

FORM 2 – ARTICLE 38

May 20, 2026

ZONING BYLAW ARTICLE VIII SECTION 8.5.6.4 DELETED

Zoning Bylaw Article VIII Section 8.5.6.4. “Special District Regulations” deleted as follows (deleted section highlighted):

8.5.6. Dimensional Regulations.

1. *First Floor.* Buildings with a commercial use on the first floor shall be located directly behind the front sidewalk (0-foot maximum setback) on any street. However, regardless of the width of the existing sidewalk, a minimum of 8 feet shall be required from the curb line to the front of the building.
2. *Building Height.* Building heights shall not exceed maximum heights listed below and shall be measured according to the following standards:
 - a. When adjacent to or up to 90 feet from the property line on North Main Street, the heights of all buildings shall be no more than thirty-five (35) feet above the adjacent public street.
 - b. When more than 90 feet from the property line on North Main Street, and otherwise not restricted by this section, the heights of all buildings in the district shall be no more than 65 feet.
 - c. When adjacent to or up to 15 feet from the property line on Essex Street and/or Pearson Street, the heights of all buildings in the district shall be no more than 35 feet if otherwise not restricted by this section.
 - d. From 15 feet to 50 feet from the property line on Essex Street and/or Pearson Street, the maximum heights of all buildings in the district shall be 50 feet. After 50 feet, and if otherwise not restricted by this section, the maximum allowed height shall be 65 feet.
 - e. When the property frontage is on the east side of Railroad Street, the heights of all buildings within 50 feet of Railroad Street shall be no more than 50 feet. After 50 feet, and if otherwise not restricted by this section, the maximum allowed height shall be 65 feet.
 - f. When adjacent to or up to 50 feet from the property line on Red Spring Road, the heights of all buildings shall be no more than 35 feet.
 - g. For all other buildings within the district not otherwise restricted by this section the maximum height shall be 50 feet.
 - h. The maximum building heights specified by this section shall not apply to any pedestrian walkways over the MBTA railroad tracks.
 - i. When a building facade extends more than 100 feet across a grade equal to or greater than 10 feet in elevation differential, the maximum height of the building shall be

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determined from the average grade across each 100 foot increment.

3. *Building Coverage.* The maximum building coverage in the HMOD shall be 75 percent of the lot covered by the footprint area of a building or buildings.
4. *Parcel Size.* The minimum parcel size required for a Development Project shall be one-half (0.5) acre.

A true record
A T T E S T

Austin Simko
Town Clerk