



Office of the Town Clerk

TOWN OF NORWELL

Norwell Town Offices
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The following is a “True Copy Attest” of the “doings” of Article 29 of the Annual Town Meeting, which was convened on Monday, May 4, 2026, at 7:00pm at the Norwell Middle School and was dissolved at 10:29pm on the same date:

Article 29:

Amendment to Zoning Bylaws – Amended and New Definitions

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Part I, Administration and Procedure, Article 1, Purpose, Authority and Definitions, §201-1.2 Definitions, by amending the existing definitions of (1) Height, (2) Structure, Small, Detached Accessory, (3) Setback, Front, Side and Rear in §201-1.2, and adding new definitions of (1) Ridge, (2) Finished Grade, (3) Grade Plane, (4) Story and (5) Permitted Projections to §201-1.2 in appropriate alphabetical order, which said amendments/deletions are shown in strikethrough font and the amendments/additions are shown in bold-underlined font, as follows:

HEIGHT

~~The vertical distance above the average grade adjoining the building or surrounding the structure to the ridgeline of the building~~

The distance measured vertically between the Grade Plane and the highest point of the roof for flat roofs, to the deck line for mansard roofs, and to the average height between eaves and ridge for gable, hip, and gambrel roofs.

STRUCTURE, SMALL, DETACHED ACCESSORY

A structure that is not attached to a primary structure and that has 64 or fewer square feet of ground coverage and has a height of less than seven feet and that is used or to be solely as a storage shed or a playhouse or a similar use; however, such a structure shall be subject to a setback requirement of only a minimum of five feet from any adjacent **side or rear** boundary line.

SETBACK, FRONT, SIDE and REAR

The minimum horizontal distance from a street line or lot line, as the case may be, to any part of a building or structure, excluding ~~overhang three feet or under~~ **permitted projections, horizontal** bulkheads ~~or~~ and fences.

RIDGE HEIGHT

The distance measured vertically between the Grade Plane and the highest point of the roof, except chimneys, elevators, poles, spires, tanks, towers and other projections not used for human occupancy that extend above the building by less than ten feet.

FINISHED GRADE

The topography of a site at the completion of construction.

GRADE PLANE

A reference plane representing the average of the Finished Grade intersecting the building at all exterior walls. Where the finished grade slopes away from the exterior walls, the reference plane for such side of the building shall be established by using, instead of the measurement at the building perimeter, the average of all points of grade change located five feet from the building or along the lot line, whichever is closer.

STORY

That portion of a Building included between the upper surface of a floor and the upper surface of the floor or roof next above having its finished floor surface entirely above Finished Grade, except that a Basement shall be considered as a Story where the finished surface of the floor above the Basement is:

- 1. More than six feet above Grade Plane; or**
 - 2. More than six feet above the Finished Grade measured at points located five feet from the building or at the nearest lot line, whichever is closer, for more than 50% of the total building perimeter; or**
 - 3. More than 12 feet above the Finished Grade where it intersects the perimeter wall at any point.**
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PERMITTED PROJECTIONS

- A. Construction elements that extend beyond the building wall surface no more than three feet, including but not limited to projecting eaves, chimneys, bay windows (that do not provide additional floor area), and belt courses, and are no closer to the property line than six feet.**
- B. Unenclosed entry porches which do not project more than six feet beyond the line of the foundation wall, do not exceed thirty square feet in area, and are no closer to the property line than six feet.**
- C. Landings which do not project more than four feet beyond the line of the foundation wall, and stairs which do not project more than an additional four feet from the landing.**

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by Planning Board

The Advisory Board unanimously recommended the Article.

MOTION: A motion was made by Brian Greenberg, Planning Board, and seconded, that the Town vote to approve the amendment to the Norwell Town Code, Division 3: Zoning Bylaw as set forth in Article 29 of the May 4, 2026 Annual Town Meeting Warrant.

TWO-THIRDS (2/3rds) MAJORITY VOTE REQUIRED

ACTION: On Article 29 of the Annual Town Meeting, the motion passed by a unanimous voice vote. Declared by the Moderator. May 4, 2026 at 9:27pm.

A True Copy Attest,

Dannielle C. Shepherd
Town Clerk