

TOWN OF MARION
PLANNING BOARD
PUBLIC HEARING

On March 16, 2015, the Marion Planning Board will hold a public hearing pursuant to the requirements of G.L. c.40A, s.5 regarding a proposed amendment to the Zoning Bylaw. The proposed amendments are to amend Section 5 of the Dimensional Requirements Table adding the column Maximum Lot Coverage, add Note 14 and to add the Definition Maximum Lot Coverage as follows:

Dimensional Use Bylaw

SECTION 5 INTENSITY OF USE REGULATION

DIMENSIONAL REQUIREMENTS TABLE

District	Minimum Lot Size in square feet (9)	Minimum Lot Frontage in feet	Minimum Front Yard Setback in feet	Minimum Side & Rear Setback in feet	Maximum Building Height in feet	Maximum Lot Coverage
Residence A (4) (14)	21,780 (0.5 acre)	125'	35'	15'	35'	50%
Residence B (1) (4) (14)	43,560 (1 acre)	150'	35'	20'	35'	50%
Residence C (1) (3) (4) (11)	87,120 (2 acres)	200'	35'	30'	35'	40%
Residence D (1) (1)	87,120 (2 acres)	250'	35'	30'	35'	40%
Residence E (2) (14)	40,000	150'	35'	20'	35'	50%
Limited Business (13)	15,000	80'	35' (12)	10'	35'	80%
General Business (13)	15,000	100'	35' (7) (12)	10' (8)	35'	60%
Marine Business (13)	15,000	100'	35' (12)	10'	35'	70%
Limited Industrial (13)	15,000	100'	35' (12)	10'	35'	70 %
Campus Office Park (5)	160,000 (5)	(5)	(5)	(5)	35'	50%
Surface Water (6)						
Open Space Development						

Under Notes

14. Any zoning bylaw conflicts among the "Maximum Lot Coverage" requirements set forth in DIMENSIONAL REQUIREMENTS TABLE with any zoning bylaw shall be resolved by applying the most restrictive bylaw dimensional coverage standard.

Definitions

- **Maximum Lot Coverage:** "Maximum Lot Coverage: Referring to the maximum percentage of a lot's area after subtraction of wetland areas as defined by G.L. c.131, s.40, in which portions of the resulting lot area will contain buildings, structures, or parking areas, whether paved or unpaved."

The public hearing will be held at the Marion Town House, 2 Spring Street, Marion, Massachusetts 02738 at 7:20 pm in the Main Conference Room. The public is invited to attend and be heard on these proposals and may inspect the full text of these proposals during normal business hours at the Office of the Town Clerk or Planning Board.

Steven J. Kokkins, Chairman
Norman A. Hills, Vice-Chairman

The Wanderer
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March 5, 2014

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