



# TOWN OF GRANBY

PLANNING BOARD  
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May 13, 2019

Town of Granby  
Planning Board Zoning Bylaw Amendments  
Report & Recommendation for Special Town Meeting

May 13, 2019

Dear Town Meeting Members:

The Massachusetts General Laws, pursuant to Chapter 40A, Section 5 requires that the Planning Board prepare and submit to Town Meeting a report with recommendations regarding any proposed Bylaws of the Town of Granby Volume III Chapter XXI - Zoning Bylaws or amendments thereto before any vote to adopt shall be taken by that body. The following report of the Planning Board pertains to Articles 1 through 7 on the Warrant for the Special Town Meeting to be held on May 13, 2019.

The report is the result of public input the Planning Board held on April 22, 2019.

### Zoning Bylaws

ARTICLE 1 amends BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI – ZONING BYLAWS SECTION II – ZONING DISTRICTS, SECTION 2.0 TYPES OF DISTRICTS, ZONE I-2 by Striking “Industrial District” – (Limited Landfill/Solid Waste Management and Recycling Use)” and inserting “Limited Industrial District”.

ARTICLE 2 amends BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS, SECTION III – USE REGULATIONS by striking SECTION 3.0 - SCHEDULE OF USE REGULATIONS, SECTION 3.1 – PROHIBITED USES AND TABLE 1 – SCHEDULE OF USE REGULATIONS and inserting new SECTIONS 3.0, 3.1 and Table 1.

ARTICLE 3 amends BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS BYLAW 5.4 - SINGLE FAMILY DWELLING ON ESTATE LOT(S) by striking the current language in SUBSECTIONS 5.40 and 5.41 and inserting new Subsections 5.40 and 5.41 as follows:

5.40 Single family dwellings on Estate Lots shall be permitted in the RS, RM and VC They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 - Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.

5.41 “No more than two (2) estate lots may be adjacent to each other at the street line without Planning Board Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Planning Board Site Plan Approval.”

ARTICLE 4 amends BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS by adding a new section as follows:

Section 5.13 – Business Estate Lots

5.13.0 Business Estate Lots shall be permitted in the GB, Mixed Use and Industrial Districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.

5.13.1 Business Estate Lots may be adjacent to each other at the street line with up to a total of five (5) consecutive Estate Lots all requiring Site Plan Approval by the Planning Board.

5.13.2 The area of each Estate Lot, excluding the access strip, shall be a minimum of 80,000 square feet.

5.13.3 Any estate lot created must be held in common and contiguous ownership with the front access strip.

5.13.4 The Estate Lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.

5.13.5 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) feet building set back line is to be measured from the point of the lot where the one hundred fifty (150) feet minimum has been satisfied.

5.13.6 The access strip shall begin at the street line and end where the one hundred fifty (150) feet minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.

ARTICLE 5 amends the BYLAWS OF THE TOWN OF GRANBY, VOLUME III, CHAPTER XXI – ZONING BYLAWS, SECTION III – USE REGULATIONS, TABLE 1 SCHEDULE OF USE REGULATIONS by inserting a new bylaw number 3.5.23

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
3.5	RETAIL and SERVICES (continued)								
3.5.23	Business Estate Lots	Subject to restrictions set forth in Section 5.13 – Business Estate Lots	N	N	Y	Y	Y	N	

ARTICLE 6 amends BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION 6.2 – SPECIAL PERMITS, SECTION 6.21 – SPECIAL PERMIT GRANTING AUTHORITIES by striking the current language and inserting “The definition of Special Permit Granting Authorities shall be in accordance with Table 1 Schedule of Use Regulations.”

ARTICLE 7 amends BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION 5.99 LARGE-SCALE GROUND-MOUNTED SOLAR VOLTAIC INSTALLATIONS by adding a new subsection as follows:

**5.99:13: LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS MORATORIUM**

Notwithstanding any other provision of the Zoning or General Bylaws to the contrary, the Town hereby adopts a temporary moratorium on the use of land or build structures for large-scale ground-mounted solar energy systems that are at least 40,000 square feet in area or over 250 kW of energy production. The moratorium shall be in effect through September 30, 2019, or until such time as the Town adopts Zoning or General Bylaw amendments that regulate large-scale ground-mounted solar energy systems, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of large-scale ground-mounted solar energy systems in the Town, consider the Massachusetts Department of Energy Resources’ Guidance for Regulating Solar Energy Systems, and shall consider adopting new Zoning and General Bylaws in response to these new issues.

If you have any questions about these articles, please contact the Planning Board.

Sincerely,

Glen Sexton, Chairman

Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #1: Amendment of ZONING BYLAW SECTION II – ZONING DISTRICTS,  
SECTION 2.0 TYPES OF DISTRICTS, ZONE I-2 to insert “Limited Industrial District”.

**ARTICLE 1:** To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION II – ZONING DISTRICTS, SECTION 2.0 TYPES OF DISTRICTS, ZONE I-2** by striking “**Industrial District – (Limited Landfill/Solid Waste Management and Recycling Use)**” and inserting “**Limited Industrial District**” or take any other action in regard thereto.

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street, Granby, MA. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** The title of the Town’s Zoning Bylaw **SECTION II – ZONING DISTRICTS, SECTION 2.0 TYPES OF DISTRICTS, ZONE I-2** was defined as Limited Landfill/Solid Waste Management and Recycling Use as the Town landfill was in that zone. As the landfill is closed, Zone I-2 is being defined as Limited Industrial District.

Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #2: Amendment of ZONING BYLAW SECTION III – USE REGULATIONS SECTION 3.0 SCHEDULE OF USE REGULATIONS, SECTION 3.1 PROHOBITED USES AND TABLE 1 SCHEDULE OF USE REGULATIONS to clarify the definitions of the notations and adding a Bylaw Number column in TABLE 1 SCHEDULE OF USE REGULATIONS

**ARTICLE 2:** To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAWS SECTION III – USE REGULATIONS** by striking Section 3.0 Schedule of Use Regulations, Section 3.1 Prohibited Uses and Table 1 Schedule of Use Regulations and inserting a new Section 3.0 Schedule of Use Regulations, Section 3.1 Prohibited Uses, Table 1 Schedule of Use Regulations, Section 3.2 Dimensional and Density Regulations, and Section 3.3 Existing Buildings/Non-Confirming Uses. The entire text of which is set forth in the attached Report and Recommendation of the Planning Board dated May 13, 2019, which is herein referenced and available at the Selectboard’s Office or take any other action in regard thereto.

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street, Granby, MA. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** The notation definitions in the Town’s Zoning Bylaws SECTION III – USE REGULATIONS SECTION 3.0 – SCHEDULE OF USE REGULATIONS, which are used in TABLE 1 SCHEDULE OF USE REGULATIONS were not as clear as they could be regarding the permitting authority. The changes proposed seek to remove any confusion in that regard in both Section 3.0 and Table 1. SECTION 3.1 PROHIBITED USES corrected a section reference in 3.1a as well as delete the word “dump” from 3.1b.

The current Town’s Zoning Bylaws do not list the individual Bylaw numbers in SECTION III – USE REGULATIONS TABLE 1 SCHEDULE OF USE REGULATIONS. The Bylaw numbers are frequently referenced in decisions made by the Planning Board, the Zoning Board of Appeals, the Zoning Enforcement Officer and the Selectboard.

No changes were made to Section 3.2 DIMENSIONAL AND DENSITY REGULATIONS and Section 3.3 EXISTING BUILDINGS/NON-CONFORMING USES.

## SECTION III - USE REGULATIONS

### 3.0 Schedule of Use Regulations

Except as provided elsewhere in this bylaw, no building or structure shall be erected or altered, and no building, structure or land shall be used for any purpose other than as provided for in this section.

The restrictions and controls intended to regulate development in each district are set forth in Table 1. Granby Schedule of Use Regulations. The following notations apply to the Schedule of Use Regulations:

Y	Yes - Use Permitted	N	No - Use Prohibited
PB	Planning Board	ZBA	Zoning Board of Appeals
S	Selectboard		
SP	Special Permit	SPA	Site Plan Approval
SP/PB	Use allowed by Special Permit from Planning Board	SPA/PB	Use allowed by Site Plan Approval from Planning Board
SP-SPA/PB	Use allowed by Special Permit with Site Plan Approval from Planning Board	SP/S	Use allowed by Special Permit from Selectboard
SP/ZBA	Use allowed by Special Permit from Zoning Board of Appeals	SP-SPA/ZBA	Use allowed by Special Permit with Site Plan Approval from Zoning Board of Appeals
		SP-ZBA/SPA-PB	Use allowed by Special Permit from Zoning Board of Appeals and Site Plan Approval from Planning Board

Uses permitted and uses allowed by special permit or by site plan approval shall be in conformity with all density and dimensional regulations and any other pertinent requirements of this bylaw.

### 3.1 Prohibited Uses

Any use not specifically or generally listed herein or otherwise permitted in a district shall be deemed as prohibited. The following uses shall be prohibited in all districts:

- a. Trailer camps or parks providing locations and service facilities for house trailers except as provided for in **Table 1 bylaw 3.3.4**. An individual trailer may be located on a lot provided it is not used as living quarters while so located.
- b. Junk yard, and auto graveyard.
- c. Billboards.

**TABLE 1  
SCHEDULE OF USE REGULATIONS**

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
<b>3.2</b>	<b>AGRICULTURAL</b>									
3.2.0	Agriculture, horticulture, floriculture, viticulture		Y	Y	Y	Y	Y	N	N	N
3.2.1	Commercial, livestock, dairy, poultry farm		Y	Y	Y	Y	Y	N	N	N
3.2.2	Farm business, commercial greenhouse		Y	Y	Y	Y	Y	N	N	N
3.2.3	Forestry, wood harvesting, tree farm, nursery		Y	Y	Y	Y	Y	N	N	N
3.2.4	Conservation land		Y	Y	Y	Y	Y	N	N	N
3.2.5	Commercial boarding stable, riding academy	Shall have not less than ten (10) acres of suitable land	SP-SPA/ PB	N	N	N	N	N	N	N
3.2.6	Commercial golf course		SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	N	N
3.2.7	Commercial landing strip or heliport		N	N	N	N	N	N	N	N
3.2.8	Commercial recreational camping for transient guests	No camping unit shall be used for more than sixty (60) days in any ten month period	SP/ZBA SPA/PB	N	N	N	N	N	N	N
3.2.9	Commercial hunting, fishing or ski grounds	Shall preserve the open character of land situated easterly of Amherst Road/Street and northerly of Batchelor St. on the north, Porter St. on the west, Aldrich St. on the south and Amherst St. on the west.	SP/ZBA SPA/PB	N	N	N	N	N	N	N
<b>3.3</b>	<b>RESIDENTIAL</b>									
3.3.0	Single family detached dwelling		Y	Y	N	N	N	N	N	Y
3.3.1	Single family dwelling on estate lot	Subject to restrictions set forth in Section 5.4 – Single Family Dwelling on Estate Lot(s)	Y	Y	N	N	N	N	N	Y
3.3.2	Multi-family dwelling	Subject to restrictions set forth in Section 5.0 - Special Use Regulations And Performance Standards for Multi-Family Uses	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N	N	SP-SPA/ PB

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
3.3	<b>RESIDENTIAL (continued)</b>									
3.3.3	Dwelling conversion		N	N	N	N	N	N	N	N
3.3.4	Mobile home, trailer, camper		N	N	N	N	N	N	N	N
3.3.5	Room rental	Taking of boarders and/or roomers not to exceed four persons by a resident family	Y	Y	N	N	N	N	N	Y
3.3.6	Congregate housing for the elderly or handicapped	Subject to restrictions set forth in Section 5.0 - Special Use Regulations for congregate housing	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N	N	SP-SPA/ PB
3.3.7	Open Space Community	Subject to restrictions set forth in Section 5.0 - Special Use Regulations for open space communities	SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	N	N
3.3.8	Dwellings in the Industrial District	Residential uses permitted only where accessory to a permitted industrial or agricultural use, such as the quarters of a watchman	N	N	N	N	Y	N	N	N
3.3.9	Dwellings and housekeeping facilities for employees and non-paying guests of owner or lessee in an accessory building		SP/ZBA	N	N	N	N	N	N	N
3.3.10	Bed & Breakfast		SP-SPA/ PB	N	N	N	N	N	N	SP-SPA/ PB
3.3.11	Age Restricted Housing Community	See Section 5.11 – Age Restricted Housing Community	SP-SPA/ PB	N	SP-SPA/ PB	SP-SPA/ PB	N	N	N	N
3.4	<b>INSTITUTIONAL</b>		<b>RS</b>	<b>RM</b>	<b>GB</b>	<b>I</b>	<b>I-2</b>	<b>VC</b>		
3.4.0	Government administration building		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	N	SP-SPA/ PB*
3.4.1	Public utility administration building		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	N	SP-SPA/ PB*
3.4.2	Fire or police station		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	N	SP-SPA/ PB*
3.4.3	Municipal dog pound		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	N	N
3.4.4	Municipal highway department and accessory uses		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	N	N
3.4.5	Civil defense facility		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	N	N



BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
3.4	INSTITUTIONAL (continued)								
3.4.6	Community center, facility for the elderly		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	N	SP-SPA/ PB*
3.4.7	Public or non-profit educational institution	* To apply to existing buildings on a rental/lease basis only and to be reviewed on a every three-year basis	SPA	SPA	SPA	SPA	SPA	N	SPA
3.4.8	Church, parish house or other place of worship		SPA	SPA	SPA	SPA	SPA	N	SPA
3.4.9	Public library, museum		SPA	SPA	SPA	SPA	SPA	N	SPA
3.4.10	Public park, playground or recreation area		SPA	SPA	SPA	SPA	SPA	N	SPA
3.4.11	Philanthropic institution		SPA	SPA	SPA	SPA	SPA	N	SPA
3.4.12	Private school		SP-SPA/ PB	N	N	N	N	N	SPA
3.4.13	Neighborhood or community clubhouse, headquarters of fraternal organization	Shall serve primarily the residents of Granby	N	SP-SPA/ PB	N	N	N	N	SP-SPA/ PB
3.4.14	Private membership club, not conducted as gainful business		SP-SPA/ PB	N	N	N	N	N	N
3.4.15	Hospital, sanitarium		SP-SPA/ PB	N	N	N	N	N	N
3.4.16	Rest home, convalescent or nursing home		SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	SP-SPA/ PB
3.4.17	Cemetery, crematory	Crematory use shall be restricted to the cemetery within which it is located	SP-SPA/ PB	N	N	N	N	N	N
3.4.18	Private museum, art gallery, craft center		SP-SPA/ PB	N	N	N	N	N	SP-SPA/ PB
3.4.19	Accessory uses which are necessary in connection with scientific research, scientific development and related production	As provided under Mass. General Laws Chapter 40A, Section 9	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
<b>3.4</b>	<b>INSTITUTIONAL (continued)</b>								
<b>3.4.20</b>	Accessory uses which are necessary specifically with renewable or alternative energy scientific research, scientific development and related production		N	N	N	SPA - PB	N	N	N
<b>3.5</b>	<b>RETAIL and SERVICES</b>		<b>RS</b>	<b>RM</b>	<b>GB</b>	<b>I</b>	<b>I-2</b>	<b>VC</b>	
<b>3.5.0</b>	Retail Store		N	N	SPA - PB	SPA - PB	N	SP-SPA/ PB	
<b>3.5.1</b>	Bank, loan agency		N	N	SPA - PB	SPA - PB	N	SP-SPA/ PB	
<b>3.5.2</b>	Office building		N	N	SPA - PB	SPA - PB	N	SP-SPA/ PB	
<b>3.5.3</b>	Services		N	N	SPA - PB	SPA - PB	N	SP-SPA/ PB	
<b>3.5.4</b>	Restaurant, tavern	For serving food or beverage to persons inside the building	N	N	SPA - PB	SPA - PB	N	SP-SPA/ PB	
<b>3.5.5</b>	Fast food establishment	With drive-through	N	N	SP-SPA/ PB	N	N	N	N
<b>3.5.6</b>	Fast food establishment	Without drive-through	N	N	SPA - PB	SPA - PB	N	SP-SPA/ PB	
<b>3.5.7</b>	Telephone exchange		N	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.8</b>	Auto service station, auto repair shop	Provided that all repair work shall be conducted in an enclosed building and no unregistered vehicles incapable of operation shall be stored in the open	N	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.9</b>	Auto sales, motorcycle sales	Used car sales only where incidental to new car sales	N	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.10</b>	Sale of used motor vehicles		N	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.11</b>	Radio and electrical repairs shop		N	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.12</b>	Funeral establishment		SP-SPA/ PB	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.13</b>	Bowling alley		N	N	SPA - PB	SPA - PB	N	N	N
<b>3.5.14</b>	Theater	except drive-in theater	N	N	SPA - PB	SPA - PB	N	N	N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
<b>3.5</b>	<b>RETAIL and SERVICES (continued)</b>									
3.5.15	Printer		N	N	SPA - PB	SPA - PB	N	N	N	N
3.5.16	Medical or dental center or laboratory		SP-SPA/PB	N	SPA - PB	SPA - PB	N	N	N	N
3.5.17	Veterinary establishment, place for boarding animals, or raising pets for gainful purpose		SP-SPA/PB	N	SPA - PB	SPA - PB	N	N	N	N
3.5.18	Motel, motor hotel		N	N	SP-SPA/PB	SP-SPA/PB	N	N	N	N
3.5.19	Outdoor display of goods and wares		N	N	N	N	N	N	N	N
3.5.20	Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI)	Subject to Section 6.2 & 6.3 Special Permit Planning Board with Site Plan Approval (SP-SPA/PB) and Section 5.99 (LSGMSVI) SP-SPA/PB	SP-SPA/PB	N	N	SP-SPA/PB	SP-SPA/PB	N	N	N
3.5.21	Mixed Residential/Business	Where uses are located in the same building	N	SP-SPA/PB	SP-SPA/PB	SP-SPA/PB	N	N	SP-SPA/PB	SP-SPA/PB
3.5.22	Cannabis Retail Operation	No closer than 500 ft. property line to property line straight line to public or private school to include any licensed daycare	N	N	SP-SPA/PB	SP-SPA/PB	N	N	N	N
<b>3.6</b>	<b>WHOLESALE, INDUSTRIAL, TRANSPORTATION</b>									
3.6.0	Manufacturing, processing, fabrication, assembly and storage of materials, mechanical products or equipment	No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion	N	N	N	SP-SPA/PB	SP-SPA/PB	N	N	N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
3.6	<b>WHOLESALE, INDUSTRIAL, TRANSPORTATION (continued)</b>								
3.6.1	Printing, publishing, packaging, data processing, and allied uses	No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion	N	N	N	SP-SPA/ PB	N		N
3.6.2	Research or development laboratory	No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion. No research or testing to be conducted outdoors unless expressly permitted by Special Permit.	N	N	N	SP-SPA/ PB	N		N
3.6.3	Lumber yard and similar operations requiring bulk storage of materials outside a structure		N	N	N	SP-SPA/ PB	N		N
3.6.4	Radioactive waste facility		N	N	N	N	N		N
3.6.5	Removal of soil, loam, sand, gravel, rock, quarried stone or other earth products	See Section 5.8 Earth Removal Bylaw	SP - S	SP - S	SP - S	SP - S	SP - S	N	N
3.6.6	Sanitary landfill, solid waste management and recycling	Comply with all local, state and federal regulations applicable to sanitary landfills and solid waste management	N	N	N	N	SP-SPA/ PB		N
3.6.7	Research and Development Laboratory	For uses consistent of definition of Renewable or Alternative energy	N	N	N	SPA - PB	N		N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
3.6	<b>WHOLESALE, INDUSTRIAL, TRANSPORTATION (continued)</b>									
3.6.8	Manufacturing, Processing, fabrication, Assembly and storage of materials, mechanical products or equipment specifically related to renewable or alternative energy	For uses consistent with definition of Renewable or Alternative energy	N	N	N	SPA - PB	N	N	N	N
3.6.9	Commercial Growth Operation		N	N	N	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N
3.7	<b>ACCESSORY USES</b>		<b>RS</b>	<b>RM</b>	<b>GB</b>	<b>I</b>	<b>I-2</b>	<b>VC</b>		
3.7.0	Home occupation	The use of a portion, not to exceed 35% of the available floor space of a dwelling, or one accessory building, not to exceed 800 sq. ft., by a resident engaged in a customary home occupation, which may be for gainful purposes, providing the materials and equipment used do not create a nuisance. Noise and other objectionable characteristics shall not extend beyond the limits of the lot.	Y	SP-SPA/ PB	SP-SPA/ PB	N	N	N	SP-SPA/ PB	SP-SPA/ PB
3.7.1	Home professional office	The use of a portion, not to exceed 35% of the available floor space of a dwelling, or one accessory building, not to exceed 800 sq. ft., as the office of a doctor, dentist, lawyer, architect, engineer or as a studio for an artist, teacher of academic subjects, accountant, real estate or insurance agent residing on the premises, provided that not more than two persons, other than the residents of the premises, are regularly employed therein in connection with such use.	Y	SP-SPA/ PB	SP-SPA/ PB	N	N	N	SP-SPA/ PB	SP-SPA/ PB

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
3.7	ACCESSORY USES (continued)								
3.7.2	Home studio or business	<p>The use of a portion of a dwelling or accessory building by a resident as studio or office of a dancing or music teacher, craft instructor, photographer, barber, beauty parlor operator and similar business-like pursuits; and the use of a portion of a building or accessory building as a place for incidental work and storage in connection with his off-premises trade by a resident builder, electrician, painter, plumber, or other artisan, or by a resident tree surgeon, landscape gardener, or similar person provided that: a. Such use is clearly secondary to the use of the premises for dwelling purposes. b. Not more than two persons, other than the residents of the premises are regularly employed therein in connection with such use. c. No trading in merchandise is regularly conducted except for products made on the premises or of parts or other items customarily maintained in connection with, and incidental to, such merchandise. d. No external change is made which alters the residential appearance. e. All operations, including incidental storage, are carried on within the principal or accessory building, and there is no outward evidence that the premises are being used for any purpose other than residential, except for an accessory sign.</p>	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N	SP-SPA/ PB	

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			SP-ZBA SPA-PB	SP-ZBA SPA-PB	SP-ZBA SPA-PB	GB	I	I-2	VC
3.7.3	Home shop	The use of a portion of a dwelling or accessory building as an antique shop, gift shop, hobby shop when such use is clearly secondary to the use of the premises as a dwelling.	SP-ZBA SPA-PB	SP-ZBA SPA-PB	SP-ZBA SPA-PB	SP-ZBA SPA-PB	N	N	SP-ZBA SPA-PB
3.7	ACCESSORY USES (continued)		RS	RM	GB	I	I-2	VC	
3.7.4	Private garage or stables not exceeding one thousand two hundred (1200) feet in area	Provide that no business service or industry is conducted therefrom or therein.	Y	Y	Y	N	N	N	Y
3.7.5	Private garage or stables exceeding one thousand two hundred (1200) feet in area	Provide that no business service or industry is conducted therefrom or therein.	SP-ZBA SPA-PB	N	SP-ZBA SPA-PB	N	N	N	SP-ZBA SPA-PB
3.7.6	Parking of one large commercial vehicle over two tons capacity		Y	Y	Y	Y	SPA/PB	Y	
3.7.7	Parking more than one large commercial vehicle over two tons capacity	Vehicles used primarily for agricultural purposes on the premises are exempt.	SP/ZBA	SP/ZBA	Y	Y	SPA/PB	N	

Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #3: Amendment of ZONING BYLAW 5.4 –  
SINGLE FAMILY DWELLING ON ESTATE LOT(S) to  
add wording on up to five (5) consecutive estate lots.

**ARTICLE 3:** To see if the Town will vote to amend the BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS BYLAW 5.4 – SINGLE FAMILY DWELLING ON ESTATE LOT(S) Section 5.41 by striking the current language in Subsection 5.41 and inserting “No more than two (2) estate lots may be adjacent to each other at the street line without Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Site Plan Approval.” or take any other action in regard thereto.

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street, Granby, MA. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** This revision of BYLAW 5.4 – SINGLE FAMILY DWELLING ON ESTATE LOT(S) replaces the current SECTION 5.41 to read “No more than two (2) estate lots may be adjacent to each other at the street line without Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Site Plan Approval.”

Additionally, we would like to amend BYLAW 5.4 – SINGLE FAMILY DWELLING ON ESTATE LOT(S) by replacing the current SECTION 5.40 to read “Single family dwellings on Estate Lots shall be permitted in the RS, RM and VC districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.” This updates the names of the districts where the Estate Lots are allowed which was missed in the earlier revision of this Bylaw.



Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #4: Amendment of ZONING BYLAW SECTION V – SPECIAL USE REGULATIONS  
AND PERFORMANCE STANDARDS  
by adding a new Section 5.13 – Business Estate Lots

**ARTICLE 4: To see if the Town will vote to amend the BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS by adding a new section as follows: NEW SECTION 5.13 – BUSINESS ESTATE LOTS or take any other action in regard thereto.**

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** The addition of this new subsection to the Town’s Zoning Bylaws would clarify Business Estate Lots. The section would read:

Section 5.13 – Business Estate Lots

- 5.13.0 Business Estate Lots shall be permitted in the GB, Industrial and Limited Industrial Districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.
- 5.13.1 Two (2) Estate Lots may be adjacent to each other at the street line without Site Plan Approval. Additional Estate Lots up to a total of five (5) consecutive Estate Lots require Site Plan Approval.
- 5.13.2 The area of each Estate Lot, excluding the access strip, shall be a minimum of 80,000 square feet.
- 5.13.3 Any estate lot created must be held in common and contiguous ownership with the front access strip.
- 5.13.4 The Estate Lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.
- 5.13.5 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) feet building set back line is to be measured from the point of the lot where the one hundred fifty (150) feet minimum has been satisfied.
- 5.13.6 The access strip shall begin at the street line and end where the one hundred fifty (150) feet minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.

Additionally, we would like to amend proposed BYLAW SECTION 5.13 BUSINESS ESTATE LOTS, SECTION 5.13.1 to read, "Business Estate Lots may be adjacent to each other at the street line with up to a total of five (5) consecutive Estate Lots all requiring Site Plan Approval by the Planning Board."

Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #5: Amendment of ZONING BYLAW SECTION III – USE REGULATIONS, TABLE 1 SCHEDULE OF USE REGULATIONS by inserting a new bylaw number 3.5.23.

**ARTICLE 5:** To see if the Town will vote to amend the **BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI – ZONING BYLAWS, SECTION III – USE REGULATIONS, TABLE 1 SCHEDULE OF USE REGULATIONS** by inserting a new bylaw number 3.5.23 or take any other action in regard thereto.

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street, Granby, MA. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** This would insert the new bylaw number 3.5.23 in SECTION III – USE REGULATIONS, TABLE 1 SCHEDULE OF USE REGULATIONS.

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
3.5	RETAIL and SERVICES (continued)								
3.5.23	Business Estate Lots	Subject to restrictions set forth in Section 5.13 – Business Estate Lots	N	N	Y	Y	Y	N	

Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #6: Amendment of ZONING BYLAW SECTION VI – ADMINISTRATION AND ENFORCEMENT SECTION 6.2 – SPECIAL PERMITS, SECTION 6.21 – SPECIAL PERMIT GRANTING AUTHORITIES

**ARTICLE 6:** To see if the Town will vote to amend the BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI -SECTION VI – ADMINISTRATION AND ENFORCEMENT SECTION 6.2 – SPECIAL PERMITS, SUBSECTION 6.21 – SPECIAL PERMIT GRANTING AUTHORITIES by striking the current language and inserting “The definition of Special Permit Granting Authorities shall be in accordance with Table 1 Schedule of Use Regulations.” or take any other action in regard thereto.

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street, Granby, MA. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** An amendment of SECTION 6.21 SPECIAL PERMIT GRANTING AUTHORITIES was missed in the last Bylaw update. Section 6.21 SPECIAL PERMIT GRANTING AUTHORITIES definition is to be in accordance with TABLE 1 SCHEDULE OF USE REGULATIONS.

Special Town Meeting – May 13, 2019

Planning Board Report and Recommendation  
for Zoning Bylaw Article

Article #7: Amendment of ZONING BYLAW SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS by adding Section 5.99:13 – Large-Scale Ground-Mounted Solar Energy Systems Moratorium

**ARTICLE 7: To see if the Town will vote to amend the BYLAWS OF THE TOWN OF GRANBY VOLUME III CHAPTER XXI - ZONING BYLAWS SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS, Section 5.99 –Large-Scale, Ground-Mounted Solar Photovoltaic Installations by adding a new subsection as follows:**

**5.99:13: LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS MORATORIUM**

Notwithstanding any other provision of the Zoning or General Bylaws to the contrary, the Town hereby adopts a temporary moratorium on the use of land or build structures for large-scale ground-mounted solar energy systems that are at least 40,000 square feet in area or over 250 kW of energy production. The moratorium shall be in effect through September 30, 2019, or until such time as the Town adopts Zoning or General Bylaw amendments that regulate large-scale ground-mounted solar energy systems, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of large-scale ground-mounted solar energy systems in the Town, consider the Massachusetts Department of Energy Resources' Guidance for Regulating Solar Energy Systems, and shall consider adopting new Zoning and General Bylaws in response to these new issues.

or take any other action in regard thereto.

**PUBLIC HEARING:** The Planning Board held a public hearing on this proposed amendment to the Zoning Bylaw on April 22, 2019 at 5:30 p.m. at 10-B West State Street, Granby, MA. There was no opposition voiced at the Public Hearing by those present.

**REPORT:** The addition of this new subsection to the Town's Zoning Bylaws would place a moratorium in place for large-scale ground-mounted solar energy systems until September 30, 2019. This would give the Town time to go through a planning process to address potential impacts on the Town and consider adopting new Zoning and General Bylaws in response to these new issues.

## SECTION II - ZONING DISTRICTS

### 2.0 Types of Districts

For the purposes of this Bylaw the Town of Granby is hereby divided into the following types of use districts:

RS - RESIDENTIAL - SINGLE FAMILY UNITS  
RM - RESIDENTIAL - MULTI-UNIT DWELLINGS  
GB - GENERAL BUSINESS  
I - INDUSTRIAL DISTRICT  
I-2 - LIMITED INDUSTRIAL DISTRICT  
VC - VILLAGE CENTER DISTRICT

#### OVERLAY DISTRICTS:

FLOODPLAIN DISTRICT – see Section 4.0  
WATER SUPPLY PROTECTION – see Section 4.1  
AGRICULTURAL PRESERVATION – see Section 4.2  
MIXED USE DEVELOPMENT – see Section 4.4  
BUSINESS PARK OVERLAY DISTRICT – see Section 4.5  
PROFESSIONAL OFFICE OVERLAY DISTRICT – see Section 4.6

### 2.1 District Locations and Boundaries

The locations and boundaries of districts, except for the Water Supply Protection District, the Floodplain District and the Agricultural Preservation district, shall be shown on a map entitled Zoning Map of the Town of Granby, Mass. dated February 25, 1974 as amended from time to time by a vote of the Town Meeting.

The Floodplain District is defined on maps described in Section 4.0. The Water Supply Protection District is defined on a map described in Section 4.1. The Agricultural Preservation District is defined on a map described in Section 4.2. All said maps are hereby deemed to be a part of this bylaw, the originals of which shall be on file with the Town Clerk.

1. Where boundaries are indicated in the right of way streets or watercourses, such boundaries shall be the centerline of the right of way.
2. Where boundaries approximately follow property lines and are not more than twenty-five feet (25 ft.) therefrom, the property line shall be the district boundary, with the exception of the Water Supply Protection District and the Floodplain District wherein boundaries shall always follow natural features and landscape contours shown on the maps.
3. Where boundaries are parallel to a street or road and fixed by dimensions on the zoning map, the distance shall be measured from the center line of such ways.
4. Where distances are not specified on the zoning map nor otherwise determined from the above provisions, the scale of the zoning map shall be used to determine the location of the district boundary.
5. Where the location of a boundary line is uncertain, the Building Inspector shall determine its position in accordance with the distance in feet from other lines as given or as measured from the scale of the map

## SECTION III - USE REGULATIONS

### 3.0 Schedule of Use Regulations

Except as provided elsewhere in this bylaw, no building or structure shall be erected or altered, and no building, structure or land shall be used for any purpose other than as provided for in this section.

The restrictions and controls intended to regulate development in each district are set forth in Table 1. Granby Schedule of Use Regulations. The following notations apply to the Schedule of Use Regulations:

Y	Yes - Use Permitted	N	No - Use Prohibited
PB	Planning Board	ZBA	Zoning Board of Appeals
S	Selectboard		
SP	Special Permit	SPA	Site Plan Approval
SP/PB	Use allowed by Special Permit from Planning Board	SPA/PB	Use allowed by Site Plan Approval from Planning Board
SP-SPA/PB	Use allowed by Special Permit with Site Plan Approval from Planning Board	SP/S	Use allowed by Special Permit from Selectboard
SP/ZBA	Use allowed by Special Permit from Zoning Board of Appeals	SP-SPA/ZBA	Use allowed by Special Permit with Site Plan Approval from Zoning Board of Appeals
		SP-ZBA/SPA-PB	Use allowed by Special Permit from Zoning Board of Appeals and Site Plan Approval from Planning Board

Uses permitted and uses allowed by special permit or by site plan approval shall be in conformity with all density and dimensional regulations and any other pertinent requirements of this bylaw.

### 3.1 Prohibited Uses

Any use not specifically or generally listed herein or otherwise permitted in a district shall be deemed as prohibited. The following uses shall be prohibited in all districts:

- a. Trailer camps or parks providing locations and service facilities for house trailers except as provided for in **Table 1 bylaw 3.3.4**. An individual trailer may be located on a lot provided it is not used as living quarters while so located.
- b. Junk yard, and auto graveyard.
- c. Billboards.

**TABLE 1  
SCHEDULE OF USE REGULATIONS**

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
<b>3.2</b>	<b>AGRICULTURAL</b>									
3.2.0	Agriculture, horticulture, floriculture, viticulture		Y	Y	Y	Y	Y	N	N	N
3.2.1	Commercial, livestock, dairy, poultry farm		Y	Y	Y	Y	Y	N	N	N
3.2.2	Farm business, commercial greenhouse		Y	Y	Y	Y	Y	N	N	N
3.2.3	Forestry, wood harvesting, tree farm, nursery		Y	Y	Y	Y	Y	N	N	N
3.2.4	Conservation land		Y	Y	Y	Y	Y	N	N	N
3.2.5	Commercial boarding stable, riding academy	Shall have not less than ten (10) acres of suitable land	SP-SPA/ PB	N	N	N	N	N	N	N
3.2.6	Commercial golf course		SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	N	N
3.2.7	Commercial landing strip or heliport		N	N	N	N	N	N	N	N
3.2.8	Commercial recreational camping for transient guests	No camping unit shall be used for more than sixty (60) days in any ten month period	SP/ZBA SPA/PB	N	N	N	N	N	N	N
3.2.9	Commercial hunting, fishing or ski grounds	Shall preserve the open character of land situated easterly of Amherst Road/Street and northerly of Batchelor St. on the north, Porter St. on the west, Aldrich St. on the south and Amherst St. on the west.	SP/ZBA SPA/PB	N	N	N	N	N	N	N



BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
<b>3.3</b>	<b>RESIDENTIAL</b>									
3.3.0	Single family detached dwelling		Y	Y	N	N	N	N	N	Y
3.3.1	Single family dwelling on estate lot	Subject to restrictions set forth in Section 5.4 – Single Family Dwelling on Estate Lot(s)	Y	Y	N	N	N	N	N	Y
3.3.2	Multi-family dwelling	Subject to restrictions set forth in Section 5.0 - Special Use Regulations And Performance Standards for Multi-Family Uses	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	SP-SPA/ PB
3.3.3	Dwelling conversion		N	N	N	N	N	N	N	N
3.3.4	Mobile home, trailer, camper		N	N	N	N	N	N	N	N
3.3.5	Room rental	Taking of boarders and/or roomers not to exceed four persons by a resident family	Y	Y	N	N	N	N	N	Y
3.3.6	Congregate housing for the elderly or handicapped	Subject to restrictions set forth in Section 5.0 - Special Use Regulations for congregate housing	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	SP-SPA/ PB
3.3.7	Open Space Community	Subject to restrictions set forth in Section 5.0 - Special Use Regulations for open space communities	SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	N	N
3.3.8	Dwellings in the Industrial District	Residential uses permitted only where accessory to a permitted industrial or agricultural use, such as the quarters of a watchman	N	N	N	Y				N
3.3.9	Dwellings and housekeeping facilities for employees and non-paying guests of owner or lessee in an accessory building		SP/ZBA	N	N	N				N
3.3.10	Bed & Breakfast		SP-SPA/ PB	N	N	N	N	N	N	SP-SPA/ PB
3.3.11	Age Restricted Housing Community	See Section 5.11 – Age Restricted Housing Community	SP-SPA/ PB	N	SP-SPA/ PB	N	N	N	N	N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
<b>3.4</b>	<b>INSTITUTIONAL</b>		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.0	Government administration building		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.1	Public utility administration building		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.2	Fire or police station		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.3	Municipal dog pound		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.4	Municipal highway department and accessory uses		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.5	Civil defense facility		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
3.4.6	Community center, facility for the elderly		SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*	SP-SPA/ PB*
		* To apply to existing buildings on a rental/lease basis only and to be reviewed on a every three-year basis							
3.4.7	Public or non-profit educational institution		SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.8	Church, parish house or other place of worship		SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.9	Public library, museum		SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.10	Public park, playground or recreation area		SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.11	Philanthropic institution		SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.12	Private school		SP-SPA/ PB	N	N	N	N	N	SPA
3.4.13	Neighborhood or community clubhouse, headquarters of fraternal organization	Shall serve primarily the residents of Granby	N	SP-SPA/ PB	N	N	N	N	SP-SPA/ PB
3.4.14	Private membership club, not conducted as gainful business		SP-SPA/ PB	N	N	N	N	N	N
3.4.15	Hospital, sanitarium		SP-SPA/ PB	N	N	N	N	N	N
3.4.16	Rest home, convalescent or nursing home		SP-SPA/ PB	SP-SPA/ PB	N	N	N	N	SP-SPA/ PB
3.4.17	Cemetery, crematory	Crematory use shall be restricted to the cemetery within which it is located	SP-SPA/ PB	N	N	N	N	N	N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
3.4	<b>INSTITUTIONAL</b>									
3.4.18	Private museum, art gallery, craft center		SP-SPA/ PB	N	N	N	N	N	N	SP-SPA/ PB
3.4.19	Accessory uses which are necessary in connection with scientific research, scientific development and related production	As provided under Mass. General Laws Chapter 40A, Section 9	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB
3.4.20	Accessory uses which are necessary specifically with renewable or alternative energy scientific research and related development and related production		N	N	N	SPA - PB	N	N	N	N
3.5	<b>RETAIL and SERVICES</b>		RS	RM	GB	I	I-2	VC		
3.5.0	Retail Store		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SP-SPA/ PB
3.5.1	Bank, loan agency		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SP-SPA/ PB
3.5.2	Office building		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SP-SPA/ PB
3.5.3	Services		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SP-SPA/ PB
3.5.4	Restaurant, tavern	For serving food or beverage to persons inside the building	N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SP-SPA/ PB
3.5.5	Fast food establishment	With drive-through	N	N	SP-SPA/ PB	N	N	N	N	N
3.5.6	Fast food establishment	Without drive-through	N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SP-SPA/ PB
3.5.7	Telephone exchange		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	N
3.5.8	Auto service station, auto repair shop	Provided that all repair work shall be conducted in an enclosed building and no unregistered vehicles incapable of operation shall be stored in the open	N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	N
3.5.9	Auto sales, motorcycle sales	Used car sales only where incidental to new car sales	N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	N
3.5.10	Sale of used motor vehicles		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	N
3.5.11	Radio and electrical repairs shop		N	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	N
3.5.12	Funeral establishment		SP-SPA/ PB	N	SPA - PB	SPA - PB	SPA - PB	SPA - PB	SPA - PB	N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
3.5	<b>RETAIL and SERVICES (continued)</b>								
3.5.13	Bowling alley		N	N	SPA - PB	SPA - PB	N	N	N
3.5.14	Theater	except drive-in theater	N	N	SPA - PB	SPA - PB	N	N	N
3.5.15	Printer		N	N	SPA - PB	SPA - PB	N	N	N
3.5.16	Medical or dental center or laboratory		SP-SPA/PB	N	SPA - PB	SPA - PB	N	N	N
3.5.17	Veterinary establishment, place for boarding animals, or raising pets for gainful purpose		SP-SPA/PB	N	SPA - PB	SPA - PB	N	N	N
3.5.18	Motel, motor hotel		N	N	SP-SPA/PB	SPA - PB	N	N	N
3.5.19	Outdoor display of goods and wares		N	N	N	N	N	N	N
3.5.20	Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI)	Subject to Section 6.2 & 6.3 Special Permit Planning Board with Site Plan Approval (SP-SPA/PB) and Section 5.99 (LSGMSVI) SP-SPA/PB	SP-SPA/PB	N	N	SP-SPA/PB	N	N	N
3.5.21	Mixed Residential/Business	Where uses are located in the same building	N	SP-SPA/PB	SP-SPA/PB	SP-SPA/PB	N	N	SP-SPA/PB
3.5.22	<b>Cannabis Retail Operation</b>	<b>No closer than 500 ft. property line to property line straight line to public or private school to include any licensed daycare</b>	N	N	SP-SPA/PB	SP-SPA/PB	N	N	N
3.5.23	<b>Business Estate Lots</b>	<b>Subject to restrictions set forth in Section 5.13 – Business Estate Lots</b>	N	N	Y	Y	Y	Y	N
3.6	<b>WHOLESALE, INDUSTRIAL, TRANSPORTATION</b>		RS	RM	GB	I	I-2	VC	
3.6.0	Manufacturing, processing, fabrication, assembly and storage of materials, mechanical products or equipment	No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion	N	N	N	SP-SPA/PB	N	N	N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
3.6	WHOLESALE, INDUSTRIAL, TRANSPORTATION (continued)									
3.6.1	Printing, publishing, packaging, data processing, and allied uses	No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion	N	N	N	SP-SPA/ PB				N
3.6.2	Research or development laboratory	No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion. No research or testing to be conducted outdoors unless expressly permitted by Special Permit.								
3.6.3	Lumber yard and similar operations requiring bulk storage of materials outside a structure		N	N	N	SP-SPA/ PB				N
3.6.4	Radioactive waste facility		N	N	N	N				N
3.6.5	Removal of soil, loam, sand, gravel, rock, quarried stone or other earth products	See Section 5.8 Earth Removal Bylaw	SP - S	SP - S	SP - S	SP - S				N
3.6.6	Sanitary landfill, solid waste management and recycling	Comply with all local, state and federal regulations applicable to sanitary landfills and solid waste management	N	N	N	N	SP-SPA/ PB			N
3.6.7	Research and Development Laboratory	For uses consistent of definition of Renewable or Alternative energy	N	N	N	SPA - PB				N

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
3.6	<b>WHOLESALE, INDUSTRIAL, TRANSPORTATION (continued)</b>									
3.6.8	Manufacturing, Processing, fabrication, Assembly and storage of materials, mechanical products or equipment specifically related to renewable or alternative energy	For uses consistent with definition of Renewable or Alternative energy	N	N	N	SPA - PB	N	N	N	N
3.6.9	<b>Commercial Growth Operation</b>		N	N	N	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N
3.7	<b>ACCESSORY USES</b>		<b>RS</b>	<b>RM</b>	<b>GB</b>	<b>I</b>	<b>I-2</b>	<b>VC</b>		
3.7.0	Home occupation	The use of a portion, not to exceed 35% of the available floor space of a dwelling, or one accessory building, not to exceed 800 sq. ft., by a resident engaged in a customary home occupation, which may be for gainful purposes, providing the materials and equipment used do not create a nuisance. Noise and other objectionable characteristics shall not extend beyond the limits of the lot.	Y	SP-SPA/ PB	SP-SPA/ PB	N	N	N	SP-SPA/ PB	SP-SPA/ PB
3.7.1	Home professional office	The use of a portion, not to exceed 35% of the available floor space of a dwelling, or one accessory building, not to exceed 800 sq. ft., as the office of a doctor, dentist, lawyer, architect, engineer or as a studio for an artist, teacher of academic subjects, accountant, real estate or insurance agent residing on the premises, provided that not more than two persons, other than the residents of the premises, are regularly employed therein in connection with such use.	Y	SP-SPA/ PB	SP-SPA/ PB	N	N	N	SP-SPA/ PB	SP-SPA/ PB

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT							
			RS	RM	GB	I	I-2	VC		
3.7	ACCESSORY USES (continued)									
3.7.2	Home studio or business	The use of a portion of a dwelling or accessory building by a resident as studio or office of a dancing or music teacher, craft instructor, photographer, barber, beauty parlor operator and similar business-like pursuits; and the use of a portion of a building or accessory building as a place for incidental work and storage in connection with his off-premises trade by a resident builder, electrician, painter, plumber, or other artisan, or by a resident tree surgeon, landscape gardener, or similar person provided that: a. Such use is clearly secondary to the use of the premises for dwelling purposes. b. Not more than two persons, other than the residents of the premises are regularly employed therein in connection with such use. c. No trading in merchandise is regularly conducted except for products made on the premises or of parts or other items customarily maintained in connection with, and incidental to, such merchandise. d. No external change is made which alters the residential appearance. e. All operations, including incidental storage, are carried on within the principal or accessory building, and there is no outward evidence that the premises are being used for any purpose other than residential, except for an accessory sign.	SP-SPA/ PB	SP-SPA/ PB	SP-SPA/ PB	N	N	SP-SPA/ PB		
3.7.3	Home shop	The use of a portion of a dwelling or accessory building as an antique shop, gift shop, hobby shop when such use is clearly secondary to the use of the premises as a dwelling.	SP-ZBA SPA-PB	SP-ZBA SPA-PB	SP-ZBA SPA-PB	N	N	SP-ZBA SPA-PB		

BYLAW NUMBER	LAND USE CLASSIFICATION	STANDARDS AND CONDITIONS	ZONING DISTRICT						
			RS	RM	GB	I	I-2	VC	
<b>3.7</b>	<b>ACCESSORY USES (continued)</b>								
<b>3.7.4</b>	Private garage or stables not exceeding one thousand two hundred (1200) feet in area	Provide that no business service or industry is conducted therefrom or therein.	Y	Y	Y	N	N	N	Y
<b>3.7.5</b>	Private garage or stables exceeding one thousand two hundred (1200) feet in area	Provide that no business service or industry is conducted therefrom or therein.	SP-ZBA SPA-PB	N	SP-ZBA SPA-PB	N	N	N	SP-ZBA SPA-PB
<b>3.7.6</b>	Parking of one large commercial vehicle over two tons capacity		Y	Y	Y	Y	Y	SPA/PB	Y
<b>3.7.7</b>	Parking more than one large commercial vehicle over two tons capacity	Vehicles used primarily for agricultural purposes on the premises are exempt.	SP/ZBA	SP/ZBA	Y	Y	Y	SPA/PB	N



3.2 Dimensional and Density Regulations

All permitted uses and uses allowed by special permit shall be in conformity with the dimensional and density regulations set forth in Table 2, Table of Dimensional and Density Regulations.

TABLE 2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS									
DISTRICT	RS	RM	GB	I	I-2	VC	FWD	WSP	AP
SINGLE FAMILY									
Minimum Lot Size (sq. ft.)	40,000	40,000				40,000	*	60,000	40,000
Minimum Frontage (ft.)	150	150				150	*	150	150
Minimum Front Yard (ft.)	40	40				40	40	40	40
Minimum Side Yard (ft.)	15	30				15	*	15	30
Minimum Rear Yard (ft.)	20	50				20	*	20	50
Maximum Height (ft.)	35	35				35	35	35	35
Maximum # of Stories	2	2				2	2	2	2
Maximum Lot Coverage	25%	25%				25%	25%	25%	25%
SINGLE FAMILY ESTATE LOT(S)									
Minimum Lot Size (sq. ft.)	80,000	80,000					*	80,000	80,000
Minimum Frontage (ft.)	40	40					*	40	40
Minimum Front Yard (ft.)	40	40					40	40	40
Minimum Side Yard (ft.)	15	15					*	15	15
Minimum Rear Yard (ft.)	20	20					*	20	20
Maximum Height (ft.)	35	35					35	35	35
Maximum # of Stories	2	2					2	2	2
Maximum Lot Coverage	25%	25%					25%	25%	25%

**TABLE 2**  
**TABLE OF DIMENSIONAL AND DENSITY REGULATIONS**  
Continued

DISTRICT	RS	RM	GB	I	I-2	VC	FWD	WSP	AP
<b>MULTIFAMILY</b>									
Minimum Lot Size Per Dwelling Unit (sq. ft.)	40,000	40,000	40,000						
Maximum No. of Dwelling Units Per Structure	6	6	6						
Minimum Frontage (ft.) for 3 Dwelling Units	300	300	300						
Additional Frontage (ft.) Per Dwelling Unit Over 3	75	75	75						
Minimum Front Yard (ft.)	75	75	75						
Minimum Side Yard (ft.)	75	75	75						
Minimum Rear Yard (ft.)	50	50	50						
Maximum Height (ft.)	35	35	35						
Maximum # of Stories	2	2	2						
Maximum Lot Coverage	30%	30%	30%						
Required Open Space	40%	40%	40%						
<b>STRUCTURES OTHER THAN DWELLINGS</b>									
Minimum Lot Size (sq. ft.)	40,000	40,000	40,000	40,000	40,000	40,000	40,000	60,000	40,000
Minimum Frontage (ft.)	150	150	150	200	200	150	*	150	150
Minimum Front Yard (ft.)	40	40	40	40	40	40	40	40	40
Minimum Side Yard (ft.)	15	30	30**	30**	30**	30**	30	15	15
Minimum Rear Yard (ft.)	20	20	20**	20**	20**	20**	20	20	20
Maximum Height (ft.)	35	35	35	35	35	35	35	35	35
Maximum # of Stories	2	2	2	2	2	2	2	2	2
Maximum Lot Coverage	25%	25%	70%	40%	40%	40%	25%	25%	25%
* Within the overlay district, the dimensional regulations of the underlying district shall remain in effect.									
** Where a side or rear yard is adjacent to a residential area such yard shall be a minimum of 50-foot setback.									

### 3.3 Existing Buildings/Non-Conforming Uses

- 3.30 Any non-conforming building, structure, or use, existing upon the effective date of this Bylaw may be continued, rebuilt or resumed within two (2) years if damaged or destroyed by fire or other causes.
- 3.31 A non-conforming use which has been abandoned or discontinued for a period of two (2) years, shall not be re-established and any future use shall conform with this bylaw.
- 3.32 A non-conforming structure may not be altered if such alterations exceed fifty percent (50%) of the existing square footage of the structure at the time of the application for approval.
- 3.33 Once changed to a conforming use, no structure or land shall revert to a non-conforming use, and no non-conforming use shall be changed to another non-conforming use except upon finding by the Board of Appeals that such change shall result in a use more in keeping with the character of surrounding properties.
- 3.34 Pre-existing non-conforming structures or uses may be extended or altered when the special permit granting authority makes a finding as designated by the ordinance or bylaw, that such change, extension or alteration is not substantially more detrimental than the existing non-conforming use is to the neighborhood.

## PROPOSED

### 5.4 Single Family Dwelling on Estate Lot(s)

5.40 Single family dwellings on Estate Lots shall be permitted in the RS, RM, WSP and AP districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 - Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.

**5.41 No more than two (2) estate lots may be adjacent to each other at the street line without Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Site Plan Approval.**

5.42 The area of each estate lot, excluding the access strip, shall be a minimum of 80,000 square feet.

5.43 Any estate lot created must be held in common and contiguous ownership with the front access strip.

5.44 The estate lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.

5.45 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) foot building set back line is to be measured from the point of the lot where the one hundred fifty (150) foot minimum has been satisfied.

5.46 The access strip shall begin at the street line and end where the one hundred fifty (150) foot minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.

## AMENDMENT

### 5.4 Single Family Dwelling on Estate Lot(s)

**5.40 Single family dwellings on Estate Lots shall be permitted in the RS, RM and VC. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 - Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.**

5.41 No more than two (2) estate lots may be adjacent to each other at the street line without Site Plan Approval. Additional estate lots up to a total of five (5) consecutive estate lots require Site Plan Approval.

5.42 The area of each estate lot, excluding the access strip, shall be a minimum of 80,000 square feet.

5.43 Any estate lot created must be held in common and contiguous ownership with the front access strip.

5.44 The estate lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.

5.45 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) foot building set back line is to be measured from the point of the lot where the one hundred fifty (150) foot minimum has been satisfied.

5.46 The access strip shall begin at the street line and end where the one hundred fifty (150) foot minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.

**5.13 Business Estate Lots**

- 5.13.0 Business Estate Lots shall be permitted in the GB, Industrial and Limited Industrial Districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.**
- 5.13.1 Two (2) Estate Lots may be adjacent to each other at the street line without Site Plan Approval. Additional Estate Lots up to a total of five (5) consecutive Estate Lots require Site Plan Approval.**
- 5.13.2 The area of each Estate Lot, excluding the access strip, shall be a minimum of 80,000 square feet.**
- 5.13.3 Any estate lot created must be held in common and contiguous ownership with the front access strip.**
- 5.13.4 The Estate Lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.**
- 5.13.5 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) feet building set back line is to be measured from the point of the lot where the one hundred fifty (150) feet minimum has been satisfied.**
- 5.13.6 The access strip shall begin at the street line and end where the one hundred fifty (150) feet minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.**

## AMENDMENT

### 5.13 Business Estate Lots

- 5.13.0 Business Estate Lots shall be permitted in the GB, Industrial and Limited Industrial Districts. They are subject to the dimensional and density regulations as stipulated in Section III, Table 2 – Table of Dimensional and Density Regulations, and in accordance with the additional requirements specified below.
- 5.13.1 Business Estate Lots may be adjacent to each other at the street line with up to a total of five (5) consecutive Estate Lots all requiring Site Plan Approval by the Planning Board.**
- 5.13.2 The area of each Estate Lot, excluding the access strip, shall be a minimum of 80,000 square feet.
- 5.13.3 Any estate lot created must be held in common and contiguous ownership with the front access strip.
- 5.13.4 The Estate Lot(s) shall have a minimum street frontage of not less than forty (40) feet and an access width of not less than forty (40) feet from the front lot line to the principal structure.
- 5.13.5 The front width of the lot where the principal building is to be constructed shall be one hundred fifty (150) feet minimum and parallel to the street line. The forty (40) feet building set back line is to be measured from the point of the lot where the one hundred fifty (150) feet minimum has been satisfied.
- 5.13.6 The access strip shall begin at the street line and end where the one hundred fifty (150) feet minimum width has been satisfied. Acceptable examples are shown as Illustrations Type 1-4 in Appendix A.

### **5.99:13 – Large-Scale Ground-Mounted Solar Energy Systems Moratorium**

**Notwithstanding any other provision of the Zoning or General Bylaws to the contrary, the Town hereby adopts a temporary moratorium on the use of land or build structures for large-scale ground-mounted solar energy systems that are at least 40,000 square feet in area or over 250 kW of energy production. The moratorium shall be in effect through September 30, 2019, or until such time as the Town adopts Zoning or General Bylaw amendments that regulate large-scale ground-mounted solar energy systems, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of large-scale ground-mounted solar energy systems in the Town, consider the Massachusetts Department of Energy Resources' Guidance for Regulating Solar Energy Systems, and shall consider adopting new Zoning and General Bylaws in response to these new issues.**



## 6.2 Special Permits

### 6.21 Special Permit Granting Authorities

~~As specified in Section 3.0, Schedule of Use Regulations, the Planning Board shall be special permit granting authority for multi-family dwellings, elderly and handicapped congregated dwellings and open space communities. The Zoning Board of Appeals shall be special permit granting authority for all other uses requiring a special permit except for earth removal which shall be by special permit from the Board of Selectmen.~~

The definition of Special Permit Granting Authorities is in accordance with Table 1 Schedule of Use Regulations.

