Existing parking shall remain or be replaced in kind.
- b) Conversion to Residential Uses. Existing non-residential uses converted to residential use, or the expansion of residential uses within an existing structure, shall meet the minimum parking requirements of Table 9.1 and related provisions of this **Article IX, Section-7**.
- c) Non-residential Change of Use or Building Reuse: A change in use or rehabilitation of an existing building for a new use shall meet the minimum parking requirements of Table 9.1 and related provisions of this **Article IX, Section-7**, except as noted below.
 - i) When the number of parking spaces required per Table 9.1, prior to any applicable adjustments or special permit relief, is less than the thresholds identified in (aa) through (dd) below, minimum parking requirements in excess of that already provided are waived. Existing parking shall remain or be replaced in kind, and any expansion or addition shall require parking for the expanded areas.
 - aa) Downtown subarea: N/A
 - bb) Canal District subarea: 30 spaces
 - cc) Shrewsbury Street subarea: 10 spaces
 - dd) Elsewhere in the CCOD: 20 spaces
 - ii) When the thresholds in (i)(aa) through (i)(dd) above are exceeded, parking requirements for non-residential change of use or building reuse may be reduced or waived by special permit of the Planning Board. The Planning Board shall consider the special permit criteria defined in **Article II, Section-6 A(2)**; whether sufficient access exists in the form of public on-street or off-street parking, transit service, or proximity to complementary uses; and whether physical constraints on the property would not reasonably allow for provision of required parking.
 - aa) The maximum parking reduction for the Shrewsbury Street subarea shall not exceed the greater of 10 spaces or 40 percent.
 - bb) Existing parking may not be eliminated or reduced.

- cc) Non-residential change of use or building reuse are not eligible for additional special permit reductions in minimum parking requirements through the provisions of **Article IX, Section-7(C)(3)** or **Article II, Section-7 A(2)**.

C. Reduction of Minimum Parking Requirements

The following adjustments are allowed by administrative approval or special permit, as noted. Administrative approvals may be granted by the Building Commissioner or Zoning Enforcement Officer when stated conditions are met. Parking adjustments to residential uses shall apply to the required resident parking, but not to guest (unreserved) parking. When minimum parking requirements are reduced by any of the special permit provisions described below, additional reduction in the number of required parking spaces by special permit of the Zoning Board of Appeals as described under **Article IV, Section-7 A(2)** is not allowed.

1. Bicycle Parking: By administrative approval, required parking may be reduced at a rate of one (1) parking space for every two (2) bicycle parking spaces provided, not to exceed a reduction shown below.

<u>Parking Provided</u>	<u>Maximum Bicycle Parking Substitution</u>
9 or fewer spaces	No parking reduction
10 - 29 parking spaces	1 parking space
30 – 49 parking spaces	2 parking spaces
50 or more spaces	3 parking spaces plus three (3) percent of parking in excess of fifty (50), not to exceed a reduction of ten (10) parking spaces

- a) Bicycle parking must allow for bicycles to be locked or secured, located near a primary building entrance and convenient to the user, to the satisfaction of the Building Commissioner or Zoning Enforcement. Residential bicycle parking must be covered, indoors, or in the form of secure lockers. Residential bicycle parking shall offset required residential parking, but not unreserved guest parking.
2. Mixed Use: When a mix of residential, general or business uses share a common parking area, minimum parking requirements may be reduced as follows:
 - a) Parking requirements may be reduced by twenty percent (20%), up to a maximum of ten (10) parking spaces eliminated, by administrative approval upon determination of the Building Commission or Zoning Enforcement Officer that the mix of uses has sufficiently different peaking characteristics to warrant such reduction.
 - b) Up to fifty percent (50%) of the required parking may be waived by special permit of the Planning Board when supported by a parking analysis for combined land uses based on methodologies of the Institute of Transportation Engineers, Urban Land Institute, or other recognized methodology approved by the Building Commissioner or Zoning Enforcement Officer.

3. Special Permit: The Planning Board shall be the special permit granting authority for parking relief defined under **Article II, Section-7 A(2)** when such relief is petitioned for concurrent with Site Plan or Parking Plan review. The Planning Board shall consider whether sufficient access exists in the form of public on-street or off-street parking, transit service, or proximity to complementary uses, as well as the criteria described under **Article II, Section-6 A(2)**.

D. Dimensional Requirements.

Parking lots with up to 16 spaces shall not be required to conform to the dimensional requirements for parking spaces and aisle widths, but must provide safe vehicular access and circulation as defined by professional traffic engineering standards and to the satisfaction of the Building Commissioner or Zoning Enforcement Officer.

E. Special Permit to Modify Maximum Number or Dimensional Requirements for Off-Street Parking

Notwithstanding anything to the contrary in **Section-7**, above, the Planning Board shall be authorized to grant a special permit to modify the maximum number and dimensional requirements for off-street parking established by this Article, provided the applicant demonstrates that the proposal meets the criteria for approval as follows. In addition to the special permit review criteria found in **Article II** of this Ordinance, the Planning Board shall also review the special permit application for conformance with the following considerations and objectives:

1. Whether the resulting development with the modifications proposed is substantially consistent with the purposes and intent of the Commercial Corridors Overlay District.
2. The relationship of the modification to other planning considerations for the immediate area and within the Commercial Corridors Overlay District as a whole, including the plans, programs, policies and public investments of the various departments and agencies of the City of Worcester and the State of Massachusetts.
3. Whether the pedestrian environment provided on site and its connection to, and interaction with, the public right of way(s) is designed using best practices within the site's context.
4. The impact of the modifications on neighboring properties.
5. Whether the requested modifications are needed to provide adequate parking within the context of the other special permit criteria taking into consideration the combination of on and off-street parking.

F. Special Permit Application Requirements

An application for a special permit under this article shall be accompanied by such plans and information that are otherwise required in connection with the parking lot approval process set forth in **Article IV**.

G. Location of Parking

Required parking shall be provided on the same lot with the main use it is intended to serve, except as allowed below.

1. Required parking may be provided off site provided that the following conditions are met:
 - a) The off-site location is located with 500 feet (customer use) or 1000 feet (valet or employee use) of the use it is intended to serve and is adequately connected by pedestrian facilities.
 - b) The off-site location is held in common ownership and/or long-term lease agreements of a minimum of five (5) years, with renewal options.
2. The following documentation is required for any leased off-site parking arrangements:
 - a) The names and addresses of the uses and of the owners or tenants that are sharing the parking.
 - b) A parking table showing the following:
 - i) The number of parking spaces in the shared use lot(s)
 - ii) Existing parking commitments to uses that are accessory to the shared use lot
 - iii) Other existing shared use commitments
 - iv) The location and number of parking spaces that are being shared.
 - c) A deed, lease, contract, reciprocal easement, or similar written legal agreement acceptable to the City Law Department establishing the joint use.

ARTICLE X CONTINUING CARE RETIREMENT COMMUNITY

Section 1 – Intent and Applicability

The intent of this section is to allow flexibility in development of parcels for housing and related services of retired and aging persons, with particular interest in meeting the needs of residents of Worcester. A Continuing Care Retirement Community (CCRC), as defined herein, may be allowed upon grant of a special permit by the Planning Board. Said CCRC shall include a constellation of services on site for those retired and aging persons residing in the CCRC. Facilities without services shall not be considered to meet the intent of this article.

Section 2 – Definitions

A. As used in this Ordinance, Continuing Care Retirement Community (CCRC) shall mean a development on a parcel of land five (5) acres or greater, comprised of a dwelling or dwellings with a minimum of three (3) residential services operated or sponsored as a coordinated unit, by a corporation or organization having among its principal purposes, the provision of housing and associated services for retired and aging persons with occupancy of dwelling units limited to persons, at least one of whom shall have attained the age of fifty-five (55) years. Coordinated unit means a building or group of buildings under common management and serving purposes which assist retired and aging persons in maintaining an independent lifestyle. The program of resident services may include, but is not limited to:

1. Restorative care center/skilled nursing facility
2. Transportation
3. Financial
4. Barber/beautician
5. Medical evaluation/health care maintenance
6. Home health
7. Assisted care
8. Adult day care and respite care services
9. Food services
10. Cleaning services
11. Exercise, recreational, education and social services
12. Other services, activities and accessory uses incidental to the operation of a Continuing Care Retirement Community.

These services will be primarily for the benefit of residents of the Continuing Care Retirement Community.

Section 3 – Types of Dwellings and Facilities Permitted

Notwithstanding any restriction on uses permitted in the underlying zoning district, a special permit granted by the Planning Board may allow the construction of detached or attached dwellings of any combination, and may also allow the construction of a restorative care center/skilled nursing facility/clinic, assisted living facility and buildings to accommodate resident services. There shall be provided in appropriate cases suitable means of access and egress to, from and within dwellings for handicapped persons. Enclosed walkways and/or unenclosed walkways connecting buildings shall be permitted.

Section 4 – Specific Restrictions

- A. In lieu of a development under conventional dimensional controls as provided in **Article IV**, a Continuing Care Retirement Community (CCRC) as provided herein shall also be subject to the following specific restrictions.

1. **Density and Parcel Size**

A CCRC shall have a parcel of five (5) acres or greater. The allowable number of dwelling units in a CCRC shall be determined, using the following formula:

$$\text{Maximum Units} = 2 \times [(\text{Parcel Size} \times .8) / \text{Minimum Lot Size Permitted In Zoning District of Parcel}]$$

(rounded to next lowest integer)

An increase in the number of units of up to twenty-five (25) percent of the number of maximum units calculated by the above formula may be allowed. Such an increase will be based upon each unit so granted being affordable housing. In RG 5-0 zones the maximum density bonus shall be limited to fifteen (15%) percent to prevent overcrowding. In granting such increases the Planning Board shall require that the developer provide legally enforceable assurances that the units so granted will continue to be affordable housing, as herein defined.

In addition the number of beds, exclusive of existing beds, in the restorative care center/skilled nursing facility development density shall not exceed thirty-three percent (33%) of the numbered units in the CCRC. The gross acreage of the parcel shall be used in calculating the density.

2. **Lot Coverage and Open Space Requirements**

Buildings shall be sited using cluster principles. At least twenty-five (25) percent of the site shall be preserved as open space. A minimum of seventy-five (75) percent of the open space shall be maintained as a natural vegetation area except that plantings, passive recreational uses (as may be permitted and/or required by the Planning Board under the provisions of Site Plan Review, **Article V**), the installation, repair and maintenance of footpaths, underground utilities, access ways

(if required by the City of Worcester or other governmental agency), drainage structures and facilities and such other construction as may be permitted and/or required by the Planning Board under the provisions of **Article V**, Site Plan Review are permitted. However, such portions of the open space as shall have been disturbed for purposes so permitted shall be restored to former conditions as nearly as may be reasonably practicable. The open space shall be protected by a recorded restriction enforceable by the City of Worcester.

3. Parking

There shall be at least one (1) off-street parking space per dwelling unit. Any restorative care center/skilled nursing facility shall have at least point three off-street parking spaces for each bed.

4. Roads and Utilities

Roads and utilities shall be designed and constructed in conformance with the City of Worcester Subdivision Rules and Regulations. The Planning Board may modify said rules and regulations if it determines that such action will more acceptably meet the purposes of the Article.

Section 5 – Other Objectives

A. The following objectives are important in the development of a Continuing Care Retirement Community (CCRC):

1. It is desirable to minimize municipal costs and environmental impacts through reduction, to the extent reasonable, in the length of streets, utilities and drainage systems per dwelling unit served.
2. It is desirable to increase the size of contiguous area assured of preservation in a natural state and the number of off-street pathways and trails, recreation areas and wilderness area open to all residents of the CCRC.
3. It is desirable that all existing scenic vistas be respected and preserved and that new scenic vistas be created.
4. It is desirable to increase vehicular safety by having fewer, better located and designed egresses onto existing streets.
5. It is desirable to preserve environmental quality by reduction of the total area over which vegetation is disturbed by cut or fill or displacement; by reduction in critical lands (slopes in excess of fifteen percent (15%), land within one hundred (100) feet of a water body, wetland or stream having outstanding or rare vegetation) disturbed by construction; reduction of the extent of waterways altered or relocated; reduction in the volume of cut and fill for roads and construction sites.

6. It is desirable to have the design and location and materials of the structure(s) on the site be sensitive to the natural environmental conditions, vistas and abutting properties.
7. There should be positive benefit to the City in some important respects, such as mitigation of environmental damage, better controlled traffic, preservation of current character through location of reserved open space, meeting the shelter and/or health needs of special populations of the City and so on.

Section 6 – Procedure

The procedures to obtain approval for a Continuing Care Retirement Community, including administration, fees, powers, hearings and time limits, shall be those set forth in **Article II** for the Special Permit and in **Article V** for Site Plan.

Section 7 – Application and Submission Requirements

The application and submission requirement, including informal review and formal application, shall be those as set forth in **Article II** for a Special Permit.

Section 8 – Application Review Process

The special permit review process, standards for review and standards for approval shall be those as set forth in **Article II**. In applying those standards the Planning Board shall take into account all provisions of **Article II**.

ARTICLE XI AIRPORT ENVIRONS OVERLAY DISTRICT

Section 1 – Purpose and Definition

The purpose of this section is declared to be the promotion of land uses in the Airport Environs Overlay District that are compatible with the current and future use of the Worcester Regional Airport, are in harmony with the Master Plan and promote the purposes of this Ordinance. The Airport Environs Overlay District is as shown on the Zoning Map of the City.

Section 2 - Application

A. It is the intent of this ordinance that all new residential buildings and or land uses within the Airport Environs Overlay District be constructed and operated in a manner consistent with respect to the normal operations now and in the future of the Worcester Regional Airport.

B. All residential building permit applications for activities covered by Section B-1 shall include a certificate, by an architect or professional engineer registered by the Commonwealth of Massachusetts or a third party approval agency, recognized by the Commonwealth of Massachusetts or the United States Department of Housing and Urban Development, that the building as designed will achieve an interior noise reduction level of 25 dba as defined by the Worcester Airport's Noise Compatibility Program conducted under Part 150 of Federal Aviation Administration (FAA) regulations.

C. Any application for a building permit for the erection of a new residential building, or land use within the Airport Environs Overlay District shall require site plan approval under Article V. In addition to the general requirements for approval under Article V, all approvals required by this Article shall be subject to the following supplemental criteria:

Where applicable, in the opinion of the planning board, the deed to such parcel or parcels shall include the following:

1. A statement indicating that any proposed structure on the lot shall comply with F.A.A. height restrictions.
2. Notification that the lot is located within an Airport Environs Overlay District and is subject to aircraft overflights.

ARTICLE XII WATER RESOURCES PROTECTION OVERLAY DISTRICT

Section 1 – Purpose

- A. The purposes of this Water Resources Protection Overlay District (WRPOD) are:
1. To promote the health, safety and general welfare of the community;
 2. To preserve and maintain the existing and potential groundwater supplies, aquifers and groundwater recharge areas of affected municipalities and to protect them from adverse development or land use practices;
 3. To preserve and protect present potential sources of drinking water supply for the public health and safety;
 4. To prevent blight and the pollution of the environment.

Section 2 – Application

For all construction, reconstruction or expansion of existing buildings or uses within the Water Resources Protection Overlay District the provisions of this article shall apply.

Section 3 – Definitions

A. **AQUIFER** – a geological formation composed of rock, sand and gravel that is potentially capable of producing a minimum of four hundred (400) gallons per minute of potable water.

B. **DISCHARGE** – the accidental or intentional spilling, leaking, pumping, pouring, emitting, emptying or dumping of toxic or hazardous material upon or into any land or waters within the City of Worcester. Discharge includes, without limitation, leakage of such materials from failed or discarded containers or storage systems and disposal of such materials into any on-site sewage disposal system, dry-well, catch basin or unapproved landfill. The term “*discharge*” as used and applied in this Ordinance does not include the following:

1. Proper and approved disposal of any material in a sanitary or industrial landfill within the Water Resources Protection Overlay District which has and maintained all necessary approvals for that purpose.
2. Application of road salts in conformance with the Snow Ice Control Program of the Massachusetts Department of Public Works and Worcester’s Department of Public Works Snow Manual, or for private purposes.
3. Disposal of sanitary sewerage to subsurface sewage disposal systems as defined and permitted by **Title V** of Massachusetts Environmental Code, and any amendments made thereto by City Ordinance or Health Regulation.

C. DISPOSAL – the deposit, injection, dumping, spilling, leaking, incineration or placing of any hazardous material into or on any land or water so that hazardous material or any constituent thereof may enter the environment or be emitted into the air resulting in discharge to any waters, including ground water.

D. EARTH EXCAVATION – the removal of earth including soil, loam, sand, gravel, clay, stone, quarried rock or other subsurface products except water.

E. GROUNDWATER – all the water beneath the surface of the ground.

F. HAZARDOUS MATERIALS – as defined in **M.G.L. Ch. 21E**, means material including but not limited to any material, in whatever form, which because of its quantity, concentration, chemical, corrosive, flammable, reactive, toxic, infectious or radioactive characteristics, either separately or in combination with any substance or substances, constitutes a present or potential threat to human health, safety, welfare or to the environment when improperly stored, treated, transported, disposed of, used, or otherwise managed. The term shall also include those substances which are included under **42 USC Sec. 9601 (14)**, but is not limited to those substances. Any substance deemed a “*hazardous waste*” in Mass. General Laws **Ch. 21C** shall also be deemed a hazardous material for purposes of this Ordinance.

G. HAZARDOUS WASTE – as defined in **M.G.L. Ch. 21C** means a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical or infectious characteristics may cause, or significantly contribute to an increase in serious irreversible, or incapacitating reversible illness or pose a substantial present or potential hazard to human health, safety or welfare of the environment when improperly treated, stored, transported, used or disposed of, or otherwise managed, however not to include solid or dissolved material in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges which are point sources subject to permits under **Section-402** of the Federal Water Pollution Control Act of 1967 as amended, or source, special nuclear, or byproduct material as defined by the Atomic Energy acts of 1954.

H. IMPERVIOUS SURFACE – material above or on the surface of or immediately occurring within twelve (12) inches of the surface of the ground, that does not allow water to penetrate into the soil below. An impervious surface shall include but not be limited to all buildings, parking areas, driveways, roads, sidewalks and areas of concrete or asphalt, except where runoff from impervious surfaces is recharged on-site and diverted to areas allowing for surface infiltration to the maximum extent possible.

I. RECHARGE AREAS – areas composed of permeable, porous material that allow significant infiltration and collection of precipitation or surface water and thereby transmit this water to aquifers.

J. SANITARY SEWAGE – any water carried putrescible waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, showers, dishwashers or any other source.

K. SOLID WASTE – Unwanted or discharged solid material with insufficient liquid content to be free flowing. This includes, but is not limited to rubbish, garbage, scrap materials, junk, refuse, inert fill material, landscape refuse, sanitary landfill, junkyard, salvage, yard/automobile graveyard. Solid wastes are classed as refuse.

Section 4 – Delineation of Water Resources Protection District

- A. For the purpose of this Ordinance, there is hereby established within the City of Worcester an overlay district consisting of certain aquifer protection areas including zones of contribution and secondary recharge areas which are delineated on the zoning map and based on Aquifer Land Acquisition Maps, Delineation of Zones, Shrewsbury Well and Coal Mine Brook Wells, by IEP, Inc. dated October, 1983, at a scale of one (1) inch equals eight hundred (800) feet.
- B. Uses otherwise not permitted in the portions of a zoning district as superimposed shall not be permitted in this district.
- C. The Water Resources Protection Overlay District is defined as the aquifer zone of contribution and secondary recharge areas associated with the Coal Mine Brook Well (Quinsigamond Well) and Shrewsbury Well groundwater supplies.
 - 1. The Zone of Contribution or GP-2 area is defined as the surface area which contributes water to each well under the most severe recharge and pumping conditions:
 - a) One hundred and eighty (180) days of continuous pumping at the safe yield during drought conditions. This area includes the “Cone of Depression” limits (where draw-down does not exceed 0.1 feet) and all up-gradient aquifer areas extended to the glacial till bedrock contact. This area also incorporates the area typically known as Zone 1, defined as the four hundred (400) foot radius located adjacent to each well.
 - 2. The Secondary Recharge area or GP-3 area is defined as the surface and/or groundwater drainage area as determined by topography and geology which contributes surface and/or groundwater flow into the GP-2 or Zone of Contribution area.
- D. For parcels located partially in the Water Resources Protection Overlay District or split between two (2) zones, the provisions of Section 5 apply to the individual portion of the parcel affected.

TABLE 12.1 - WATER RESOURCES PROTECTION OVERLAY DISTRICT USE REGULATIONS

<u>REGULATED USE</u>		<u>ZONE</u>	
		<u>GP-2</u>	<u>GP-3</u>
1.	Disposal of Hazardous Materials	N	N
2.	Manufacture, generation or storage of hazardous materials in containers greater than five (5) gallons, except for indoor storage of liquid petroleum products for heating or power generation purposes within the same building.	N	SP
3.	Generation, treatment or storage of hazardous waste	N	SP
4.	In-ground storage of hazardous materials.	N	SP
5.	Sanitary landfill, junkyard, salvage yard/or other Solid waste disposal.	N	SP
6.	Uses which discharge processed wastewater on-site, any commercial or service use discharging on-site wastewater containing contaminants other than sanitary sewerage.	N	N
7.	Application of pesticides and herbicides for non-agricultural and non-residential uses.	SP	SP
8.	Open storage of ice control chemicals in quantities greater than one (1) ton.	N	SP
9.	Disposal of snow containing deicing chemicals.	N	SP
10.	Commercial earth excavation.	SP	SP
11.	Rendering impervious more than 20% of lot area.	SP	Y
12.	Public garage or commercial garage, car washes automotive paint shops and automotive shops.	N	SP
13.	Motor freight terminal.	N	SP
14.	Commercial boat service, repair and storage facilities.	N	SP
15.	Storage or landfilling of sludge or septage.	N	SP
16.	Storage of commercial fertilizers and soil conditioners, including animal manures, unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff and leachate.	N	SP

Section 5 – Use Regulations

- A. Within the Water Resources Protection Overlay District, the underlying district continue to apply, except that certain uses are prohibited where indicated by no (N) in **Table 12.1**, and require a special permit where indicated by an “SP” in **Table 12.1**, even where the underlying district is more permissive. Where there is no entry or a yes (Y) in the schedule, the underlying district requirements are controlling.
- B. Water Resources Protection Overlay District Summary of Use Regulations

Refer to Table 12.1

Section 6 – Pre-existing Nonconforming Uses

Notwithstanding any prohibition contained in the use regulations set forth in **Section-5**, any structure or use lawfully in existence on the effective date of this Article may be expanded, reconstructed, altered or changed by special permit issued by the Planning Board provided the Board finds that the expanded, reconstructed, altered or changed portion of the building meets the approved criteria set forth in **Section-7(C)**; provided that any such special permit shall be granted with the condition that any existing underground storage tanks located on the entire site shall be removed and may be replaced with above ground storage facilities that meet the approved criteria set forth in **Section-7(C)(5)(c)**.

Section 7 – Special Permits

A special permit shall be granted if the Planning Board determines that the intent of this Ordinance, as well as the specific criteria set forth below, are met. In making such determination, the Planning Board shall give consideration to simplicity, reliability and feasibility of the control measures proposed and the degree of threat to surface and groundwater quality which would result if the control measures were to fail.

A. Application

1. Each application for a special permit shall be filed with the Planning Board and in the manner and form indicated in its rules and regulations governing special permits. In addition, the applicant shall distribute copies of the application to the Department of Health & Human Services, Public Health Division and Code Enforcement Division, Department of Public Works & Facilities, Water Operations Division, Conservation Commission; Fire Department, and the Executive Office of the City Manager, Economic Development Division. The applicant shall file with the City Clerk’s Office an affidavit signed under the pains and penalties of perjury indicating the dates and departments to which the application was delivered.
2. In addition to the information required by the Planning Board’s rules and regulations for special permits, each application shall also include the following:

- a) A complete list of all chemicals, pesticides, fuels and other potentially toxic or hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use, along with a description of measures proposed to protect from vandalism, corrosion, leakage and counter-measures.
 - b) A description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal method.
 - c) Evidence of approval by the Massachusetts Department of Environmental Protection (DEP) of any industrial waste treatment or disposal system and of any wastewater treatment system over fifteen thousand (15,000) gallons per day capacity.
 - d) For in-ground storage of hazardous materials, evidence of qualified professional supervision of the system design and installation.
 - e) Evidence of approval and recommendations by the Chief of the Worcester Fire Department for the above ground or underground storage of any flammable, hazardous or toxic materials.
3. A site plan at a scale within the range of one (1) inch equals twenty (20) feet to one (1) inch equals one hundred (100) feet. The plan or plans shall be prepared by a Registered Professional Engineer or Professional Land Surveyor and shall include but not be limited to the following:
- a) Existing property boundaries.
 - b) Existing and proposed topography at two (2) foot contour intervals.
 - c) Existing and proposed structures and buildings.
 - d) All facilities for surface drainage and erosion control, and calculations for the volume and rate of pre – construction and post – construction runoff from the site using either the Rational Method or Soil Conservation Service Method.
 - e) All impervious areas and those left in a natural state.
 - f) Maximum seasonal groundwater elevation.
 - g) The type of all potential fill to be used on site.

4. The application shall contain an analysis of the site conditions and potential impact of the proposed project, the Zone of Contribution (GP-2) and/or Recharge Area (GP-3) by a qualified engineer or hydro-geologist.

B. Procedures

1. The following departments shall review, either jointly or separately, the application and shall submit its recommendations to the Planning Board: Department of Health & Human Services, Public Health Division and Code Enforcement Division; Department of Public Works & Facilities, Water Operations Division and Conservation Commission; Fire Department; and the Executive Office of the City Manager, Economic Development Division.
2. The Planning Board may retain the services of a qualified professional to determine what information is deemed necessary to reach a decision on an application, or to review information submitted by the owner or applicant and charge the owner or applicant for the cost of the investigation.

C. Approval Criteria

After notice and public hearing and after due consideration of the reports and recommendations of the Department of Health & Human Services, Public Health Division and Code Enforcement Division; Department of Public Works & Facilities, Water Operations Division and Conservation Commission; Fire Department; and the Executive Office of the City Manager, Economic Development Division, the Planning Board, in addition to the standards of review required under Article II, may grant such a special permit provided that it finds that the proposed use:

1. Will not degrade the groundwater quality at the boundaries of the premises below existing levels.
2. Is in harmony with the purpose and intent of this Ordinance and does not denigrate from the purposes of the Water Resources Protection Overlay District.
3. Will not, during construction or thereafter, have an adverse environmental impact on the Zone of Contribution (GP-2) or Secondary Recharge Area (GP-3)
4. Will not adversely affect an existing or identified potential public water supply within the Water Resources Protection Overlay District.
5. Will meet the following standards:

- a) Any earth removal or land disturbing activity within the GP-2 zone of the overlay district may not be closer than four (4) feet above the historic high water elevation. Such earth removal or grading must employ appropriate measures to control erosion and siltation.
- b) All fill material must be clean and free from hazardous materials, construction debris and other material whose leachate would be a potential contamination hazard to ground or surface waters.
- c) Hazardous materials stored aboveground must be located on an impervious surface. The storage area must be equipped with a secondary containment system to prevent the material from reaching ground or surface water in the event of a leak or spill. The containment system must be able to contain one hundred and ten (110) percent of the tank's contents.
- d) Appropriate measures must be taken to ensure that any increase in storm-water runoff is artificially recharged into the ground. This may be done through such methods as dry wells, infiltration trenches, retention basins, etc.
- e) All storm-water management facilities must be designed for the twenty-five (25) year storm and designed to ensure that the rate and amount of runoff leaving the site does not exceed the rate and amount of runoff in the predevelopment state. Facilities for runoff from paved areas shall include structures for trapping oil, gas and other containments before recharge into the ground. These facilities shall be maintained by the owner on a not less than an annual basis.

ARTICLE XIII PRIORITY SITE DEVELOPMENT

Section 1 – Purpose

The purpose of this Article is to further expedite permitting in any Priority Development Site designated by the City Council pursuant to M.G.L. c. 43D, and to provide mechanisms for the change of facilities after the issuance of site plan approval or a special permit by the Planning Board.

Section 2 – Changes to Special Permits or Approved Site Plans

A. After the issuance of a Special Permit or Site Plan Approval for any Priority Development Site (PDS), the Planning Board, at its discretion, shall determine whether any proposed modifications to the previously approved plans for the project are substantial or insubstantial. In all cases, the determination shall be made using the framework described below.

B. Insubstantial Changes.

The following shall constitute insubstantial modifications that may be approved by a majority vote of the Planning Board at a public meeting without the advertising and notice requirements of the initial consideration.

1. All underground changes;
2. Any change less than or equal to two feet (2') in the location of buildings, parking, retaining walls or drainage facilities, caused by unexpected field conditions, as long as the new location does not penetrate the applicable setback required for the underlying zoning district or a non-zoning related setback specifically designated in the Planning Board's Site Plan Approval or Special Permit Approval;
3. Changes in the location of less than, or equal to, 10% of the total area devoted to parking;
4. Changes in the number of compact parking spaces, provided that the number of compact spaces is less than or equal to 25% of the total number of spaces provided;
5. Changes in the location and types of lighting provided that they meet the intent of the zoning ordinance;
6. Changes in the dimensions of landscape buffers, location of plantings, and materials used, provided that they meet the intent of the zoning ordinance;
7. Changes in the location of signs provided that it meets the new location requirements of the Zoning Ordinance;

8. Any reduction in area of impervious surfaces;
9. The addition of nonhabitable accessory structures that meet the by-right requirements of the zoning ordinance;
10. Changes in grade that do not change the height of buildings by more than 5% provided that the resulting height of all structures meet the maximum height requirements of the zoning ordinance and that it does not create or disturb a slope greater than or equal to 15%; and
11. Any other changes the Planning Board, at its discretion, considers insubstantial, excluding those classified as substantial by this Ordinance.

C. Substantial Changes.

The following shall constitute substantial modifications that are subject to authorization by the Planning Board of an amendment to the original application using the same standards and procedures applicable to the original application.

1. Any change in the location of buildings, parking, retaining walls or drainage facilities greater than two feet (2') from the location approved.
2. Changes to building envelope that result in a larger footprint, an increase in height, an increase in volume, an increase in floor area, or any combination of such changes;
3. An increase in the land area devoted to parking, loading, or traffic circulation;
4. Changes to the architectural character including the color and style of materials used for the exterior façade of buildings;
5. Changes that result in a reduction of open space by more than 10%; and
6. Other changes the Planning Board, at its discretion, considers substantial in the context of the approved project.

Section 3 - Change of Use.

After the issuance of any Special Permit or Site Plan Approval for any Priority Development Site, a use available as of right in the underlying zoning district governing the Priority Development Site may be changed to another use available as of right in such underlying district without modification of the approved Site Plan or Special Permit, provided that none of the thresholds set forth in Section-2(B) and Section-2(C) of this Article are triggered.

ARTICLE XIV [RESERVED]

ARTICLE XV ADAPTIVE REUSE OVERLAY DISTRICT

Section 1 - Purpose

- A. The purposes of the Adaptive Reuse Overlay District (AROD) are:
1. Provide for the coordinated and mixed development of residential, business, industrial, manufacturing and institutional uses;
 2. Encourage adaptive reuse of abandoned, vacant or underutilized business or manufacturing buildings or structures;
 3. Create major new mixed used areas in planned locations at appropriate densities, heights and mixtures of use; and
 4. Encourage flexibility in architectural design, restoration and building bulk.

Section 2 - Establishment of Adaptive Reuse Zones

The Adaptive Reuse Overlay District is hereby established as an overlay district. The boundaries of the Adaptive Reuse Overlay District are shown on the official Zoning Map.

Section 3 - Permitted Uses in the Adaptive Reuse Overlay District

- A. The following uses are permitted in the Adaptive Reuse Overlay District:
1. All uses permitted in the underlying zones whether in Manufacturing (MG, ML), Residential, General - 5.0 (RG-5.0), Business (BO, BL, BG), or Institutional (IN) zones, as provided in **Article IV (Table 4.1)** are permitted uses in the Adaptive Reuse Overlay Zone;
 2. Multi-family dwelling, high rise;
 3. Multi-family dwelling, low rise;
 4. Dormitories; and
 5. Single family semi-detached dwelling and by Special Permit:
 - a) Food service excluding consumption/sale of alcohol beverage
 - b) indoor recreation, health club – profit
 - c) retail sales, including retail with incidental fabrication assembly
 - d) single-family attached dwelling.

Adaptive Reuse Developments which utilize the provisions of this Article relative to use, parking or dimensional controls shall require a special permit from the Planning Board.

Section 4 - Non-conforming Structures

Within the Adaptive Reuse Overlay District, interior and structural alterations and repairs may be made to existing buildings or structures even though at the time of the application for the building permit for the alteration or repair, the lot, building or structure does not conform to one or more of the dimensional requirements in this Ordinance; provided, however, that the alteration does not amount to an extension or expansion of the exterior of the structure except for alterations to conform to the building code for health and safety purposes. For all new structures or buildings, the dimensional requirements of the underlying zoning district shall apply and, if applicable, to the extent that the dimensional requirements vary dependent upon the use of the building, the predominant use based upon gross floor area utilized shall govern.

Section 5 - Parking Requirements

A. For all new buildings and structures, the parking requirements of **Table 4.4** of this Ordinance shall apply;

B. In addition, the Planning Board, by special permit, shall have the authority to waive or modify the dimensional controls set forth in Table 4.2 of this Ordinance.

C. For reuse or substantial restoration of existing buildings or structures within the Adaptive Reuse Overlay District, the parking requirement of **Table 4.4** of this Ordinance shall apply with the following exceptions:

1. All residential parking shall require 1.5 parking spaces for each dwelling unit; and
2. Office, professional/general shall require one (1) parking space for every 500 square feet of gross floor area.

D. In addition, notwithstanding anything to the contrary contained in **Article IV, Section-7**, the Planning Board shall be authorized to grant a special permit to modify parking, loading requirements, dimensional requirements for off-street parking and loading areas; layout requirements and the number of required spaces in conjunction with the grant of a special permit pursuant to **Section-3** of this Article. This provision shall only apply to uses in the Adaptive Reuse Overlay District which are located in buildings or structures in existence as of October 22, 2002. Per the **Article IV, Table 4.4 Notes** the required number of spaces cannot be reduced below (1) space per dwelling unit.

ARTICLE XVI GENERAL APPLICATION OF REGULATIONS

Section 1 – General Applicability

- A. The provisions of this Ordinance shall apply to all buildings, structures and land uses; provided, however, that as specified in **M.G.L., Ch. 40A**, nothing herein contained shall regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic, or by a religious sect or denomination, or by a non-profit educational corporation, or by a non-profit corporation with educational purposes, provided, however, that such land or structures shall be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements as provided herein, including the Institutional District and the application of such other dimensional controls as are applicable in other districts. Nor shall anything in this Ordinance be deemed or construed to apply to or control land uses, buildings, or structures otherwise, exempted by law from the application of zoning regulations. Except as may be otherwise specified herein, no building, structure or lot may be maintained or used unless in conformity with the provisions of this Ordinance.
- B. No building, structure or part thereof may be erected, reconstructed, extended, enlarged, or altered within the exterior lines of existing public rights of way, proposed new or widened public rights of way or municipal parks as shown on the Official Map of Worcester. For the purposes of determining yard depth such exterior lines shall be considered as the street lines. This section shall not apply to the location of voting booths, fire escapes and buildings on land owned by the United States or the Commonwealth of Massachusetts.

Section 2 – Exemptions

- A. Single Lots
Any increase in area, frontage, width, yard or depth requirements of this Ordinance shall not apply to a lot for single and two family residential use which at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirement but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage. The provisions of this paragraph shall not be construed to prohibit a lot being built upon, if at the time of the building, building upon such lot is not prohibited by the Ordinance in effect in the city of Worcester.
- B. Definitive Plans
If a definitive plan, or preliminary plan (as defined in **M.G.L. Ch. 41**) followed within seven (7) months by a definitive plan, is submitted to the Planning Board for approval under the Subdivision Control Law, and written notice of such submission has been given to the City Clerk before the effective date of this Ordinance or any subsequent amendments hereto, the land shown on such plan shall be governed by the applicable provisions of the Zoning Ordinance in effect at the time of the first such submission while such plan or plans are being processed under the Subdivision Control Law, and, if such definitive plan or an amendment thereof is finally approved, for eight (8) years from the date of the endorsement of such approval.

C. Approval Not Required Plans

When a plan referred to in **Section 81P of MGL Chapter 41** (approval of plans not subject to subdivision control law procedure) has been submitted to the Planning Board and written notice of such submission has been given to the City Clerk, the use of the land shown on such plan shall be governed by applicable provisions of the Zoning Ordinance in effect at the time of the submission of such plan while such plan is being processed under the Subdivision Control Law including the time required to pursue or await the determination of an appeal referred to in said section, and for a period of three (3) years from the date of endorsement by the Planning Board that approval under the Subdivision Control Law is not required, or words of similar import.

- D. The provisions of this Ordinance shall not apply to the City of Worcester in the carrying out of any of its functions except for the provisions of **Article XII**, Water Resources Protection Overlay District.

Section 3– Exceptions

- A. Provided it is not otherwise nonconforming, a structural alteration, repair or extension of an existing one (1), two (2) or three (3) unit residential use may be made although at the time of application for the building permit for said alteration, repair or extension, the lot or building do not conform to one (1) or more of the dimensional requirements of this Ordinance; provided, however, that there be no change of use and, in the case of extension (except for the enclosure of a porch in existence on the effective date of this Ordinance) no such extension shall be located nearer than eight (8) feet from any side or rear lot line, and no such extension shall be erected within a required front yard.
- B. Provided it is not otherwise nonconforming, an institutional or public service building or group of such buildings on one lot may be altered, enlarged or supplemented by a new building to a floor area ratio fifty percent (50%) greater than the maximum permitted in **Article IV** and subject to Site Plan Review under **Article V**.
- C. Provided it is not otherwise nonconforming, any business or manufacturing building or group of such buildings on one lot in existence on the effective date of the Ordinance, may be altered, enlarged or supplemented by a new building to a floor area ratio fifty percent (50%) greater than the maximum permitted in **Article IV** and subject to Site Plan Review under **Article V**.
- D. Adjoining land, provided it is in the proper zone, may be used for the expansion of commercial and industrial properties lawfully in existence on the effective date of this Ordinance, subject to the dimensional controls of **Article IV** and subject to Site Plan Review under **Article V**.
- E. An extension of a residential use in a Manufacturing district may be made provided that such extension or enlargement shall be located no nearer than eight (8) feet from any side lot line or rear lot line.

- F. A bay window, balcony, open porch not over one-half (1/2) the length of the wall, chimney, flue or fire escape may project into a required yard up to four (4) feet. Belt courses, leaders, sills, pilasters or similar features may project not more than one (1) foot, and cornices, eaves, and gutters not more than two (2) feet into the required yard. In no case, however, may any such projection come within ten (10) feet of a side lot line in the case of a wood frame building in the fire district, otherwise, no closer than within five (5) feet of a side lot line, or ten (10) feet from a rear lot line, or in accordance with the State Building Code, whichever is greater.
- G. Private garages (separate from main building) are permitted within the required front yard area in Residence districts by special permit when the difference in grade between the street and a conforming location for said private garage on the lot would require a driveway grade in excess of ten (10) percent, such determination to be made by the Director of Code Enforcement.
- H. The provisions of this Ordinance governing the height of buildings do not apply to chimneys, water tanks or towers, cooling towers, elevator bulkheads, skylights, ventilators and other necessary appurtenant features usually carried above roofs, excluding signs; nor to domes, towers, stacks or spires if such features are not used for human occupancy; nor to ornamental, observation, broadcasting and other like structures. Such structures may be erected in excess of height limits only to such height and to such extent as are necessary to accomplish the purposes they are normally intended to serve. They may not occupy in the aggregate more than ten (10) percent of the lot area nor twenty (20) percent of the roof area at the level on which they are built. In Residence districts they may not be erected closer to any lot line than one-third (1/3) of the height of the structure above grade at that point on the lot line nearest to such structure.
- I. A campus or a contiguous area of land may be considered as one lot and under one ownership for the purposes of compliance with the dimensional parking, loading and other requirements of this Ordinance where there is management, lease or ownership control that will provide evidence sufficient in the opinion of the Director of Code Enforcement that a grouping of contiguous tracts of real estate is designed, constructed and will continue to be operated and maintained as a single unit in accordance with an agreement executed by all parties having an interest in the parcel of land which agreement will be filed with the Director of Code Enforcement and recorded in the Worcester County Registry of Deeds as part of the deed for each element of the tract.
- J. Provided it is not otherwise nonconforming, where a lot or structure is reduced by a taking by eminent domain to a size not in conformity with the dimensional requirements of this Ordinance, said use shall not be deemed nonconforming by reason thereof, and shall be treated as a dimensionally conforming use under this Ordinance.
- K. For each foot by which a recorded lot in existence on the effective date of this Ordinance is narrower than the required width or narrower than fifty (50) feet where no minimum frontage is required, three (3) inches may be deducted from the required side yard setback provided that no side yard setback be less than seven (7) feet where a side setback is

required by this Ordinance. For each foot by which a recorded lot in existence on the effective date of this Ordinance is less than one hundred (100) feet deep, one (1) foot may be deducted from the required rear yard set back provided that no rear yard setback may be less than ten (10) feet.

- L. In districts of a 2.0 or greater floor area ratio, where a rear lot line abuts a public street, private street, or a way at least ten (10) feet wide, no rear setback is required.
- M. In the BG-6.0 district, no rear yard setback is required provided that the land abutting the rear lot line is zoned BG-6.0, BG-4.0, ML, or MG and that applicable building and fire code requirements concerning access, egress, natural light and ventilation are not compromised on-site or on bordering parcels.

Section 4– Nonconforming Uses and Structures

- A. This Ordinance, and any amendment hereto, shall not apply to pre-existing lawfully created uses or structures, but shall apply to:
 - 1. any change or substantial extension of such use; and
 - 2. any building or special permit issued after the first advertisement of the public hearing required under **M.G.L. c. 40A, § 5**; and
 - 3. to any reconstruction, extension or structural change of a structure; and
 - 4. to any alteration of a structure begun after the first advertisement of the public hearing required under M.G.L. c. 40A, § 5 to provide for its use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.
- B. Provided, further, that this Ordinance, and any amendment hereto, shall not apply to:
 - 1. any alteration, extension or structural change to a single or two-family residential structure where such action(s) does not increase the nonconforming nature of said structure; and
 - 2. any building permit issued for the purpose of strengthening or restoring to a safe condition any building or part thereto declared unsafe by the Director of Code Enforcement.
- C. Privileged Nonconforming Uses (Nonconforming because the activities or operations on the property are not allowed in the zoning district)
 - 1. Privileged nonconforming uses may be extended, altered or changed upon the grant of a special permit by the Zoning Board of Appeals that:

- a) the extension, alteration or change itself complies with the current requirements of this Ordinance; and
 - b) the use, as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing nonconforming use; and
 - c) in residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of this Ordinance.
 - 2. Notwithstanding anything to the contrary in the preceding Section-4(C)(1) a privileged nonconforming use may be changed to provide for a different nonconforming use but such change shall be limited to nonconforming uses of a similar nature and the provisions of Sections 4(C)(1) and 4(C)(3) must be satisfied, as applicable.
 - 3. The change of a privileged nonconforming use to a use that is an allowed use (not specially permitted) in the zoning district is a change that is allowed as of right, provided it is not a change to a privileged nonconforming structure as well. If the locus is also a privileged nonconforming structure, the provisions of Section D, below, must be satisfied.
 - 4. The change of a privileged nonconforming use to a use that is allowed in the zoning district by special permit shall require the grant of such special permit by the applicable special permit granting authority.
- D. Privileged Nonconforming Structures (Nonconforming due to a failure to satisfy the dimensional requirements of the zoning district, including off-street parking requirements.)
- 1. Privileged nonconforming structures may be extended, altered or changed upon the grant of a special permit by the Zoning Board of Appeals that,
 - a) the extension, alteration or change itself complies with the current requirements of this Ordinance; and
 - b) the structure, as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing nonconforming structure; and
 - d) in residential districts, the continued use of the privileged nonconforming structure as extended, altered or changed shall meet the off-street parking requirements of this Ordinance.

E. Termination of Privilege

1. By Revision – If a privileged nonconforming use reverts to a use permitted in the district in which it is located, it may not be changed again to any use prohibited in the district. If a privileged nonconforming use is changed to a more restricted use, it may not be changed back to the previous use or to another nonconforming use.
2. By Destruction – If a privileged nonconforming use or structure is damaged or destroyed by explosion or other natural or non-natural disaster, such use or structure may be rebuilt or restored and used again as previously, provided the rebuilding or restoration is completed within two (2) years after the damage occurred. The structure as rebuilt may not be greater in volume or floor space than the original structure.
3. By Abandonment of Use or Structure – If a nonconforming use or structure is abandoned, it may not be rehabilitated thereafter. Unless the Director of Code Enforcement shall determine sooner, a use or structure shall be presumed abandoned if over a period of two (2) years the use and/or use of the structure has discontinued, except as to agriculture, horticulture, or floriculture where abandonment must be at least five (5) years.

F. Revival of the Privilege

Lawful nonconforming uses or structures which have lost their privilege by reason of destruction as set forth above, may be renewed upon the grant of a special permit from the Zoning Board of Appeals. Any such revival shall be limited in scope to the extent of the nonconforming use or structure at the time of its termination.

ARTICLE XVII LEGAL EFFECT

Section 1 – Word Application

1. For the purposes of this Ordinance, verbs used in the present include the future; the singular noun includes the plural and plural the singular; masculine pronouns include the feminine and the neuter.
2. The word “*building*” includes “*structure*” and shall be construed as being followed by the words “*or part thereof*”; the verb “*occupied*” includes the words “designed, arranged or intended to be occupied.” Where the verb “*use*” is employed, it shall be construed as if followed by the words “or is intended, arranged designed, built, altered, converted, rented or leased to be used.”
3. The word “*shall*” is mandatory and not directory.
4. All distances and areas refer to measurements in a horizontal plane and are to be accurate only to the nearest foot for distance measurement.
5. The words “*this Article*” and/or “*this Ordinance*” shall include amendments including amendments to the Zoning Map.

Section 2 – Amendments

No change or amendment to this Ordinance shall be adopted until after the Planning Board and the City Council (or a committee of the same designated or appointed for the purpose) have held hearings required by law. (M.G.L. Ch. 40A, §5) Following hearings, no change shall be adopted except by a two-thirds (2/3) vote of all the members of the City Council; provided, that if there is filed with the City Clerk prior to final action by the City Council written protest against such change, stating the reasons, duly signed by the owners of twenty percent (20%) or more of the area proposed to be included in such change, or of the area of the land immediately adjacent, extending three hundred (300) feet there-from, no such change of the Ordinance shall be adopted except by a three-fourths (3/4) vote of all the members of the City Council. (M.G.L. Ch. 40A, §5)

When an amendment to this Ordinance or a change in the districts or their boundaries occurs subsequent to the date this Ordinance becomes effective, the right to continue to use or maintain any building, structure or premises which was lawful when such amendment or change became effective shall not be impaired by any such amendment or change, except as provided in **Chapter 40A** of the General Laws.

Section 3 – Repeal/Validity of Prior Action

As of the effective date of this Ordinance the previously existing Zoning Ordinance of the City of Worcester is hereby repealed. Any existing Ordinances or such parts thereof as may be inconsistent herewith are also hereby repealed. Except as otherwise provided in **Chapter 40A** of the General

Laws, the adoption of this Ordinance shall not affect the validity of any action lawfully taken under the provision of the Ordinance in effect prior to the date this Ordinance becomes effective.

Section 4 – Statutory References

References to the Massachusetts General Laws, wherever they appear in parentheses in this Ordinance, are not a part of this Ordinance, but are inserted for purposes of assistance and reference only.

Section 5 – Marginal Notes and Illustrations

Marginal notes and illustrations, wherever they appear in this Ordinance, are not a part of this Ordinance, but are inserted for purposes of assistance and reference only.

Section 6 – Severability

It is hereby declared to be the intention of the City of Worcester that nothing in this Ordinance shall be construed to conflict with the laws of the Commonwealth of Massachusetts or to limit additional requirements, if any, imposed by law. This Ordinance and the various Articles, sections, paragraphs, sentences, clauses or phrases are severable. If any Article, section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional by the decree of any court of competent jurisdiction, such constitutionality shall not affect any of the remaining Articles, sections, paragraphs, sentences, clauses or phrases of this Ordinance.