



TOWN OF ROCKLAND

Office of the Town Clerk

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On May 5, 2025, at the Annual Town Meeting, the Town of Rockland voted as follows:

ARTICLE # 38

The Town UNANIMOUSLY voted as amended to amend the Rockland Town Code, Division 3, Zoning Bylaws, Chapter 415 Zoning, Article V, Building, Lot and General District Regulations, §415-24 Nonconforming uses, by adding a new subsection §415-24.G., as follows:

G. Lot protection for certain nonconforming lots in common ownership. Notwithstanding any provision of this Zoning Bylaw to the contrary, and in accordance with General Laws, Chapter 40A §6, no merger of adjacent lots in common ownership, shall occur if at the time of recording or endorsement of a plan, the lots:

1. conformed to then existing requirements of area, frontage, width, yard or depth, where each such lot has not less than 10,000 square feet of area and 75 feet of frontage; and
2. are located in a zoning district that allows for single-family residential use.

Also, as a condition of maintaining eligibility for said protection, , any single-family residential structures constructed on any lot protected by this exemption shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms, and shall not be used as a seasonal home or short-term rental. Any single-family residential structures constructed hereunder shall also be required to meet all yard setback requirements of these Zoning Bylaws.

As Amended

Article 40 Article 38 Explanation: This zoning change is intended to bring the Rockland Zoning Bylaw into compliance with the changes set forth in Section 10 of the Massachusetts Affordable Homes Act from 2024 (Chapter 150 of the Acts of 2024). Certain nonconforming lots in common ownership will no

longer merged by operation of law provided they meet certain lot size and use requirements and the homes are limited in size and are not used seasonally or as short term rentals. In creating these rules, the state is converting qualifying lots to buildable status while simultaneously imposing permanent restrictions that could, it appears, create a permitting environment favorable to development of so-called "starter homes".

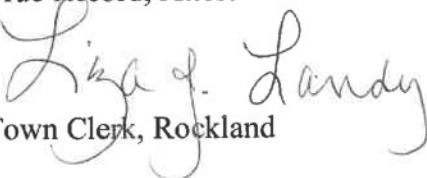
Requested by: Planning Board

Approval Recommended by: Planning Board, Select Board

Funding Source: N/A

2/3 Approval Required

True Record, Attest


Town Clerk, Rockland