



T O W N C L E R K

SHARON, MASSACHUSETTS 02067

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BETH A. KOURAFAS
ASSISTANT TOWN CLERK

TAKEN FROM THE MINUTES OF THE ANNUAL TOWN MEETING MAY 1, 2023

ARTICLE 10

VOTED:

That the Town amend the Table of Dimensional Regulations of the Zoning By-Laws exactly as printed on page 14 of the Warrant for this Annual Town Meeting.

That the Town vote to amend the Table of Dimensional Regulations of the Zoning By-Laws of the Town of Sharon by reducing the side and rear setbacks from 20' to 15' in Single B, Business A and General Residence Districts and increasing the height limit from 80' to 100' in the Light Industrial District, so that it reads as follows:

ZONE	LOT AREA (Sq. Ft.)	LOT WIDTH	FRONTAGE	FRONT SET-BACK (from sideline)	REAR/SIDE SET-BACK	MAXIMUM HEIGHT	MAXIMUM STORIES	PERCENT OF LOT COVERAGE	PERCENT OF NATURAL COVERAGE
Rural District 1	60,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Rural District 2	80,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Suburban District 1	40,000	125'	82'-6"	30'	20' residential 10' all other	35'	-	25%	no requirement
Suburban District 2	60,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Single Residence District A	40,000	150'	100'	30'	20' residential 10' all other	35'	-	25%	no requirement
Single Residence District B	20,000	100'	66'-8"	30'	15' residential 10' all other	35'	-	25%	no requirement
General Residence	8,000	70'	46'-8" single fam.	30'	15' residential 10' all other	35'	-	40%	no requirement
	10,000 two family	80' two family	53'-4" two family						
Business District A	10,000 for single or two family	80' one family and two family	70'	20' max 1&2 family 10' max all other	15' residential 10' all other	other uses 45' 40' residential	3	25% 1 and 2 family 60% all other	20%
Business District B	8,000 10,000 two family	80' two family (4)	70'	10'	20' residential 10' all other	60' commercial 40' residential	4 commercial 3 residential	25% residential 20% all other	n/a
Business District C	8,000 10,000 two family	80' two family (4)	70'	20' max 1&2 family 10' max all other	20' residential 10' all other	45' commercial 40' residential	3	25% 1 and 2 family 35% multi family 50% all other	30%
Business District D	53 acres	80' two family (4)	1,000'	10' from I-95, 50' from Old Post Rd., 100' from all other	100'	60' commercial 40' residential	3	20% (3)	35%
Professional District A	20,000	80' two family (4) 150' all other	100'	n/a	20' residential 10' all other	40'	3	n/a	n/a
Professional District B	60,000	80' two family (4) 150' all other	100'	40'	20' residential 10' all other	40'	3	20%	30%
Light Industrial District	40,000	150'	100'	75'	100' residential 30' all other	100'	5	60% 75% including parking structures	20% (landscaped or open space)
Housing Authority District	40,000 [5,000](1)	no requirement	no requirement	30'	20' residential 10' all other	35'	-	25%	no requirement

NOTES:

(1) Per dwelling unit (4 persons in a group arrangement = dwelling unit)
 (2) Includes paving and walks
 (3) Excluding parking decks
 (4) All other uses, see Section 4.1.3 of Zoning By-Laws

Note: Lots located within Groundwater Protection District have a minimum lot size of 60,000 sf.

Note: Lots located within Surface Water Protection District have a minimum lot size of 80,000 sf.

Note: Lot Width is measured as set forth in Section 4.1.3.

NOTE: SEE SECTION 4.1.3 FOR SHAPE FACTOR WHEN CALCULATING LOT AREA.

A STANDING VOTE. 2/3 VOTE DECLARED BY MODERATOR. 364 IN THE AFFIRMATIVE, 126 IN THE NEGATIVE.

A True Copy.

ATTEST:

MARK F. HOGAN
SHARON TOWN CLERK