

ZONING

500 Attachment 1

Town of Plainville

Intensity of Use Schedule
(§ 500-17 of the Zoning Bylaw)

[Adopted 6-6-2011 ATM by Art. 28; amended 6-2-2014 ATM by Art. 58; 6-1-2015 ATM by Art. 61; 6-6-2016 ATM by Art. 46; 6-5-2017 ATM by Art. 49]

	RA	RB	RC	* RD	** CA	** CB	** CC	** CD	*** IA	** IB	** IC	* TCD
Minimum lot requirements												
Area (in multiples of 1,000 square feet)	44	30	15	30 ^a	30	20 ^b	30	30	100	100	50	5
Width (feet)	180	112	80	112	180	100	112	160	160	160	120	50
Frontage (feet)	225	140	100	140	225	125	140	200	200	200	150	60
Minimum yard requirements												
Front (feet) ^d	40	30	25	30	75 ⁱ	20	30	30 ^h	30	30	30	3 (1-story) 5 (2-story) 8 (3-story)
Side (feet) ^j	25	15	10	15	15	15	15	20 ^h	20	20	20	0
Rear (feet) ^j	40	25	20	25	20	20	25	30 ^h	30	30	30	20 and 30 when abutting a residential zone
Maximum building coverage (footprint)												
(In multiples of 1,000 square feet)	6.6	9.6	6.0	9.0	—	—	—	—	—	—	—	—
(% of total land area)	—	—	—	—	45 ⁱ	45 ⁱ	45 ⁱ	45 ^{fh,i}	45 ^{fi}	45 ^{fi}	45 ^{fi}	45 (residential use) N/A (business/mixed use)
Landscaped open (% of lot area)	—	—	—	—	20 ^e	20 ^e	20 ^e	20 ^e	20 ^e	20 ^e	20 ^e	—
Maximum floor area All floors except cellar (in multiples of 1,000 square feet)	—	—	6	27	—	—	—	—	—	—	—	—

PLAINVILLE CODE

NOTES:

- * Never more than three stories high.
- ** Never more than two stories high.

Footnotes to Intensity of Use Schedule:

- a. Six thousand additional square feet of lot area for each family unit in excess of four units in any multifamily dwelling.
 - b. Requirements for the RC District shall apply to residential uses permitted in the CB District.
 - c. Within the area formed by the lines of intersecting streets and a line joining points of such lines 20 feet distant from their point of intersection, or in the case of a rounded corner, from the point of intersection of their tangents, no structure and no foliage shall be maintained between a height of 3 1/2 feet and six feet above the pavement grade.
 - d. Corner lot shall maintain front yard requirements for each street frontage. A corner lot shall have at least one rear lot line, the location of which shall be:
 - i. If the lot has conforming frontage on only one of the abutting streets, the rear lot line shall be the lot line or lines most opposite from that street; or
 - ii. If the lot has conforming frontage on both of the abutting streets, the rear lot line shall be the lot line or lines most opposite to the rear of the existing or proposed principal building.
 - iii. If the lot has nonconforming frontage on both of the abutting streets, the rear lot line shall be the lot line or lines most opposite to the rear of the existing or proposed principal building. Alternatively, if a special permit is required from the Board of Appeals for such a lot, the rear yard may be designated by that Board during the permitting process.
 - iv. The remaining lot lines not abutting a street shall be considered side lot lines.
 - e. Required in front yard.
 - f. Area used for outdoor storage must be added to building coverage for intensity of use percentage.
 - g. Ten percent minimum of the required landscaped open space shall be located in front yard. The landscaping shall contribute to the creation of tree-lined roadways and shall create a strong impression between the street and the developed area of the site.
 - h. See § 500-42, Adult entertainment.
 - i. No building footprint may exceed 45,000 square feet without a special permit from the Planning Board.
 - j. A lot which contains a nonresidential use that abuts a Residential A, Residential B, Residential C, and Residential D Zoning District or residential use shall contain a buffer area equal to the setback requirements for that district. The buffer area shall consist of trees, shrubs, vegetation and topographic features sufficient to separate and visually screen the use from abutting properties in any residential district or use. The following shall not be considered nonresidential uses: lawful and permitted accessory uses to a residential use, home occupations and utilities.
 - k. See § 500-42.1, Registered medical marijuana dispensary.
- (1) In the Groundwater Protection District, a maximum of 60% of lot area shall be rendered impervious for all residential uses.
1. The front building setback in the CA Zone may be reduced to 30 feet for a building with no parking between the street and the building, and to 60 feet for a building with a single row of parking between the street and the building, subject to the issuance of a special permit under § 500-20 by the Planning Board that includes provisions to ensure that adequate safe connections are provided to abutting parcels, where needed, and that adequate landscaping is provided to buffer the site.