

ZONING

255 Attachment 1

Town of Wenham

Appendix A History of Changes

March 3, 1947	First Zoning Bylaw adopted
June 16, 1947	Change wording in Administration of Building Inspector
January 7, 1952	Change lot size to 20,000 square feet
May 11, 1955	Change lot size to 40,000 square feet
March 3, 1956	Change boundaries of Residential and Business District
August 1, 1956	Change Business District and add to permitted uses in Residential District
December 4, 1956	Change use in Residential District
July 19, 1966	Remove Agricultural District
March 21, 1970	Add Flood Plain District
March 16, 1974	Add permit procedures for professional offices, signs, mobile homes, apartments and swimming pool enclosures in Residential District. Changes of uses in Business District and require site plans for new construction. Change height limitations on structures.
May 1, 1976	Add Wetlands District Map
January 9, 1978	Changes in preamble, permitting procedures and notices, and uses in Residential District to conform with revised Zoning Enabling Act (Chapter 808 of the Acts of 1975). Change soil stripping regulations and fines, and add Earth Removal Bylaw to Protective Zoning Bylaw. Change lot width to 100-foot minimum. Add Wetland wording to lot size. Add limits on size of signs in Business District, and on number of large animals per acre.
May 13, 1978	Add standards for apartment conversions.
May 12, 1979	Changes wording concerning apartment conversions. Change height limitations on accessory buildings near lot lines.
March 26, 1980	Add provision for cluster zoning alternative on lots of 15 acres or more: Open Space Residential Development (ROSC)
November 20, 1985	Amend Elder Housing District Amendment.
May 9, 1987	Amend Elder Housing District Amendment.
May 13, 1989	Amendment to Floodplain and Wetlands of the Protective Zoning Bylaw.

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October 3, 1989	Amend the Elder Housing District provision to rezone as an Elder Housing District the property at 116-130 Main Street, to provide for additional forms of ownership and to reduce the minimum site size.
May 13, 1990	Change height exceptions. Amend Accessory Apartment Bylaw.
November 13, 1990	Add Aquifer Protection District to Protective Zoning Bylaw. Further amendments pertaining to Accessory Apartments, child care facilities, Cluster zoning and affordable housing, Signs, Single-family dwellings. Amend the Zoning Bylaw by renumbering, alphabetizing, and adding definitions in Section II.
May 4, 1991	Frontage
May 1, 1993	Amend sections stating Flood Plain and Wetlands Districts District to read Flood Plain District. Revoke Section V Flood Plain and Wetlands and replace with new Section V entitled Flood Plain District.
May 6, 1995	Amend Section XVII B.1q. to reduce the minimum age requirement to 55 years of age in the Elder Housing District.
November 14, 2000	Add Section XX Personal Wireless Service Facilities
March 3, 2009	Completely update and reorganize Bylaw to ensure compliance with current regulations, consistency, and ease of maintenance; add Section 7: Signs and Section 13: Administration
May 1, 2010	Amend to include Section 10.2 Large-Scale Ground-Mounted Solar Photovoltaic Installations and reference in table in Section 4.1 to reflect change.
May 5, 2012	Amend to include Section 12.2 Flood Plain Overlay District and Section 12.5 Independent Living Overlay District and add Summary of Changes to the Town of Wenham Zoning Bylaw as an appendix to the document.
October 27, 2014	Replaced Section 7: Signs in its entirety as approved at Town Meeting on April 5, 2014 and accepted by the Attorney General on October 14, 2014.
November 7, 2014	Amended Section 2.0 Definitions with respect to agriculture as approved on Town Meeting on April 5, 2014 and accepted by the Attorney General on October 14, 2014
November 7, 2014	Amended Section 4.1 Table of Use Regulations to be in agreement with the new agricultural definitions.
November 18, 2015	Non-substantive format of document was updated.
April 11, 2015	Amended Section 13.5 Site Plan Review as approved at Town Meeting April 11, 2015 and approved with modification by the Attorney General on September 18, 2015

For amendments after April 2015 refer to the historical information included in the text of the Zoning Bylaw.