

TOWN OF MEDWAY MASSACHUSETTS



ZONING BYLAW & MAP

Includes amendments approved by Town Meeting on May 11, 2026

Medway Planning & Economic Development Board

Andy Rodenhiser, Chair
Sarah Raposa, A.I.C.P. Vice-Chair
Timothy Harris, Clerk
John Parlee
Janine Clifford

The Medway Zoning Bylaw & Map are available online at
[Zoning Bylaw and Map - Current | Town of Medway](#)

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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

The following pages contain the provisions of the Medway Zoning Bylaw and Zoning Map including amendments approved at the May 11, 2026, Town Meeting. Also provided is a brief history of amendments to the Zoning Bylaw since its last recodification in May of 2015. Notations are also provided throughout the Zoning Bylaw to document the dates when text was amended or added.

Although every effort is made to ensure the accuracy of the content of this publication, the Town of Medway expressly disclaims any liability for errors. If any such errors are noted, kindly bring them to the attention of the Medway Planning and Economic Development office. If you have questions concerning anything set forth in this booklet, please consult the official record of the Town Meeting at which a particular zoning provision was adopted. Those records are on file with the Medway Town Clerk, Medway Town Hall, 155 Village Street, Medway, MA 02053.

It is hoped that this publication will be a useful resource to the citizens of Medway and to those who own, use, and develop real estate within the community. However, readers are advised to consult an attorney before acting upon its content.

MEDWAY ZONING BYLAW

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History of Medway Zoning Bylaw
Medway Zoning Map – reflecting revisions approved at the November 12, 2024, Town Meeting

SECTION 1. PURPOSE AND AUTHORITY

1.1. TITLE

The title of this Bylaw is the "Zoning Bylaw of the Town of Medway, Massachusetts." This Bylaw is sometimes referred to herein as "this Zoning Bylaw" or "these Bylaws."

1.2. PURPOSES

This Zoning Bylaw is enacted in order to promote the general welfare of the Town of Medway; to protect the health and safety of its inhabitants; to support the most appropriate use of land throughout the town, and to further the goals and policies of the Medway Master Plan, and to preserve and increase the amenities of the town, all as authorized by, but not limited by, the provisions of the Zoning Act, G.L. c. 40A, as amended, and Section 2A of Chapter 808 of the Acts of 1975.

1.3. AUTHORITY

This Zoning Bylaw is enacted in accordance with the provisions of G.L. c. 40A, any and all amendments thereto, and Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts.

1.4. APPLICABILITY

All buildings or structures hereinafter erected, constructed, reconstructed, altered, enlarged, or modified, and the use of all premises in the Town, shall be in conformity with the provisions of these Bylaws. No building, structure, or land shall be used for any purpose or in any manner other than as expressly permitted within the district in which such building, structure, or land is located. Where the application of this Zoning Bylaw imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Zoning Bylaw shall control.

1.5. SEVERABILITY

The invalidity of any section or provision of this Zoning Bylaw shall not invalidate any other section or provision herein.

(Previous Section Deleted 5.13.24)

1.6. FORMAT

The Director, Community and Economic Development, is authorized to edit this Zoning Bylaw for format only through the use of bold, italics, underscores, bullets, font style, font size, spacing and other similar editing measures to improve the Bylaw's readability and ease of use without changing the text, section and heading titles, numbering, or content in any manner; and to clearly denote those terms throughout the Bylaw that are officially defined within Section 2 of this Bylaw.

(Amended 5-13-19; 5-8-2023)

SECTION 2. DEFINITIONS

In this Zoning Bylaw, the following terms and constructions shall apply unless a contrary meaning is required by the context or is specifically prescribed in the text of the bylaw. Words used in the present tense include the future. The singular includes the plural, and the plural includes the singular. The word “and” includes “or” unless the contrary is evident from the text. The word “includes” or “including” shall not limit a term to specified examples but is intended to extend its meaning to all other instances, circumstances, or items of like character or kind.

Terms and words not defined herein but defined in the State Building Code or Massachusetts General Laws shall have the meaning given therein unless a contrary intention is clearly evident in this Zoning Bylaw. Terms not defined in the State Building Code or Massachusetts General Laws shall have the meaning given them by the current edition of Black’s Law Dictionary as determined by the Commissioner of Buildings. In addition, other sections of this Zoning Bylaw contain definitions particular to the subject matter for which they have been established.

(Amended 11-16-15)

Abandonment of Use: The intentional cessation or discontinuation of a particular use of property. The abandonment of a nonconforming use occurs when the owner forms an intent to abandon the use and engages in conduct that carries the implication of abandonment. Abandonment does not include temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

(Added 5-9-16)

Accessory Building or Structure: A detached building or structure located on the same lot as the principal building or on an adjoining lot under the same ownership and in the same zoning district, which is customarily incidental and subordinate to the principal building.

(Amended 5-8-17)

Accessory Use: A use of land or of a building or structure or a portion thereof located on the same lot as the principal use or on an adjoining lot under the same ownership and in the same zoning district, which is customarily incidental and subordinate to the principal use.

(Amended 5-8-17)

Accessory Dwelling Unit: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

(Added 5-12-2025)

Adult Day Care Facility: A professionally staffed non-residential facility that provides health, nutritional, and social support services to meet the daily living needs of adults in a group setting. Services may include transitional care and short-term rehabilitation following hospital discharge.

Adult Retirement Community Planned Unit Development (ARCPUD): A master-planned development of land for a residential community, constructed expressly for use and residency by persons who have achieved a minimum age requirement for residency of fifty-five years of

age or older in accordance with G.L. c. 151B, § 4 and also incorporating the preservation of natural open space areas as an integral element of the development. An ARCPUD may include a variety or combination of housing types that may be sold or leased to individual residents, or may be operated or managed by a corporation or organization having among its principal purposes the provision of housing and resident services for retired and/or aging persons.

(Amended 5-8-17)

NOTE - Additional definitions pertaining to ARCPUD can be found in Section 8.5.

Adult Use: Adult Bookstores, Adult Cabarets, Adult Motion Picture Theaters, Adult Paraphernalia Stores and Adult Video Stores as further defined below:

- **Adult Bookstore:** An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing or relating to sexual conduct or sexual excitement as defined in G.L. c. 272, Section 31.
- **Adult Cabaret:** A nightclub, bar restaurant, tavern, dance hall, or similar commercial establishment which regularly features persons or entertainers who appear in a state of nudity or live performances which are distinguished or characterized by nudity, sexual conduct or sexual excitement as defined in G.L. c. 272, § 31.
- **Adult Motion Picture Theater:** An enclosed building or any portion thereof used for presenting material (motion picture films, video cassettes, DVD's, cable television, slides or any other visual media) distinguished by an emphasis on matter depicting, describing or relating to sexual conduct or sexual excitement as defined in G.L. c. 272, § 31.
- **Adult Paraphernalia Store:** An establishment having as a substantial or significant portion of its stock devices, objects, tools, or toys which are distinguished or characterized by their association with sexual activity including sexual conduct or sexual excitement as defined in G.L. c. 272, § 31.
- **Adult Video Store:** An establishment having as a substantial or significant portion of its stock in trade, for sale or rent, motion picture films, video cassettes, DVD's and similar audio/visual media, which are distinguished or characterized by their emphasis depicting, describing or relating to sexual conduct or sexual excitement as defined in G.L. c. 272, § 31.

Affordable Housing Unit: A dwelling unit that is affordable to and occupied by a Low or Moderate Income Household and meets the requirements for inclusion on the Subsidized Housing Inventory.

(Amended 5-8-17)

Affordable Housing Restriction: A contract, mortgage agreement, deed restriction or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction shall run with the land in perpetuity or for the maximum period allowed by law, and be entered into and enforceable under the provisions of G.L. c. 184, §§ 31-33 or other equivalent state law.

Agriculture: As defined in Massachusetts General Laws, Chapter 128, Section 1A. *(Added 11-16-15)*

Alteration: As defined in the State Building Code.

Apartment Building: A Multi-Family Building with access to the dwelling units provided from a common entrance and hallway. *(Added 11-18-19)*

Applicant: The person or entity having the legal authority and who is seeking a permit or approval from the Town of Medway to construct or use property subject to the provisions of this Zoning Bylaw, or the authorized agent of any such person or entity.

Area Median Income (AMI): The median income for households within the designated statistical area that includes the Town of Medway, as reported annually and adjusted for household size by the U.S. Department of Housing and Urban Development for the Boston Standard Metropolitan Statistical Area. *(Added 5-8-17)*

Assisted Living Residence Facility: An assisted living residence facility as defined by G.L. c. 19D. *(Amended 5-8-17)*

Auto Body Shop: An establishment in which bodies and frames for damaged vehicles, such as automobiles, trucks, or the like, are manufactured, repaired, straightened, or painted and which may include vehicle repair services as an accessory use. *(Added 11-14-16)*

Auto Parts: An establishment selling various components which are used to build or repair automotive vehicles and keep them performing safely and efficiently. May also include the sale of associated supplies and tools for the maintenance and upkeep of motor vehicles and various automotive accessories. *(Added 11-14-16)*

Automated Teller Machine (ATM) Kiosk: A free-standing, electronic banking outlet which allowed customers to complete various banking transactions without the aid of a branch representative or teller. NOTE – Sometimes referred to as automated banking machines. *(Added 5-9-16)*

Automobile Car Wash: Any building or premises or portions thereof containing facilities for the commercial washing of automobiles and motor vehicles.

Basement: That portion of a building which is partially below and partially above grade.

Battery Energy Storage System (BESS): One or more containers or cabinets on a lot containing batteries and related equipment, assembled together, capable of storing electrical energy in order to supply electrical energy to the power grid at a future time. This includes all accessory equipment on said lot necessary for energy storage including but not limited to inverters, transformers, cooling equipment, switching gear, metering equipment, transmission tie-lines, and other power interconnection facilities and/or a project substation, but does not include public utility owned and operated interconnection equipment, regardless of location, or other interconnection equipment to be located on the real property of the public utility or within its right of way, determined to be necessary by the public utility to facilitate the BESS interconnection with the power grid whether for bringing power to the BESS or for returning it to the power grid, a stand-alone 12-volt vehicle battery, or an electric motor vehicle.

(Added 11-14-22)

Bed and Breakfast: A transient lodging establishment in an owner-occupied, detached single-family dwelling, with not more than 6 rooms used as sleeping accommodations for paying guests, and which may include breakfast as part of the lodging charge.

Boathouse: An enclosed or partially enclosed building or shed for sheltering a boat or boats and associated marine equipment on or near a river, stream, pond or lake. *(Added 11-14-16)*

Brew Pub: A restaurant licensed under the relevant state and federal statutes to produce and sell beer and/or ale at the location for on-premises consumption. May include facilities for customers to brew on-premises for personal consumption off-site as an accessory use. Beverages produced on the premises may be sold to other establishments, but such sales shall not exceed 50% of the establishment's production capacity per year. *(Added 11-14-16)*

Brewery, Distillery or Winery: An establishment located in a building that uses equipment and/or processes for the production and distribution of malt, spirituous, or vinous beverages pursuant to G.L. c. 138, §19. Such establishment may include on-site sampling, the sale of permitted beverages produced on the premises to consumers for off-site consumption, and the sale of commercial goods branded by the establishment. A tasting room, not to exceed 25% of the building's gross square footage, that allows patrons to sample or consume beverages that are produced on premises is permitted as an accessory use. The establishment may also host marketing events, special events, and/or factory tours. May include facilities for customers to brew on-premises for personal consumption off-site as an accessory use. *(Added 11-14-16)*

Buffer Area: Natural, wooded, and/or vegetated open areas, earthen berms or mounds, or landscaped areas, or any combination thereof, which may include fences and walls, used to physically separate or screen one use or property from another use or property or provide a visual or sound barrier between adjacent properties by shielding or reducing noise, lights or other intrusions. *(Added 5-13-19)*

Building: An independent structure having a roof supported by columns or walls resting on its own foundations and designed for the shelter, housing, or enclosure of persons, animals, chattels, or property of any kind.

Building Commissioner – Where used in this bylaw, the term “Building Commissioner” shall be interpreted to mean Building Commissioner and/or his designee. *(Added 5-13-19)*

Building Height: The vertical distance from grade plane to the average height of the highest roof surface. *(Added 5-9-2016)*

Bulk Storage: Exposed outside storage of sand, lumber, coal, mulch, gravel, stone, soil, aggregate, wood chips, earth materials, and other bulk materials, and bulk storage of liquids in tanks, which is not within the definition of “Outdoor Storage” *(Added 11-18-19)*

Bus Stop Shelter: A small, roofed structure, usually having three walls and at least one open side, designed primarily for the protection and convenience of bus passengers. *(Added 5-13-19)*

Cargo Storage Container: A standardized container that is:

- Designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or

- Designed for or capable of being mounted or moved on a rail car; or
- Designed for or capable of being mounted on a chassis for movement by a truck trailer or loaded on a ship and is used for outside storage to and in support of the principal use on the site. Also known as a shipping container or POD (portable on demand) storage system.

(Added 11-18-19)

Commercial Indoor Amusement: An establishment engaged in providing indoor entertainment or games for a fee to the general public and including but not limited to such activities as a dance hall, bowling alley, billiard or pool establishment, skate park, rock climbing, baseball, trampoline jumping, golf, family fun/entertainment/amusement center, playground, and other similar uses and which may include the provision of food and drink as an accessory use.

(Added 11-14-16)

Commercial Motor Vehicle: Any vehicle defined as such by the Massachusetts Registry of Motor Vehicles in 540 CMR 2.05.

(Amended 5-9-16)

Common Driveway: A privately owned driveway, paved or not, providing vehicular access between two or more buildings and a street. A common driveway does not serve as legal frontage for a lot.

Community Center: A building used for recreational, social, educational, and cultural activities, open to the public or a designated part of the public, usually owned and operated by a public or non-profit group organization.

(Added 11-14-16)

Construction Equipment/Machinery Sales, Leasing or Rentals: A facility that sells, leases, or rents any new or used construction equipment, machinery or device designed and intended for use in construction or material handling including but not limited to air compressors, air tracks, backhoes, bulldozers, compactors and rollers, cranes, derricks, ditchers, excavators, generators, graders, loaders, lulls, off-highway haulers, pavers, pile drivers, scrapers, tractors, trenchers and other material handling equipment. The maintenance and repair of equipment, machinery or devices owned or warranted by the establishment may be allowed, but no maintenance or repair may be performed on any equipment, machinery or devices that are not owned or warranted by the establishment.

(Added 11-15-21)

Construction Trailer: A modular or portable structure located on the premises of a construction project and used primarily to accommodate temporary offices for developers and contractors during a construction project. May include eating facilities and meeting space. Construction trailers may not be occupied overnight by employees or security personnel, and may not be utilized as a construction equipment storage container.

(Added 11-18-19)

Continuing Care Retirement Facility: A facility that includes a combination of types of dwellings or a lifetime continuum of accommodations and care for elder residents, including independent living, assisted/congregate living and long-term care facilities.

Construction Contracting Services: The premises and structures which serve as the office space and staging area of a building, plumbing, electrical, carpentry, or other similar construction contractor, excluding landscaping businesses and those contractors primarily involved in the excavation or the relocation or transfer of earth. Associated retails sales, showroom, product assembly, storage areas for finished and unfinished products, and servicing of equipment in

support of the contracting business are also allowed. All equipment, supplies and materials associated with the business must be stored inside at all times. In the Village Commercial Zoning Districts, on-site parking for company vehicles shall be limited to three commercial vehicles.

Contractor's Yard: The premises of a building, construction, plumbing, wiring, landscaping, excavating, or other similar contracting or sub-contracting business, where any of the following purposes may be conducted for the contractor's business: indoor or outdoor storage of equipment, supplies and materials; the fabrication of sub-assemblies; servicing of equipment; the parking of wheeled equipment; the parking of two or more motorized vehicles with six wheels or more; the parking of one or more "commercial motor vehicles" as defined by the Massachusetts Registry of Motor Vehicles in 540 CMR 4.02; wholesale or retail sales; or showrooms of finished and unfinished products or materials.

Deed Rider: A legally binding instrument in a form consistent with LIP requirements which runs with the land to ensure the long-term affordability of an Affordable Housing Unit. It specifies the terms and conditions which an Affordable Housing Unit may be occupied, refinanced, improved, marketed, and sold. A deed rider is appended to the deed of any Affordable Housing Unit and recorded with the relevant registry of deeds or land court registry district. *(Added 5-8-17)*

Detention Basin: A structure or facility, natural or artificial, which stores stormwater on a temporary basis and releases it at a controlled rate. A detention basin may drain completely after a storm event, or it may be a body of water with a fixed minimum and maximum water elevation between runoff events.

EOHLC: Massachusetts Executive Office of Housing and Livable Communities and its successors, as established and current existing pursuant to G. L. c. 23B and c. 6A.
(Added 5-8-17)

Digital Advertising Signage: Signage that uses light emitting diodes (L.E.D.) or similar technology, controlled by electronic communication, to display static graphics, text, images, or multimedia content for informational or advertising purposes. *(Added 5-10-21)*

Doggie Day Care: An establishment where dogs are dropped off and picked up for temporary daytime care on the premises and where they may be groomed, trained, exercised and socialized, but are not boarded overnight, bred, or sold. *(Added 11-14-16)*

Donation Box: A receptacle or container located outside of an enclosed building and designed, intended, or used for the collection and temporary storage of donated items or materials including but not limited to clothing, shoes, books, toys, household materials and/or other goods or materials, which is accessible to and allows the public to deposit goods without assistance. Also known as a donation or drop-off collection bin or box or any combination thereof. *(Added 11-18-19)*

Drive-Through Facility: A place of business, which serves customers who remain in motor vehicles, that provides goods or services to the exterior of the building by means of a service window, counter, or similar method or device.

Dumpster: Any container (other than a conventional trash barrel) intended for the temporary storage of rubbish, garbage, trash or refuse of any sort and designed to be hoisted and emptied into a truck for removal. *(Added 11-18-19)*

Dwelling: A building or portion thereof designed exclusively for residential occupancy, including single family, two family/duplex and multi-family dwellings, but not including hotels, motels, boarding houses, trailers, or structures solely for transient or overnight occupancy. *(Amended 5-11-21)*

Dwelling Unit: One or more rooms providing complete living facilities for one family, including room or rooms for living, sleeping, food preparation and sanitary facilities. *(Amended 5-9-16)*

Eave: The projecting lower edges of a roof overhanging the walls of a building.

Educational/Instructional Facility, Commercial: Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or skill, on land that is not owned or leased by the Commonwealth or any of its agencies, subdivisions, or body politic, or by a religious sect or denomination, or by a nonprofit educational organization, including but not limited to schools for vocational and technical training, art, dance, gymnastics, yoga, martial arts and other sports activities. *(Added 11-14-16)*

Electric Power Generation: The process of generating electric power from other sources of primary energy such as electromechanical generators, chemical combustion, and Renewable Energy, but excluding Solar Electric Installations and Solar Photovoltaic Arrays. *(Added 11-14-16, amended 11-16-20 and 11-14-22)*

Electric Vehicle (EV): An automotive-type vehicle for on-road use, such as passenger, automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. *(Added 5-8-2023)*

Electric Vehicle Charging Station: A physical device that connects an electric vehicle to a source of electricity to transfer electric energy to a battery or other energy storage device in an electric or hybrid vehicle. *(Added 11-18-19)*

Electric Vehicle Ready Parking Space (“EV Ready Space”): A designated parking space which is provided with wiring and electrical service located within 6 feet of the parking space that is sufficient to provide AC Level 2 or better EV charging, as defined by Standard SAE J1772 for EVSE servicing electric vehicles. *(Added 5-8-2023)*

Electric Vehicle Supply Equipment (EVSE): The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle. *(Added 5-8-2023)*

Eligible Household: Any household whose total income does not exceed eighty (80) percent of the Area Median Income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Medway Affordable Housing Trust. Also referred to as Qualified Purchasers and Renters. *(Added 5-8-17)*

Establishment: A separate and distinct use, business, enterprise, institution, or organization occupying space within a building.

Family:

- An individual or two or more persons including children, who are related by blood, marriage, foster care, legal adoption or guardianship, living together as a single housekeeping unit.
- A group of up to four individuals not related by blood, marriage, foster care, legal adoption or guardianship, living together as a single housekeeping unit.
- Two unrelated adults and their related children living together as a single housekeeping unit.

(Amended 5-9-16)

Financial Institution: Establishments such as banks, savings and loans, credit unions, insurance companies, mortgage offices, and brokerage firms dealing in monetary transactions for consumers such as deposits, loans, investments and currency exchange.

(Added 11-14-16)

Fitness Facility: An establishment providing exercise space, facilities and equipment or classes for the purposes of physical exercise. Commonly referred to as a fitness club, health or athletic club, fitness center, and gym. May also provide personal training, locker rooms, showers and fitness studios and other similar facilities and services.

(Added 11-14-16)

Food Pantry: A usually non-profit organization that collects food, personal care items, and other household products and distributes them for no charge to persons in need.

(Added 11-12-24)

Footprint: The land area covered by a structure at ground level measured on a horizontal plane.

Forestland: A dense growth of trees and shrubs covering an area of one acre or more.

(Added 11-14-22)

Frontage: That portion of a lot which fronts on a street or streets from which physical access to the principal building on the lot can be provided. See Section 6.2. Paragraph E.

(Amended 5-8-17)

Funeral Home: A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected thereto before burial or cremation and which may include areas for a chapel, sale of caskets and other funeral supplies, and a crematorium.

(Added 11-14-16)

Fur Animals: Animals usually kept and raised for the use and sale of their skins and fur.

Gallery: An establishment engaged in the display, sale or loan of works of art to the general public.

(Added 11-14-16)

Garage, Private Residential: A structure which is accessory to a residential building and used by the residents thereof for personal household storage and/or the parking and storage of motorized vehicles and other moveable items such as campers, boats and other types of recreational vehicles owned by the residents of the building, and which is not a separate commercial enterprise available to the general public.

(Added 5-9-16)

Golf Course: A tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways and hazards and that may include a clubhouse, which may include dining facilities, and shelters as accessory uses. *(Added 11-14-16)*

Grade Plane: As defined in the latest edition of the *International Building Code (IBC)* published by International Code Council. *(Added 11-16-15)*

Gravel/Loam/Sand or Stone Removal, Commercial: The removal of soil or earth including but not limited to sod, loam, sand, gravel, clay, peat, hardpan, rock, quarried stone or mineral products from land as a commercial business. *(Added 11-14-16)*

Greenhouse, Commercial: A greenhouse which grows plants which are sold at retail or wholesale. *(Added 11-14-16)*

Gross Floor Area: The sum of the gross horizontal area of the several floors of a building, measured from the exterior faces of the exterior walls or from the center of the common walls of attached buildings. Gross floor area includes basement floors, attic floor space, halls, closets, stairwells, space devoted to mechanical equipment, and enclosed porches.

Gross Vehicle Weight Rating (GVWR): The value specified by the manufacturer as the loaded weight of a single vehicle including the vehicle's chassis, body, engine, engine fluids, fuel, accessories, driver, passengers and cargo but excluding that of any trails, as established by the National Highway Traffic Safety Administration, U.S. Department of Transportation. *(Added 11-16-15)*

Home-Based Business: An occupation or business activity conducted and/or managed in whole (or in part) within a dwelling or structure accessory thereto by a person residing on the premises which results in the sale or provision of a product or service. A home-based business is an accessory use, incidental and subordinate to the primary residential use of the property. *(Amended 11-16-15)*

Home Site: A specific lot within an ARCPUD Single Family Subdivision that is designated for the placement of a single-family dwelling.

Hotel: A building or buildings containing rooming units for transient overnight lodging accommodations, without individual cooking facilities, and having a common entrance or entrances and which may include accessory uses such as a conference facility or restaurant. As used in this Bylaw, hotel shall not include a boarding house, lodging house or rooming house, or Multi-Family Building. *(Amended 11-18-19)*

Impervious Coverage: That portion of a lot that is covered by buildings, including accessory buildings, and all paved and other impervious surfaces. Impervious coverage shall be determined by dividing the combined area of the footprint of all buildings and all paved and impervious surfaces on a lot by the total area of the lot. *(Added 11-14-16)*

Impervious Surface: Material or structure on, above, or below the ground that does not allow precipitation or surface water to penetrate directly into the soil.

Indoor Storage: An area within a non-residential establishment for the placement and safe keeping of materials, products or equipment. *(Added 11-14-16)*

Industrial Use: Assembling, fabrication, finishing, manufacturing, packaging, or processing of goods, or mineral extraction.

Infill Dwelling Unit: As specified in Section 8.1 of this Bylaw. *(Added 11-14-16)*

Inn: An establishment that provides temporary overnight lodging to the general public for compensation, not to exceed 10 guest rooms, for transient guests and where a dining room for the serving meals may be operated on the premises, and wherein the owner or operator may or may not maintain a place of principal residence. *(Added 11-14-16)*

Institutional Use: Public or public/private group use of a non-profit nature, typically engaged in public services, e.g., house of worship, non-profit cultural center, charitable organization, or a government-owned or operated structure or land used for public purposes.

Kennel: One pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting or other purposes, and including any shop where dogs are on sale, and also including every pack or collection of more than four dogs three months old or over owned or kept on a single premises irrespective of the purposes for which they are maintained. *(Amended 11/13/23)*

LIP: Massachusetts Local Initiative Program pursuant to G.L. c. 40B. *(Added 5-8-17)*

Livery/Riding Stable: A facility designed and equipped for the feeding, boarding, exercising or training of horses not owned by the owner of the premises and for which the owner of the premises receives compensation, and which may include instruction in riding, jumping or showing or where horses may be hired for riding. *(Added 11-14-16)*

Local Convenience Retail: A retail establishment that primarily serves the needs of residents of a local neighborhood, which offers a limited line of merchandise desired by the convenience shopper and may include a vehicle fuel station.

Lodge or Club: A facility operated by a private, non-profit organization established around a common interest such as a fraternal, civic, alumni, social, recreational or sports club, or other similar organization, to which membership is limited or controlled. May include meeting space, dining facilities, and outdoor areas. *(Added 11-14-16)*

Long-Term Care Facility: A building or group of buildings which is licensed or approved by the Massachusetts Department of Public Health to provide 24-hour, intensive, skilled and supportive nursing care, convalescent or chronic care under medical supervision to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. A Long-Term Care Facility also typically provides personal care services in a supervised environment and may contain common areas for therapy, recreation and dining. Further, the facilities may also include on premise medical offices and treatment facilities related to the care of the residents.

Lot: A single area of land in one ownership defined by bounds or boundary lines in a recorded deed or shown on a recorded plan.

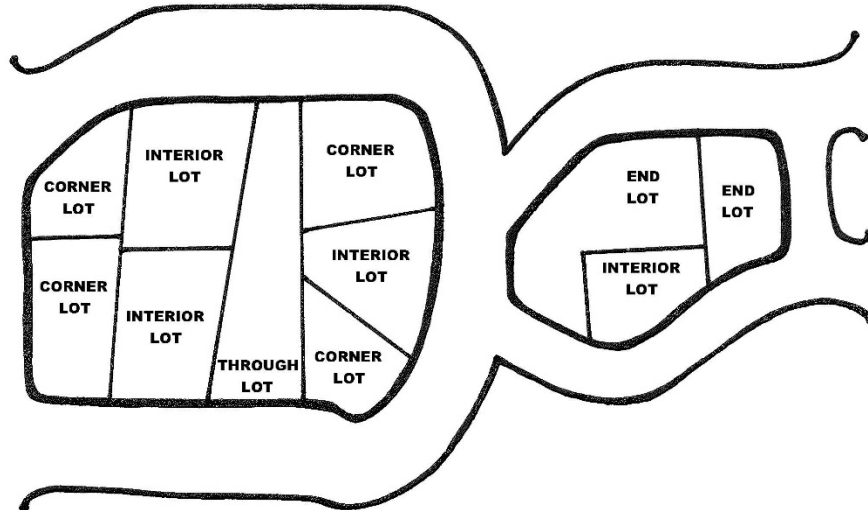
- **Lot, Corner:** A lot that is contiguous with the intersection of two streets meeting at an angle of less than one-hundred and thirty-five degrees. A corner lot has two front lot lines.

A lot that is contiguous with one street and located at an arc of said street which is less than one hundred and thirty-five degrees shall also be defined as a corner lot. *(Added 5-8-17)*

- **Lot, End:** A lot that is contiguous with the intersections of one or more streets meeting at an angle of less than one-hundred and thirty-five degrees at two or more points. An end lot has at least three front lot lines. A lot that is contiguous with one or more streets and located at an arc of said streets which is less than one hundred and thirty-five degrees at two or more points shall also be defined as an end lot. *(Added 5-8-17)*
- **Lot, Interior:** Any lot which is not a Corner Lot or an End Lot. *(Added 5-8-17)*
- **Lot, Through:** An interior lot having a pair of parallel, or approximately parallel, front lot lines and street frontages. *(Added 5-8-17)*

See FIGURE A – Lot Types

FIGURE A – LOT TYPES



(FIGURE A added 5-8-17)

Lot Area: The total area of a lot, including land over which permanent easements have been granted, but not including the area of any street rights-of-way. *(Amended 5-8-17)*

Lot Coverage: That portion of the lot that is covered by buildings, including accessory buildings. Lot coverage shall be determined by dividing the area of the footprint of all buildings on a lot by the total area.

Lot Frontage: The length of a lot line(s) measured at the street right-of-way line.

Lot Line: A line of record bounding a lot that divides one lot from another lot or from a way or any public space.

- **Lot Line, Front:** A lot line separating a lot from a street right-of-way.
- **Lot Line, Rear:** Any lot line other than a front or side lot line. *(Amended 5-8-17)*
- **Lot Line, Side:** Any lot line which intersects a front lot line. *(Amended 5-8-17)*

Low or Moderate Income: Household income that does not exceed 80 percent of the area median family income as determined by the United States Department of Housing and Urban Development (HUD), then in effect.

Manufacturing: The transformation or processing of raw materials or substances, components, or parts into new finished or semi-finished products by the use of machines, tools and labor through a mechanical, chemical or other process. May also include the blending of materials, fabrication, the assembly of component parts, and the packaging of products for distribution, storage and sale. *(Added 5-8-17)*

- **Assembly:** The putting together of manufactured parts to make a machine or other completed product. *(Added 5-8-17)*
- **Fabrication:** A manufacturing process in which an item is made from raw or semi-finished materials instead of being assembled from ready-made components or parts. *(Added 5-8-17)*
- **Packaging:** The enclosing or protecting of manufactured products for distribution, storage, sale and use. *(Added 5-8-17)*
- **Processing:** A manufacturing process in which a series of mechanical or chemical operations takes place on something in stages or a sequence of actions taken in order to change or preserve something during production. *(Added 5-8-17)*
- **Light Manufacturing:** The manufacturing of finished products or parts from predominantly previously prepared materials, which may include processing, fabrication, assembly, treatment, and packaging of such products, provided that all manufacturing activities are contained entirely within a building and any resulting noise, dust, glare, odor, smoke, heat, and vibration are confined entirely within the building. *(Added 5-8-17)*

Maximum Affordable Purchase Price or Rent: A selling price or monthly rent that does not exceed the maximum purchase price or rent guidelines of the program used to qualify Affordable Dwelling Units for inclusion on the EOHLC Chapter 40B Subsidized Housing Inventory.

Medical Office or Clinic: An establishment primarily engaged in delivering medical, surgical, psychiatric, or other health-related services to individuals on an outpatient basis, including the offices of physicians, dentists and other health practitioners, and/or outpatient care facilities.

Medway Affordable Housing Trust: An organization established by the Town of Medway pursuant to G.L. c. 44, § 55C to support the creation and preservation of affordable housing in order to secure rental and homeownership opportunities for Low or Moderate Income Households. *(Added 5-8-17)*

Medway Affordable Housing Trust Fund: A fund established by the Town of Medway pursuant to G.L. c. 44, § 55C for the purpose of receiving, holding, investing, and/or expending funds to reduce the cost of housing for Qualified Purchasers and Renters, or for the purpose of encouraging, creating, preserving, or subsidizing the construction or rehabilitation of housing for Qualified Purchasers and Renters. Sources of receipts for the Fund shall be as specified in Section 2.18 of the Medway General Bylaws. *(Added 5-8-17)*

Membrane Structure: An air-inflated, air-supported, tensioned, cable or frame-covered structure as defined by the International Building Code and not otherwise defined as a tent or canopy. *(Added 5-9-16)*

Mining: The removal or relocation of geologic materials such as topsoil, sand, gravel, metallic ores, or bedrock.

Mixed-Use Building: A building that includes residential units and one or more retail, municipal, service, office, commercial or other business uses allowed in the zoning district. *(Added 5-10-21)*

Mixed-Use Development: A development project that combines retail/commercial, service, and/or office uses with residential in the same building or on the same site. *(Added 5-8-17)*

Mobile Home or Trailer: the following shall be considered a Mobile Home or Trailer:

- **Mobile Home:** A manufactured home as defined in G.L. c. 140, § 32Q.
- **Pick-Up Coach:** A structure mounted on a vehicle chassis (self-propelled or otherwise) intended for use as a dwelling for travel, recreation or vacation use.
- **Motor Home:** A portable dwelling used for travel, recreation or vacation and constructed as an integral part of a self-propelled vehicle.

Modular Home: A dwelling that is prefabricated at a factory or other off-site location and containing complete electrical, plumbing and sanitary facilities, which is designed to be installed on a permanent foundation for permanent living quarters, excluding Mobile Homes and Trailers. A Modular Home shall comply with the State Building Code.

Motel: A building intended and designed solely for transient or overnight occupancy divided into separate rooms within the same building, each of which has a separate outside entrance leading directly to the room, without a common entrance to the rooms, and with or without public dining room facilities, but shall not include a boarding house, lodging house or rooming house, or Multi-Family Building. *(Amended 11-18-19)*

Multi-Family Building: A building containing three or more dwelling units, intended and designed to be occupied by three or more families living independently in separate dwelling units. *(Amended 11-18-19)*

Multi-Family Development: A residential development of more than one building comprised of at least one Multi-Family Building or Apartment Building and which may also include existing residential buildings and one or more two family houses/duplexes. *(Amended 11-18-19)*

Municipal Use: Any use, building, facility or area owned or leased by and operated by the Town of Medway. *(Added 11-14-16)*

Non-profit Organization: A corporation organized, registered and operated as a nonprofit organization under state or federal law, such as General Laws chapter 180 or recognized under Section 501 (c) (3) of the IRS code. *(Added 11-14-16)*

Nursery: Land used to raise plants, flowers, shrubs, bushes, or trees grown on the premises for sale or transplanting. May include greenhouses and retail sales of associated nursery goods and products.
(Added 11-14-16)

Off-Site Unit: An Affordable Housing Unit produced by the Applicant on a site other than the primary residential development in compliance with Section 8.6 of the Medway Zoning Bylaw.
(Added 5-8-17)

Office: A room or group of rooms lawfully used and maintained for conducting the affairs of a business, profession, service industry, or government exclusive of the receipt, retail sale or processing of merchandise.

One-Ownership: An undivided ownership by one person or by several persons whether the tenure be joint, in common, or by entirety.

Open Space: Those areas of a lot on which no building or structure is permitted except as authorized by other provisions of this Bylaw, and which shall not be used for streets, driveways, sidewalks, parking, storage or display. Open space may serve as areas for buffers, active and passive recreation, natural and scenic resource protection, land conservation, or other similar uses and may include landscaped areas.
(Added 11-14-16)

Open Space Residential Development (OSRD): As specified in Section 8.4 of this Bylaw.
(Added 11-14-16)

Outdoor Dining: A dining area with tables and seating available for restaurant-style eating outdoors, usually located on the sidewalk or an open area adjacent to its affiliated restaurant, and usually operated on a seasonal basis.
(Added 11-14-16)

Outdoor Display: The temporary display of goods and products sold by a business establishment, located on the same premises, and limited to the hours the business is open. Outdoor displays are prohibited on any parking, delivery or loading areas; fire lanes; drive aisles; or sidewalks where less than 6 feet of sidewalk width remains for pedestrian access; or any other location that could cause a safety hazard.
(Added 11-14-16; amended 11-15-21)

Outdoor Storage: The outside storage or display, as an accessory use, of materials, supplies, goods or manufactured products, equipment, machinery, vehicles, and pallets, produced or used by the principal use of the property, for more than a twenty-four hour period. Also includes cargo storage containers and membrane structures which are located on the premises.
(Added 11-14-16 and amended 11-18-19)

Parking, Frontage – Off-street surface parking spaces placed between a public street and the street facing façade of a building to encourage customers with their apparent convenience.

Parking, Shared – The joint use of a parking area or facility for more than one use at different times.
(Added 5-13-19)

Parking, Structured - A building or structure consisting of more than one level and used for the temporary parking of motor vehicles.
(Added 5-13-19)

Parking, Tandem - A parking space that is located after or behind another in a lengthwise fashion. The space is accessed only by passing through another parking space from a street, lane, drive aisle or driveway. *(Added 5-13-19)*

Parking, Valet - A service offered by a business whereby an attendant parks and retrieves patrons' vehicles. *(Added 5-13-19)*

Parking Lot – An area used for the temporary parking of motor vehicles for a fee or as the principal use but excluding accessory parking for customers and employees. *(Added 11-16-20)*

Person: An individual, corporation, owner(s), lessee, or licensee, as well as the agent for each of them.

Personal Care Service Establishment: An establishment providing personal care and grooming services to individuals including but not limited to a barber shop, beauty shop, hair salon, nail salon, tanning salon, cosmetology and spa services, and other similar services. *(Added 11-14-16)*

Premises: A lot together with all buildings, structures, and uses thereon.

Professional Use: The lawful use of a building or premises by a person or persons involved in the dispensation of a service that involves some specialized skills or knowledge, a learned occupation, or special education in the liberal arts or sciences, or that requires connections to other businesses not easily or readily available to the general public including, but not limited to, medical practitioners, lawyers, accountants, architects, financial services, insurance agents, stockbrokers, engineers, realtors or other members of a recognized profession which may or may not require licensing by the Commonwealth of Massachusetts, or certification by a private accreditation society.

Public Utility: A public service corporation, either private or municipal, supplying or transmitting gas, water, electricity, or communications to any or all members of the public and subject to Federal, State, or Town regulations by virtue of its natural or legal monopoly.

Qualified Purchaser: A Low- or Moderate-Income Household that purchases and occupies an Affordable Housing Unit as its principal residence.

Qualified Renter: A Low or Moderate-Income Household that rents and occupies an Affordable Housing Unit as its principal residence.

Recharge Areas: Areas that collect precipitation or surface water and carry it to aquifers. Recharge areas may include areas designated as Zone I, Zone II, or Zone III for purposes of the Groundwater Protection District.

Recorded or Of Record: Recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court, or a record title to a parcel of land disclosed by any or all pertinent public records.

Recreational Facility: A public or private establishment designed and equipped for the conduct of sports, recreational, educational, and/or leisure-time activities including but not limited to fields, courts, swimming pools, rinks, tracks, golf courses, mini-golf, driving ranges, and other similar uses. The facility may be comprised of indoor and outdoor facilities, a clubhouse and/or

other customary accessory buildings and uses and may include the provision of seasonal, organized youth and/or family-oriented programs and overnight accommodations. *(Added 11-14-16)*

- **Recreational Facility, Commercial:** A recreational facility operated as a business and open to the general public for a fee. *(Added 11-14-16)*
- **Recreational Facility, Private:** A recreational facility open only to bona fide members and guests of such organization. *(Added 11-14-16)*

Recreational Marijuana Establishment (RME): A marijuana independent testing laboratory, marijuana product manufacturer, or marijuana cultivator, all as defined in General Laws chapter 94G, §1, but not including Recreational Marijuana Retailers or Recreational Marijuana Social Consumption Establishments. *(Added 3-19-18 and amended 5-21-18)*

Recreational Marijuana Retailer: An entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers. *(Added 3-19-18 and amended 5-21-18)*

Recreational Marijuana Social Consumption Establishment: A Recreational Marijuana Social Consumption Establishment may purchase marijuana from licensed recreational marijuana establishments and sell single servings of marijuana to consumers for consumption on the premises. *(Added 5-21-18)*

Regulatory Agreement: A tri-party contract provided by EOHLC and entered into by EOHLC, the Town of Medway and the developer of Affordable Housing Units. The Agreement specifies the rights and responsibilities of the three parties throughout a housing unit's term of affordability including compliance monitoring, enforcement of affordable housing restrictions, and affirmative fair housing marketing requirements. A Regulatory Agreement is recorded with the relevant registry of deeds or land court registry district. *(Added 5-8-17)*

Renewable Energy: Energy derived from natural resources which are regenerated over time through natural processes. Such energy sources include the sun (solar); wind; moving water (hydro and wave); organic plant materials (biomass); and the earth's heat (geothermal). Renewable energy resources may be used directly, or used indirectly to create more convenient forms of energy. Renewable energy sources also include landfill gas, fuel cells, battery energy storage facilities, recharging stations for electric and hydrogen powered vehicles and biofuels. *(Amended 11-16-20)*

Recreational Vehicle: A vehicular type portable structure without a permanent foundation that can be towed, hauled or driven and that is primarily designed or modified to serve as a temporary living accommodation for recreational, camping and travel use and includes but is not limited to travel trailers, truck campers, caravan, camping trailers, and self-propelled motor homes. *(Added 5-9-16)*

Repair Shop: An establishment where household machines, equipment, tools, appliances and other similar items can be taken to be repaired or serviced, but not including vehicle repair. *(Added 11-14-16)*

Research and Development Facilities: Those used primarily for research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This

can include the design, development and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes or specialized machinery and devices integral to research or testing may be associated with research and development facilities.

Restaurant: A business establishment principally engaged in the preparation, serving, and sale of food and beverages to be consumed either on or off the premises, which includes indoor and/or outdoor seating and which may include wait service. *(Added 11-16-15)*

Retail Sales: Establishments engaged in the buying, receiving, selling and renting of goods or merchandise to the general public and which may include the rendering or associated services incidental to the sale of such goods or merchandise. Said merchandise being offered shall be stocked and displayed primarily within the building.

Retail Sales, Outdoors: Retail sales establishments where the display of products occurs primarily outside of a building or structure, including but not limited to automotive and recreational vehicles, boats, garden supplies, farm equipment, motor homes, burial monuments, building and landscape materials, and lumber yard.

Retention Pond: A wet or dry stormwater holding area, either natural or manmade, which does not have an outlet to adjoining watercourses or wetlands other than an emergency spillway.

Roof: The primary outside protective covering of the top of a building. This includes but is not limited to hip, gable, flat, gambrel, mansard, and shed roof types. Roof shall also mean the exterior protective covering affixed to the top of all other elements projecting from a building façade or its roof including but not limited to porches, dormers, or other similar appurtenances.

Sawmill: A place or building in which timber from off the premises is sawed, split, shaved, planed, stripped, chipped or otherwise processed by machinery into planks, boards, mulch, firewood or other wood products. *(Added 11-14-16)*

Self-Storage Facility: A structure containing separate, individual, and private storage spaces of varying sizes leased or rented for varying period of time for personal, household, or business storage. *(Added 5-9-16)*

Senior: An individual who is fifty-five years of age or older.

Service Establishment: Establishment engaged primarily in providing assistance, as opposed to products, to individuals or businesses and other enterprises, including but not limited to such business, social, personal and educational services as a fitness facility, optician, dry cleaner, laundromat, shoe repair, printing/copying, tailor, music lessons, travel agency, and other similar businesses and services. *(Amended 11-13-17)*

Setback: The distance between a structure and any lot line.

Shed: A detached accessory structure not exceeding one hundred and twenty square feet in gross floor area and ten feet in height.

Shopping Center/Multi-Tenant Development: A group of two or more business establishments designed, planned, constructed and managed as a total entity, located in one or more buildings

on one or more lots under single or multiple ownership, with customer and employee parking provided on site.
(Amended 5-9-16)

Sign: Any object, design, device, display or structure intended for public view from outside a building, used by a private or public entity to identify, announce, advertise or direct attention to any place or location, object, business, institution, organization, profession, merchandise, product, activity, service, event, person, idea or statement, or to communicate information of any kind to the public by any means including words, letters, figures, designs, pictures, symbols, fixtures, colors, and illumination. Sign shall mean and include any permanent or temporary structure, models, objects, banners, pennants, insignias, trade flags, or other representations that are on a public way or on private property within public view from a public or private street, way or parking area. Any exterior structural surface that is internally or indirectly illuminated or decorated with gaseous tubes or other lights shall be considered a sign.

NOTE - For definitions of various types of signs, see Section 7.2.

Single Family House: A dwelling intended and designed to be occupied by a single family, but not including a trailer whether detached or attached to the ground.

Street:

- A public way or way which the Town Clerk certifies is maintained and used as a public way.
- A way shown on a definitive subdivision plan approved and endorsed under the Subdivision Control Law and recorded with the Norfolk County Registry of Deeds that is constructed or secured through a covenant or suitable performance guarantee.
- A way already physically in existence on the ground when the Subdivision Control Law become effective in Medway and having, in the opinion of the Planning and Economic Development Board, adequate width, construction, and grades for the needs of vehicular traffic for the existing and future buildings and uses abutting thereon or to be served thereby.

Structure: Anything constructed or erected at a fixed location on the ground to give support or to provide shelter.

Studio: A building, room or space where a craftsperson, artist, sculptor, photographer, musician or other artisan, designer or craftsperson works and which may include incidental accessory uses such as a gallery, retail sales of art produced on the premises, and instruction.
(Added 11-14-16)

Subsidized Housing Inventory: The Massachusetts EOHLC Chapter 40B Subsidized Housing Inventory pursuant to state regulations as may be amended from time to time.

Theatre: A building, part of a building or outdoor area where plays, dramatic presentations and stage entertainment, etc. are performed.
(Added 5-9-16)

Town House: A residential building of two or more stories in height containing a single dwelling that is one of a group of three or more such buildings that are attached or semi-attached to one

another sharing at least one common or party or fire wall and with each building having at least one floor at ground level with a separate entrance. A town house may be constructed on its own individual and separate lot or may be one of several individual dwellings on a common lot, but if it is part of an ARCPUD Single Family Subdivision, each town house shall be constructed on an individually defined home site on an individual lot.

Toxic or Hazardous Material: Any substance or mixture of physical, chemical, or infectious characteristics posing a significant hazard, actual, or potential to water supplies or other hazards to human health if such substance or mixture were discharged to land or water of the Town. Toxic or hazardous materials include, without limitation, synthetic organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalis, and all substances defined as Toxic or Hazardous under G.L. c. 21C and Chapter 21E and 310 CMR 30.00, and also include such products as solvents and thinners in quantities greater than normal household use.

Tract: An area, piece of land, property, site, parcel or lot or a combination thereof. *(Added 5-7-17)*

Trailer: A non-motorized vehicle, often a long platform or box/container with two or more wheels, which is pulled behind a motorized vehicle and used to transport things. *(Added 11-14-16)*

Two Family House/Duplex: A building intended and designed to be occupied by two families living independently in separate dwelling units within the same building, each of which has direct access to the outside. *(Added 5-8-17)*

Useable Floor Space (Net Floor Area): The total area of all floors of principal and accessory buildings or structures on a lot, excluding stairwells and elevator shafts, equipment/utility rooms, rooms used for the storage of merchandise not accessible to the public, rooms/areas dedicated exclusively for employee use, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for permitted uses.

Vehicle Fuel Station: Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sale of fuel for motor vehicles.

Vehicle Repair: Any building, land area, or other premises, or portion thereof, used for the maintenance, painting, servicing, repair or leasing of motor vehicles.

Veterinary Hospital: A building where animals are given medical care, observation and treatment including surgery for their diseases and injuries and which may include the short-term boarding of animals during their convalescence. *(Added 11-14-16)*

Warehouse/Distribution Facility: A building or area used primarily for the storage of raw materials, manufactured goods, products, cargo or equipment before their export or distribution for sale to retailers, wholesalers, or directly to consumers. *(Added 11-14-16)*

Wholesale: The business of selling things in large quantities to other businesses for resale rather than to individual retail consumers. *(Added 11-14-16)*

Wholesale/Commercial Bakery: An establishment engaged in the preparation and production of baked goods for transport and sale off site. The limited retail sale of baked goods may occur as an incidental or accessory use. *(Added 11-16-15)*

Wholesale Showroom: A room or space used for displaying a company's products, goods and merchandise not for direct sale to consumers. *(Added 11-14-16)*

Zone II: That area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at approved yield with no recharge from precipitation), as approved by the Department of Environmental Protection.

SECTION 3. ADMINISTRATION

3.1. ENFORCEMENT, VIOLATIONS, AND PENALTIES

- A. The Building Commissioner appointed under the provisions of G.L. c. 143 is hereby designated and authorized as the officer charged with the interpretation and enforcement of this Zoning Bylaw.
- B. It shall be unlawful for any owner or person to erect, construct, reconstruct, convert, or alter a structure, or change the use, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving from the Building Commissioner the required permit therefore.
- C. No premises, and no building erected, altered, or in any way changed as to construction or use under a permit or otherwise, shall be occupied or used without a certificate of occupancy issued by the Building Commissioner. No certificate of occupancy permit shall be issued until the premises, structure, and its uses and accessory uses comply in all respects with this Zoning Bylaw.

(Amended 11/13/2023)

D. Enforcement.

- 1. Any person may file a written request to the Building Commissioner for enforcement of this Zoning Bylaw with reference to an alleged violation. If upon investigation and inspection the Building Commissioner finds evidence of such violation, he shall give notice thereof in writing to the owner and occupant of said premises and demand that such violation be abated within such time as the Building Commissioner deems reasonable. Such notice and demand may be given by mail, addressed to the owner at his address as it then appears on the records of the Board of Assessors and to the occupant at the address of the premises.
 - 2. If after such notice and demand the violation has not been abated within the time specified therein, the Building Commissioner shall institute appropriate action or proceedings in the name of the Town of Medway to prevent, correct, restrain or abate such violation of this Zoning Bylaw.
 - 3. If the Building Commissioner determines that there is no violation, he shall give written notice of his decision to the complaining person within fourteen days after the receipt of such request.
- E. **Appeal.** An appeal to the Board of Appeals may be taken by any person aggrieved by reason of inability to obtain a permit or enforcement action from the Building Commissioner, as provided in G.L. c. 40A, § 8, as amended.

F. Penalty.

- 1. Anyone who violates a provision of this Zoning Bylaw, or any condition of a variance, site plan review decision or special permit, shall be punishable by a fine of not more than three hundred dollars for each offense, by indictment or on complaint before a district court in accordance with G.L. c. 40, §21 or by noncriminal disposition in accordance with Section

3.1.F.2. Each day during which any portion of a violation continues shall constitute a separate offense. (amended 11-10-25)

2. As an alternative means of enforcement, the Building Commissioner may impose noncriminal penalties pursuant to G.L. c. 40, § 21D and Article 19 of the Town's General Bylaws, in accordance with the following schedule:
 - a. First offense: warning (verbal or written)
 - b. Second offense: one hundred dollars
 - c. Third offense: two hundred dollars
 - d. Fourth and each subsequent offense per violation: three hundred dollars

3.2. ZONING BOARD OF APPEALS

- A. **Establishment.** There shall be a Zoning Board of Appeals (herein sometimes referred to as the "Board of Appeals") consisting of five members and two associate members appointed by the Select Board for terms of three years. No person shall be a member or an associate member of both the Planning and Economic Development Board and the Zoning Board of Appeals at the same time. The appointment, service, and removal or replacement of members and associate members and other actions of the Board of Appeals shall be as provided for in G.L. c. 40A. (Amended 11-14-22; 11-10-25)
- B. **Powers.** The Board of Appeals shall have the following powers:
 1. To hear and decide appeals in accordance with G.L. c. 40A, § 8, as amended.
 2. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 9, applications for special permits when designated as the special permit granting authority herein.
 3. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 6, applications for special permits to change, alter, or extend lawfully pre-existing non-conforming uses and structures to the extent allowed by Section 5.5.
 4. To hear and decide petitions for variances in accordance with G.L. c. 40A, § 10, including variances authorizing a use or activity not otherwise permitted in a particular zoning district. (Amended 11-19-18)
 5. To hear and decide applications for comprehensive permits for construction of low or moderate income housing, as set forth in G.L. c. 40B, §§ 20-23.
 6. To act on appeals under G.L. c. 41, §81Y and 81Z.
- C. **Rules and Regulations.** The Board of Appeals shall adopt rules and regulations for the administration of its powers and shall file a copy of such regulations with the Town Clerk.

- D. The Board of Appeals may adopt reasonable administrative fees and fees for employing outside consultants to assist the Board with its review of special permits, variances, administrative appeals, and applications for comprehensive permits in accordance with its regulations.

3.3. PLANNING AND ECONOMIC DEVELOPMENT BOARD

- A. **Establishment.** There shall be a Planning and Economic Development Board consisting of five elected members, and one associate member appointed for a term of two years jointly by the Planning and Economic Development Board and Select Board, as provided in G.L. c. 40A, § 9. *(Amended 11-14-22)*
- B. **Powers.** The Planning and Economic Development Board shall have and exercise all the powers granted to Planning Boards by the General Laws, including Chapters 40, 40A, and 41, and by this Zoning Bylaw, including but not limited to the following:
1. To hear and decide applications for special permits when designated as the special permit granting authority herein.
 2. To review site plans pursuant to Section 3.5.
- C. **Rules and Regulations.** The Planning and Economic Development Board shall adopt rules and regulations not inconsistent with the provisions of the Zoning Bylaw for conduct of its business and otherwise carrying out the purposes of said Chapter 40A and this Zoning Bylaw, and shall file a copy of such rules in the office of the Town Clerk.
- D. **Fees.** The Planning and Economic Development Board may adopt reasonable administrative fees for petitions for special permits and site plan review, and fees for employing outside consultants to assist the Board with its review of special permits in accordance with its regulations.

3.4. SPECIAL PERMITS

- A. **Procedures.** Application for a special permit shall be filed in accordance with the rules and regulations of the applicable special permit granting authority and G.L. c. 40A.
- B. **Public Hearing.** The special permit granting authority shall hold a public hearing within sixty-five days of receipt of a special permit application, and shall issue a decision no later than ninety days from the close of the public hearing. Notification requirements for a public hearing shall be in accordance with G.L. c. 40A, § 11. *(Amended 5-8-17)*
- C. **Decision Criteria.** Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In making its determination, the special permit granting authority, in addition to any specific

factors that may be set forth in other sections of the Zoning Bylaw, shall make findings on all of the applicable criteria specified below:

(Amended 5-8-17)

1. The proposed site is an appropriate location for the proposed use.

2. Adequate and appropriate facilities will be provided for the operation of the proposed use.
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.
5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.
7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.
8. The proposed use is consistent with the goals of the Medway Master Plan.
9. The proposed use will not be detrimental to the public good.

(Amended 5-8-17)

D. **Conditions.** Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Zoning Bylaw. Such conditions may include but shall not be limited to the following:

1. Deadline to commence construction.
2. Dimensional standards more restrictive than those set forth in Section 6 of this Zoning Bylaw.
3. Limitations on signage, number of vehicles or parking spaces, noise, or hours of operation of construction equipment.
4. Limitation of size, method or hours of operation, extent of facilities, or other operating characteristics of a use.
5. Requirements pertaining to integrated emergency or alarm systems, maintenance, landscaping, dust control, wastewater disposal or water supply, bond or other performance guarantee.
6. Requirements for independent monitoring, at the expense of the applicant, and reporting to the Building Commissioner, if necessary to ensure continuing compliance with the conditions of a special permit or of this Zoning Bylaw.
7. Term for years with or without automatic renewals, to the extent allowed by law.
8. The date of when the special permit shall commence.
9. On-site and off-site mitigation measures to ensure that the petitioner properly alleviates the development's impacts on the neighborhood and/or community.

(Added 5-8-17)

(Added 5-8-17)

10. Other limitations as may be reasonably related to reducing any adverse impact on, or increasing the compatibility of the proposed use, structure or activity with, the surrounding area.
- E. **Lapse.** Special permits shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause.
- F. Special permits shall not take effect until recorded with the Registry of Deeds or Registry District of the Land Court, as applicable, as provided in G.L. c. 40A, § 11. Proof of recording shall be presented to the Building Commissioner.
- G. **Use of Outside Consultants.** Any special permit granting authority may hire professional consultants at the applicant's expense pursuant to G.L. c. 44, § 53G to assist with review of a special permit application, provided that the procedures for hiring outside consultants are set forth in the applicable board's rules and regulations.
- H. **Coordinated Permitting**
 1. If a proposed activity or use requires major or minor site plan review pursuant to Section 3.5 Site Plan Review and one or more special permits, except special permits under Section 5.5 Nonconforming Uses and Structures, the Planning and Economic Development Board shall serve as the special permit granting authority. The Planning and Economic Development Board shall review and conduct the public hearing concurrently and may issue a single decision.
(Amended 5-10-21)
 2. If a proposed activity or use requires administrative site plan review and one or more special permits, the Special Permit Granting Authority shall serve as the Administrative Site Plan Review Team. Notwithstanding anything to the contrary in this bylaw, the deadline for acting on the Administrative Site Plan application shall be the same deadline as for the related special permit.
(Added 11-18-19; amended 11-15-21; 5-11-26)

3.5. SITE PLAN REVIEW

3.5.1 Purposes

Site plan review is a means of managing the aesthetics and environmental impacts of land use by the regulation of permitted uses, not their prohibition. Its purpose is to:

- provide a standard process to review proposed development and redevelopment projects for compliance with the *Medway Zoning Bylaw* (Added 5-21-18)
- assure protection of the public interest consistent with a reasonable use of the site for the purposes permitted in the district; and promote and encourage desired community characteristics as expressed in the *Master Plan* and *Design Review Guidelines*

3.5.2 Requirements

- A. No building permit shall be issued for any use, site, or building alteration, or other improvement that is subject to this Section 3.5 unless an application for site plan review has been prepared in accordance with the requirements herein and unless such application has been approved by the Planning and Economic Development Board (hereinafter referred to in this Section as the Board) or its designee in the instance of administrative site plan review.
- B. Unless specifically authorized by the terms of the site plan review decision, a final certificate of occupancy shall not be issued until the project has been completed in accordance with the approved and endorsed plan and the applicant has complied with or satisfied all conditions of the site plan review decision. *(Amended 5-21-18)*
- C. Any work done in deviation from an approved site plan shall be a violation of this Bylaw unless such deviation is approved in writing by the Board or its designee or is determined by the Building Commissioner to be an insubstantial change.
- D. Any use or structure or expansion thereof which is exempt in whole or in part from local zoning bylaws under Massachusetts G.L. c. 40A, § 3 is subject to site plan review only to the extent allowed by law. No such use or structure or expansion thereof shall be subject to major site plan review; any such use or structure or expansion thereof that would otherwise be subject to major site plan review pursuant to Section 3.5.3 shall be subject instead to minor site plan review, and only to the extent allowed by law. *(Added 11-10-25)*

3.5.3. Applicability

- A. Site plan review shall apply to the following:

- 1. **Major Site Plan Review:**

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:
 - i. the addition of 2,500 square feet or more of gross floor area; or
 - ii. the addition of twenty or more new parking spaces
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of twenty or more new parking spaces.
- c. The redesign of the layout or configuration of an existing parking area of forty or more parking spaces
- d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas
- e. Removal, disturbance, and/or alteration of 20,000 square feet or more of existing impervious surface.

f. Tier 2 Battery Energy Storage Systems

(Amended 5-21-18 and 11-14-22)

2. Minor Site Plan Review:

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:
 - i. the addition of 1,000 to 2,499 square feet of gross floor area; or
 - ii. the addition of ten or more but less than twenty new parking spaces
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces; or
- c. The redesign of the layout or configuration of an existing parking area of twenty to thirty-nine parking spaces
- d. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.
- e. Installation of a wireless communication facility as defined in Section 8.7 of this Zoning Bylaw. *(Added 11-18-19)*
- f. Installation of electric vehicle charging station(s) with digital advertising signage. *(Added 5-10-21)*
- g. Tier 1 Battery Energy Storage Systems *(Added 11-14-22)*

3. Administrative Site Plan Review - New construction or any alteration, reconstruction, renovation or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which is not subject to Major or Minor Site Plan Review but which involves one or more of the following:

- a. The addition of more than 500 but less than 1,000 square feet of gross floor area, or *(Amended 5-10-21)*
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of up to nine new parking spaces *(Amended 5-13-19)*
- c. The creation of a new parking area involving the addition of up to nine new parking spaces *(Amended 5-13-19)*
- d. The redesign of the layout or configuration of an existing parking area of ten to nineteen parking spaces *(Amended 5-10-21)*
- e. A change in curb cuts or vehicular access to a site from a public way *(Amended 5-10-21)*
- f. Installation or alteration of sidewalks and other pedestrian access improvements

- g. Removal of trees greater than 18 inches in diameter at four feet above grade
(Amended 11-18-19)
- h. Installation of fencing or retaining walls
- i. Outdoor placement of cargo containers, sheds, and/or membrane structures; the permanent installation of outdoor equipment; and/or the use of an outdoor area of 50 square feet or more for storage of materials
(Amended 5-10-21)
- j. Removal, disturbance and/or alteration of 5,000 to 9,999 square feet of impervious surface
(Amended 5-10-21)
- k. Reduction in the number of parking spaces
- l. Installation of donation box
(Amended 11-18-19)

4. Façade Improvement Review

- a. Applicability. This section shall apply to exterior alteration, reconstruction, or renovation of any multi-family, commercial, industrial, or institutional building which is not subject to Major, Minor, or Administrative Site Plan Review, where such alteration, reconstruction or renovation will be visible from a street and will include any of the following:
 - i) installation or replacement of awnings
 - ii) change in a building's exterior surface material
 - iii) rearrangement or addition of windows or doors
 - iv) façade reconstruction or replacement
- b. No building permit shall be issued for any exterior building alteration that is subject to this Section 3.5.3.A.4 unless an application for façade improvement review has been prepared in accordance with the requirements herein and unless such application has been reviewed by the Medway Design Review Committee and a written recommendation is provided to the Building Commissioner or the Design Review Committee has failed to act within thirty days as provided in Section 3.5.3.A.4.d.
- c. Before filing for a building permit with the Building Commissioner for the activities specified in Section 3.5.3.A.4, a facade improvement review application shall first be filed with the Community and Economic Development office for review by the Medway Design Review Committee for compliance with the Medway *Design Review Guidelines*. The submittal of the application shall be in form and format as specified by the Design Review Committee.
- d. The Design Review Committee shall meet with the applicant or its representative to review the proposed façade improvements within twenty-one days of receipt of a complete façade improvement application (referred to herein as the application date) by the Community and Economic Development office. No later than thirty days from the application date, the Design Review Committee shall prepare and provide its written review letter with recommendations regarding the proposed façade

improvements to the Building Commissioner. Failure of the Design Review Committee to act within said thirty days shall be deemed a lack of opposition thereto. These deadlines may be extended by mutual agreement of the Design Review Committee and the applicant. *(Amended 11-12-24)*

5. Relationship to Other Permits and Approvals.

- a. If an activity or use requires major or minor site plan review and one or more special permits, the Board shall serve as special permit granting authority, except special permits under Section 5.5 Nonconforming Uses and Structures. *(Amended 5-10-21)*
- b. If both a special permit and major or minor site plan review are required, the Board shall review and conduct the public hearing concurrently and the Board may issue a single decision.
- c. The Building Commissioner shall not issue a building permit for any project subject to this Section 3.5 unless:
 - i. the Board has approved a site plan therefor or allowed ninety calendar days (in the instance of a major site plan project) to elapse from the site plan submission date unless the applicant has requested an extension in writing; or
 - ii. the Board has approved a site plan therefor or allowed sixty calendar days (in the instance of a minor site plan project) to elapse from the site plan submission date unless the applicant has requested an extension in writing; or
 - iii. Administrative site plan approval has been granted or twenty-one calendar days have elapsed from the site plan submission date unless the applicant has requested an extension in writing.
- d. Site plan projects may also be subject to other Town bylaws and/or permit requirements including but not limited to a Stormwater Management and Land Disturbance Permit, Scenic Road Work Permit, Order of Conditions, water and sewer connection permits, and a Street Opening/Roadway Access Permit. *(Added 5-13-19)*

B. Exemptions. The following shall be exempt from Site Plan Review under this Section 3.5:

1. Single-family and two-family homes, including additions or enlargements and accessory structures.
2. Residential subdivisions approved by the Board under the *Medway Subdivision Rules and Regulations*.
3. Projects in which the only exterior change that is visible from a public or private way, requiring a building permit, pertains to the removal of architectural barriers to comply with the Americans with Disabilities Act (ADA) or regulations of the Massachusetts Architectural Access Board (AAB).

3.5.4 Procedures for Site Plan Review

- A. Pre-Application Review – Before filing a site plan application, applicants for major site plan review shall and applicants for minor site review may schedule a pre-application meeting with the Town's interdepartmental project review team. Applicants may also request an informal, pre-application meeting with the Board to review conceptual plans.
- B. Applicants shall submit an application for major and minor site plan review to the Town Clerk and the Board.
- C. The site plan submission date shall be the date the site plan application is filed with the Town Clerk and the Board, unless the Board notifies the applicant within twenty-one days of submission that the application is incomplete. In such case, the site plan application will not be deemed to have been submitted.
- D. For Major Site Plan Review applications, the Board shall hold a public hearing on the proposed site plan. The public hearing shall conform to the requirements for public hearings and notice under G.L. c. 40A, § 11, and the Board's Site Plan Rules and Regulations. All costs of the public notice requirements shall be at the expense of the applicant.
- E. For Minor Site Plan Review applications, the Board shall review the site plan at a duly posted open meeting. Any public notice to abutters and other parties of interest shall be conducted in accordance with the Site Plan Rules and Regulations.
- F. The Building Commissioner shall review major and minor site plan applications and all associated submittals for compliance with the Zoning Bylaw and provide written communication to the Board, prior to the first public hearing date. The report shall identify any current zoning violations existing at the site which may be addressed through the site plan review process.
(Added 5-13-19)
- G. The Board shall review and act upon applications for major and minor site plan review, requiring such conditions as necessary to satisfy the Site Plan Review Standards under Section 3.5.5 B. below, and notify the applicant of its decision. The decision shall be by majority vote of the membership, shall be made in writing and shall be filed with the Town Clerk within ninety days of the date of application for Major Site Plan Review, or sixty days of the application date for Minor Site Plan Review. The applicant may request, and the Board may grant by majority vote of the membership, an extension of the time limit set forth herein. This deadline schedule shall not apply to those site plan applications where an Applicant is also simultaneously seeking a special permit from the Board; with respect to such site plan applications, the deadline for final action on the site plan application shall be the same deadline as for the related special permit application.
(Amended 5-13-19, 11/13/2023)
- H. The Board may approve a major and minor site plan or approve it with conditions, limitations, safeguards and mitigation measures or deny a site plan only if the plan does not include adequate information as required by the Site Plan Rules and Regulations, or if the plan depicts a use or structure so contrary to health, safety and welfare of the public that no set of conditions would render the project tenable.
(Amended 5-13-19)

- I. In its site plan decision, the Board may require reasonable mitigation measures to offset adverse impacts of the development on the community, including:
1. Donation and/or dedication of land for right-of-way to provide for roadway and/or intersection widening or improvements.
 2. Sidewalks to be provided along the entire frontage of the subject property along existing public ways. In those instances where the Board determines that sidewalk construction is not feasible or practical, the Board may require as mitigation that the Applicant fund sidewalk construction elsewhere in the community by making a payment in lieu of sidewalk construction to the Town. (Added 5/13/2019; amended 5/9/2023; 11/13/2023)

J. Procedures for Administrative Site Plan Review

1. The Board may designate one person or an Administrative Site Plan Review Team which shall review and act on applications for administrative site plan review and may require conditions as necessary to satisfy the Administrative Site Plan Review Standards.
2. Applications for Administrative Site Plan Review shall be provided to the Board.
3. Consideration of activities subject to administrative site plan review may be advanced to minor or major site plan review status at the determination of the Building Commissioner, the Board, or the Administrative Site Plan Review Team when the collective scope and/or quantity of the proposed activities is substantial enough to merit review by the Board.
4. If a proposed activity or use requires administrative site plan review and one or more special permits, the Special Permit Granting Authority shall serve as the Administrative Site Plan review Team. Notwithstanding anything to the contrary in this bylaw, the deadline for acting on the Administrative Site Plan application shall be the same deadline as for the related special permit.

(Added 11-18-19, Amended 5-13-19, 11-18-19; 11-

15-21; 5-11-26)

3.5.5 Site Plan Rules and Regulations

- A. The Board shall promulgate, after public notice and hearing, *Site Plan Rules and Regulations* to effectuate the purposes and intent of this Section 3.5, including but not limited to the following requirements and procedures for:
1. submission and review of major and minor site plans
 2. administrative review of small-scale projects by the Board's designee without a public hearing or meeting
 3. waivers
 4. conditions/limitations/safeguards and mitigation measures
 5. performance security
 6. construction inspection

7. standards of review consistent with Section 3.5.5 B. below
 8. decision criteria
 9. modification of approved site plans and/or decisions
- B. The Board's *Site Plan Rules and Regulations* shall include standards for major, minor and administrative site plan review that will at a minimum address the following:
1. Siting of facilities
 2. Design guidelines
 3. Open space and natural features
 4. Pedestrian, bicycle, and vehicular circulation
 5. Water quality
 6. Stormwater
 7. Utilities, exterior lighting, parking, and snow removal
 8. Trees and landscaping
 9. Site Amenities
 10. Town character and historic significance
 11. Impacts on public services and facilities
 12. Signage
 13. Safety
 14. Energy efficient site design
 15. Potential adverse effects and mitigation thereof.

3.5.6 Appeal

- A. Any person aggrieved by the Board's major or minor site plan decision may appeal to the court within 20 days of the date the decision is filed with the Town Clerk, as provided in G.L. c. 40A, §17.
- B. Any person aggrieved by an administrative site plan decision may appeal to the Planning and Economic Development Board within twenty days of the date the decision is filed with the Town Clerk.

(Amended 5-13-19)

3.5.7 Lapse

Site plan approval shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, § 17 or this bylaw, from the grant thereof, if a substantial use of the permit thereof has not sooner commenced except for good cause, or, in the case of a site plan approval for construction, if construction has not begun by such date except for good cause.

(Added 5-13-19)(Section 3.5 was replaced in its entirety 5-9-16)

3.6: Consolidated Local Permit for Small Clean Energy Infrastructure Facilities

3.6.1 Purpose

The purpose of this Section 3.6 is to provide a Consolidated Local Permit process for Small Clean Energy Infrastructure Facilities that conforms to the requirements of Chapter 239 of the Acts of 2024 and other applicable state laws, and 225 CMR 29.00 and other applicable state regulations, while preserving all town bylaws and regulations applicable to such Facilities to the maximum extent allowed by law. Small Clean Energy Infrastructure Facilities which are submitted pursuant to this Section 3.6 must comply with the requirements of this Zoning Bylaw, all applicable Town General Bylaws, and applicable Town regulations unless such Bylaws or regulations are inconsistent with state law. The intent is to provide the greatest possible protection to the health and safety of residents, protection of the environment and natural resources, and to further the goals and policies of the Medway Master Plan and the purposes as stated in Sections 8.8, 8.11, and 8.12 of this Zoning Bylaw.

3.6.2. Definitions

As used in this Section, the following terms shall have the meanings indicated:

Consolidated Local Permit: A permit issued by the Town through the Director of Community and Economic Development for a Small Clean Energy Infrastructure Facility (SCEIF) pursuant to Chapter 239 of the Acts of 2024 that includes all required local permits, approvals, or authorizations (“individual application components”) to construct and operate a SCEIF that the Applicant would otherwise need to obtain individually from the Town, with the exception of ministerial permits including, but not limited to, a street opening permit, electrical permit, or building permit.

Consolidated Local Permit Application: A single comprehensive application used by Applicants to apply for a Consolidated Local Permit for a Small Clean Energy Infrastructure Facility.

Certificate of Consolidated Local Permit: A certificate issued by the Local Government Representative with the individual application components which together constitute the Consolidated Local Permit.

Effective Date: The effective date of the provisions of this Section 3.6 is October 1, 2026.

Local Government Representative: The Town’s designated representative charged with administering the Consolidated Local Permit Application. The Director of Community and Economic Development shall be the Local Government Representative in the Town.

Small Clean Energy Infrastructure Facility: A Small Clean Energy Generation Facility, Small Clean Energy Storage Facility or Small Clean Transmission and Distribution Infrastructure Facility, further delineated as follows:

- (1) **Small Clean Energy Generation Facilities:** Energy generation infrastructure with a nameplate capacity of less than 25 megawatts that is a Solar Facility or Wind Facility, including any ancillary structure that is an integral part of the operation of the Small Clean Energy Storage Facility.

- (2) Small Clean Energy Storage Facility: An energy storage system as defined in M.G.L. c. 164, § 1 with a rated capacity of less than 100 megawatt hours, including any ancillary structure that is an integral part of the operation of the Small Clean Energy Storage Facility
- (3) Small Clean Transmission and Distribution Infrastructure Facility: As defined in 225 CMR 29.02
- (4) Solar Facility: a ground mounted facility that uses sunlight to generate electricity with a nameplate capacity of less than 25 megawatts.
- (5) Wind Facility: an onshore or offshore facility that uses wind to generate electricity with a nameplate capacity of less than 25 megawatts.

3.6.3. Applicability

This Section applies to all Consolidated Local Permit Applications submitted on or after the effective date of this Section. An Applicant for a Small Clean Energy Infrastructure Facility may elect, at the Applicant's option, to file an application for a Consolidated Local Permit under this Section in lieu of seeking individual permits under other provisions of the Town's Zoning Bylaws.

3.6.4. Consolidated Permit Application

- A. The Applicant shall comply with all pre-filing requirements set forth in 225 CMR 29.07 and 225 CMR 29.08 as applicable. The Applicant shall submit a self-attested Pre-filing Engagement Completion Checklist to the Local Government Representative in accordance with 225 CMR 29.08. The Local Government Representative shall determine whether the Applicant has completed the pre-filing requirements in accordance with 225 CMR 29.08. A Consolidated Local Permit application submitted before the completion of all pre-filing requirements, or more than 60 days after such completion, shall be automatically denied without prejudice.
- B. The Applicant shall submit the Consolidated Local Permit Application to the Local Government Representative in the form and manner required by 225 CMR 29.09.
- C. The Consolidated Local Permit Application must be accompanied by the required fees for each local permit or approval required from any Town board, commission or department having permitting authority over the Small Clean Energy Infrastructure Facility.

3.6.5. Consolidated Permit Application Completeness

- A. The Consolidated Local Permit Application shall include all information required under 225 CMR 29.09 as well as:
 - (1) All materials necessary under the applicable Planning and Economic Development Board regulations, including Chapter 200 Rules and Regulations for Submission, Review and Approval of Site Plans; Chapter 700 Rules and Regulations for Review and Approval of Special Permits.

- (2) All materials necessary under the applicable Stormwater Management and Land Disturbance Rules and Regulations, and Rules and Regulations of the Conservation Commission.
- B. The Local Government Representative will promptly distribute the application to the Board of Health and other town boards and departments that will be issuing individual local permits to assist in determining completeness. Within thirty days of receipt of the application, the Local Government Representative shall determine and notify the applicant of whether the Consolidated Local Permit Application is complete.
- (1) If a Consolidated Local Permit Application is deemed incomplete, the Local Government Representative shall notify the Applicant of the specific deficiencies. The Applicant shall have thirty days, and any additional time as determined by the Local Government Representative, in their discretion, to cure any deficiencies before the Consolidated Local Permit Application is rejected. Within thirty days of receipt of the revised Consolidated Local Permit Application, the Local Government Representative shall determine and notify the Applicant whether the revised application cures all deficiencies.
- (a) If the Local Government Representative determines the Applicant has not cured all deficiencies, it may allow the Applicant an additional thirty days to cure stated deficiencies or deny the Consolidated Local Permit Application without prejudice.
- (2) If the Local Government Representative does not determine whether a Consolidated Local Permit Application is complete within thirty days of receipt, the Consolidated Local Permit Application shall be deemed to be complete and subject to the common conditions and requirements for constructive approval prescribed in 225 CMR 29.12.
- (3) Once the application is deemed complete, the Local Government Representative shall promptly forward a copy of the completed application to the Town Clerk, who shall date stamp the application. The date stamp of the completed application, referred to herein as the Filing Date, shall be used to calculate the twelve months for the Town to complete its review and issue a Consolidated Local Permit.

3.6.6 Consolidated Permit Application Review

A. Timeline

- (1) The Local Government Representative shall promptly distribute a copy of the Consolidated Local Permit Application (the “Application”) to each relevant board, commission, office and department (collectively “boards and/or departments”) having jurisdiction to issue individual local permits.

- (2) Any Town board, commission or department having permitting authority over the Small Clean Energy Infrastructure Facility shall commence a public hearing to review their respective individual application component and issue decisions according to their local statutory authority and Town Bylaws. Said board, commissions and department may employ technical consultants as they deem necessary and Applicant shall pay for such consultants pursuant to G.L. c. 44, Sec. 53G.
- (3) An Applicant shall respond to all communications made by the Local Government Representative or any Town board, commission or department having permitting jurisdiction over the Small Clean Energy Infrastructure Facility, within five days and submit any revisions requested in such communication within ten days, unless an extension is granted in writing by said Town board, commission or department as provided in 225 CMR 29.10. Failure to respond to such communication requests may be deemed a basis for denying the Consolidated Local Permit without prejudice. Significant Changes to the proposed SCEIF are subject to the provisions of 225 CMR 29.10(4).
- (4) Boards and/or departments shall submit their respective individual application decisions granting, granting with conditions, or denying the Application to the Local Government Representative as soon as completed, and in any event prior to twelve months after the Application Filing Date. Pursuant to G.L. c. 25A, Sec. 21(e), any individual decision issued by a local board, committee or department may not be appealed or reviewed independent of the Consolidated Local Permit.
- (5) The Local Government Representative shall issue a Certificate of Consolidated Local Permit, comprised of all local permits issued pursuant to the Application, stating whether the application is granted, granted with conditions or denied, together with all individual application permits constituting the Consolidated Local Permit to the Applicant and the Town Clerk within twelve months of the Filing Date. If the Local Government Representative does not issue the Consolidated Local Permit within twelve months, the Application shall be considered constructively approved and subject to the common conditions and requirements for constructive approval prescribed in 225 CMR 29.12.
- (6) If no petition is filed pursuant to Section 3.6.8 or if a petition is filed, following the issuance of a decision of final adjudication of the Consolidated Local Permit, said Permit shall be recorded at the appropriate registry of deeds, and a copy provided to the Local Government Representative and Town Clerk.
- (7) Once construction of the Small Clean Energy Infrastructure Facility is substantially begun, defined as the issuance of a building permit, the Consolidated Local Permit shall run with the land and shall be binding upon and inure to the benefit of the Applicant's successors in interest.

3.6.7 Modifications

Following the issuance of a Consolidated Local Permit, the Applicant may seek a modification of the decision. Modifications shall follow the same procedure as the original Application, except that submission requirements may be limited to the information related to the modification and may be waived by the Local Government Representative.

3.6.8. De Novo Adjudication of Consolidated Local Permit Decisions.

- A. Applicants and other individuals or entities substantially and specifically affected by a proposed Small Clean Energy Infrastructure Facility may file a written petition to request a De Novo Adjudication of a decision on a Consolidated Local Permit Application by the director of the Energy Facilities Siting Board pursuant to 225 CMR 29.10(8) and 980 CMR 14.00.
- B. Pursuant to 980 CMR 14.02(2)(a), a petition for a De Novo Adjudication must be filed within thirty days of the Town's decision on a Consolidated Local Permit Application or Constructive Approval of a Consolidated Local Permit Application. A single decision on individual application components is not eligible for an independent De Novo Adjudication or otherwise independently appealed or reviewed.

3.6.9. Abandonment

The Small Clean Energy Infrastructure Facility shall be considered abandoned when it ceases to operate consistently for more than twelve months. The owner or operator of the facility shall notify the Town's Building Commissioner anytime the facility ceases to operate consistently for a period of thirty days and shall likewise notify the Town's Building Commissioner as soon as the facility resumes operation. The facility shall be presumed abandoned if the owner and/or operator fails to respond affirmatively within thirty days to a written inquiry from the Building Commissioner as to the continued operation of the system. If the owner or operator fails to comply with decommissioning upon any abandonment, the Town shall have the right to enter the property and physically remove the installation at the expense of the owner of the installation and the owner(s) of the site on which the installation is located. The Town may use the financial surety as described in Section 3.6.10 Decommissioning Fund below for this purpose.

3.6.10. Decommissioning Fund

Prior to construction, the project owner shall provide to the Town, in cash, bond, escrow, or another form reasonably acceptable to Planning and Economic Development Board, a surety to cover the cost of removal in the event the Town must remove the SCEIF and remediate the landscape. The amount of the surety shall be 125% of a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The project owner shall provide an updated estimate after ten years of project operation and subsequent updates in five-year intervals after that date, for the remainder of the project's lifetime. The project owner shall provide additional surety in the amount of 125% of the most recent estimated cost of decommissioning. This surety will not be required for state-owned facilities.

3.6.11. Enforcement

Any Town board, commission, official or department having enforcing authority for any individual local permit or approval of the Small Clean Energy Infrastructure Facility shall be the enforcing authority for permits or approvals within its jurisdiction. (added 5-11-26)

SECTION 4. ESTABLISHMENT OF DISTRICTS

4.1. DISTRICTS

For purposes of this Zoning Bylaw, the Town of Medway is divided into the following districts:

A. Residential Districts

1. Agricultural Residential I (AR-I)
2. Agricultural Residential II (AR-II)
3. Agricultural Residential III (AR-III) (Added 5-8-2023)
4. Village Residential (VR) (Added 11-14-16)

B. Nonresidential Districts

1. Central Business (CB) (Renamed from Commercial I on 11-14-16)
2. Village Commercial (VC) (Renamed from Commercial III & IV on 11-14-16)
3. Neighborhood Commercial (NC) (Renamed from Commercial V on 11-13-17)
4. Business Industrial (BI)
5. East Industrial (EI) (Renamed from Industrial I on 11-13-17)
6. Energy Resource (ER) (Renamed from Industrial II on 11-13-17)
7. West Industrial (WI) (Renamed from Industrial III on 11-13-17)

C. Overlay Districts

1. Flood Plain District (Amended 5-8-17 – Removed reference to Wetland Protection)
2. Adaptive Use Overlay District (AUOD)
3. Groundwater Protection District
4. Villages Multi-Family Housing Overlay District (VMHOD)
5. Multi-family Overlay District (MOD)

D. Form Based Districts

1. Oak Grove Park (OGP) (Added 11-18-19)

4.2. ZONING MAP

- A. Except for the Flood Plain District and Groundwater Protection District, the boundaries of these districts are defined and bounded on the map entitled, “Town of Medway Zoning Map,”

dated December 27, 2019, as may be amended and revised and filed with the Town Clerk, which map is hereby incorporated in and made a part of this Zoning Bylaw.

(Amended 5-8-17 and 11-16-20)

B. All Flood Plain Districts shall be located and bounded as shown on the map described in Section 5.6.1 herein, which map is incorporated in and made a part of this Zoning Bylaw.

(Amended 5-8-17)

C. The Groundwater Protection District shall be located and bounded as shown on the maps described in Section 5.6.3 herein, which map is incorporated in and made part of this Zoning Bylaw.

4.3. LOTS DIVIDED BY DISTRICT BOUNDARIES

Where the boundary line of a zoning district divides a lot that was held in one ownership on the date that said boundary was established, the use regulations of the less restrictive district shall apply in the more restrictive district for a distance of twenty-five feet, provided that the dimensional regulations of the district in which more than fifty percent of the lot is located shall apply throughout.

4.4. ZONING DISTRICT BOUNDARIES

Where a zoning district boundary line is shown on the Zoning Map as being within a public or private street or right-of-way, the center line of the street or right-of-way shall be the zoning district boundary line.

(Added 5-9-16)

)

SECTION 5. USE REGULATIONS

5.1. GENERAL PROVISIONS

- A. No building or structure shall be erected and no building or structure, or land or water area shall be used for any purpose or in any manner except in accordance with this Zoning Bylaw.
- B. No building permit shall be issued for any use that is subject to Section 3.5 unless a site plan has been reviewed and approved in accordance with the requirements therein.
- C. **Accessory uses.**
 - 1. An accessory use shall not alter the character of the premises on which it is located or have an adverse impact on the surrounding area.

5.2. PROHIBITED USES

- A. Any use not listed in Section 5.4, Schedule of Uses, or otherwise allowable under the provisions of this Zoning Bylaw is prohibited.
- B. All uses that pose a present or potential hazard to human health, safety, welfare, or the environment through emission of smoke, particulate matter, noise or vibration, or through fire or explosive hazard, or glare are expressly prohibited in all zoning districts. In addition, the following uses are expressly prohibited in all zoning districts.
 - 1. Abattoir and commercial slaughtering;
 - 2. Manufacturing and storage of corrosive, poisonous or malodorous acids and chemicals;
 - 3. Cement, lime, gypsum and plaster-of-Paris manufacture;
 - 4. Fertilizer manufacture or fat rendering in manufacture of tallow, grease, and oils;
 - 5. Glue, size and gelatin manufacture;
 - 6. Petroleum and kerosene refining or distillation and derivation of by-products;
 - 7. Manufacture, use, storage, transport or treatment, disposal and/or processing of explosive, toxic or hazardous materials;
 - 8. Smelting and reduction of metals or ores;
 - 9. Asphalt plants;
 - 10. Concrete batch plants;
 - 11. Reclamation and reprocessing of asphalt and/or concrete;
 - 12. Lumber mills;
 - 13. Self-Storage facilities

(Added 5-9-16)

14. Any other use that produces disturbing or offensive noise, vibration, smoke, gas, fumes, odors, dust or other objectionable or hazardous features.

15. Bulk Storage

(Added 11-18-19)

No use variance shall be granted for any prohibited use set forth in this sub-section within any district in the Town of Medway,

- C. Mobile homes are prohibited, except that pursuant to Massachusetts G.L. c. 40A, Section 3, a mobile home or temporary manufactured home may be placed on the site of a residence destroyed by fire or natural disaster, for a period not to exceed twelve months while the residence is being rebuilt.

5.3. PERMITTED IN ALL DISTRICTS

The following uses are permitted in all districts:

- A. Federal government use
- B. State government uses to the extent that these Zoning Bylaws would prohibit the exercise of an essential government function.
- C. Uses to the extent protected or exempt pursuant to G.L. c. 40A, Section 3 or other state law.

5.4. SCHEDULE OF USES

TABLE 1 Legend:

Y: A use permitted by right

N: A prohibited use

SP: A use that may be allowed by special permit from the Zoning Board of Appeals

PB: A use that may be allowed by special permit from the PEDB

See SECTION 9 for additional use regulations applicable to the Oak Grove Park Zoning Districts

(Added 11-18-19)

TABLE 1: SCHEDULE OF USES

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
A. Agriculture, Conservation, Recreation Uses													
Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land.	Y	Y	N	N	N	N	N	N	N	N	N	N	Y
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations.	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y
Commercial Greenhouse	SP	SP	N	N	N	Y	Y	N	N	N	N	PB	N
Nursery	SP	SP	N	N	N	Y	Y	N	N	N	N	N	N
Recreational facility	SP	SP	N	N	N	N	Y	Y	N	N	Y	Y	PB
Golf course	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Livery riding stable	Y	Y	N	N	N	N	N	N	N	N	N	PB	PB
B. PUBLIC SERVICE													
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public utility	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	N
C.RESIDENTIAL USES													
Detached single-family house <i>(Amended 5-7-17)</i>	Y	Y	Y	N	Y	N	N	N	N	N	N	N	Y ¹
Two-family house/duplex, provided that the exterior of the dwelling has the appearance of a single-family dwelling. <i>(Amended 5-7-17)</i>	N	SP	SP	N	N	N	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	SP	SP	N	N	N	N	N	N	N	N	N	N
Open space residential development, subject to Section 8.4	PB	PB	N	N	N	N	N	N	N	N	N	N	N
Assisted living residence facility <i>(Amended 11-14-22)</i>	SP	SP	N	N	N	N	N	N	N	N	SP	N	N
Adult retirement community planned unit development, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N	N	N	N
Rowhouse subject to Section 10.0 <i>(Added 5-10-21)</i>	N	N	N	PB	N	N	N	N	N	N	Y ²	N	Y

TABLE 1: SCHEDULE OF USES

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Multi-Family Building, Apartment Building, and Multi-Family Developments <i>(Amended 11-18-19)</i>	Allowed by special permit from the Planning and Economic Development Board in the Villages Multi-Family Housing Overlay District (See Section 5.6.4) and the Medway Mill Conversion Subdistrict (See Section 5.6.2 E) and by right in the Multi-family Overlay District (See Section 5.6.5)										Y ³	N	Y
Mixed-Use Development and Mixed-Use Building subject to Section 10.0 <i>(Amended 11-16-20 and 5-10-21)</i>	N	N	N	PB	N	N	N	N	N	N	Y	Y	N
Long-term care facility	SP	SP	N	N	N	N	N	N	N	N	PB	N	PB
Accessory Uses													
Accessory dwelling unit, subject to Section 8.2	Y	Y	Y	N	Y	N	N	N	N	N	N	N	Y
Home-based business, subject to Section 8.3 <i>(Amended 5-10-21)</i>	Y	Y	Y	Y	Y	N	N	N	N	N	Y	N	Y
Boathouse	Y	Y	N	N	N	N	N	N	N	N	N	N	N
Greenhouse	Y	Y	Y	N	N	N	N	N	N	N	Y	N	Y
D. BUSINESS USES													
Retail Trade													
Retail bakery <i>(Added 11-16-15)</i>	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Retail sales	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Retail store larger than 20,000 sq. ft. <i>(Amended 5-10-21 and 11-14-22)</i>	N	N	N	PB	N	N	PB	N	N	N	PB	PB	N
Retail sales, outdoors	N	N	N	N	N	N	Y	N	N	N	N	PB	N
Shopping center/multi-tenant development <i>(Amended 5-10-21 and 11-14-22)</i>	N	N	N	PB	N	PB	PB	N	N	N	PB	PB	N
Auto parts	N	N	N	N	N	N	Y	N	N	N	N	N	N
Florist	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop <i>(Amended 11-16-20)</i>	N	N	N	N	N	N	N	N	N	N	N	PB	N
Hospitality and Food Services													

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Restaurant providing live entertainment within a building, subject to license from the Select Board <i>(Amended 11-14-22)</i>	N	N	N	Y	SP	SP	N	N	N	N	Y	Y	N
Brew pub	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Motel <i>(Amended 11-16-20 and 5-10-21)</i>	N	N	N	PB	N	N	N	N	N	Y	PB	PB	N
Hotel <i>(Amended 11-16-20 and 5-10-21)</i>	N	N	N	PB	N	N	N	N	N	Y	Y	Y	N
Bed and breakfast	SP	N	N	N	N	N	N	N	N	N	Y	N	PB
Inn	SP	SP	SP	SP	SP	N	N	N	N	N	Y	N	N
Cultural and Entertainment Uses													
Studio	N	N	SP	Y	Y	Y	N	N	N	N	Y	Y	N
Museum	N	N	N	Y	SP	SP	N	N	N	N	Y	PB	N
Movie theatre/cinema	N	N	N	SP	N	N	N	N	N	N	Y	PB	N
Gallery	N	N	N	Y	Y	Y	N	N	N	N	Y	PB	N
Commercial indoor amusement <i>(Amended 11-15-21)</i>	N	N	N	SP	N	N	Y	Y	N	Y	Y	Y	N
Professional Uses and Financial Services													
Financial institution	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Professional or business office	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Services													
Personal care service establishments	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Service establishment <i>(Amended 11-13-17)</i>	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Doggie day care	N	N	N	N	N	N	SP	N	N	N	N	Y	N
Repair shop <i>(Amended 5-10-21)</i>	N	N	N	Y	Y	Y	Y	SP	N	N	Y	Y	N
Furniture Repair <i>(Amended 5-10-21)</i>	N	N	N	Y	Y	Y	Y	SP	N	N	N	Y	N
Educational/instructional facility, commercial	N	N	N	Y	Y	Y	Y	Y	N	N	Y	PB	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Funeral home	SP	SP	N	SP	Y	Y	Y	N	N	N	N	N	N
Veterinary hospital <i>(Amended 5-10-21 and 11-14-22)</i>	SP	SP	N	SP	N	Y	Y	N	N	N	N	PB	N
Kennel	SP	SP	SP	N	SP	N	SP	SP	N	N	N	PB	N
Medical office or clinic	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Adult day care facility, subject to Section 8.5 <i>(Amended 5-10-21)</i>	PB	PB	N	PB	N	N	N	N	N	N	N	N	N
Construction Contracting Services	N	N	N	PB	PB	PB	Y	Y	N	Y	PB	Y	N
Food Pantry <i>(Added 11-12-2024)</i>	N	N	SP	SP	SP	SP	Y	Y	Y	Y	SP	Y	N
Automotive Uses													
Vehicle fuel station with repair services ⁴ <i>(Amended 5-10-21)</i>	N	N	N	PB	N	N	PB	N	N	N	N	N	N
Vehicle fuel station with car wash	N	N	N	N	N	N	PB	N	N	N	N	N	N
Car wash	N	N	N	PB	N	N	PB	N	N	N	N	PB	N
Vehicle fuel station with convenience store ⁴ <i>(Amended 5-10-21)</i>	N	N	N	PB	N	N	PB	N	N	N	PB	N	N
Vehicle repair	N	N	N	N	PB	N	PB	Y	N	N	N	Y	N
Auto body shop	N	N	N	N	N	N	PB	Y	N	N	N	Y	N
Parking Lot <i>(Added 11-16-20)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Other Business Uses: Unclassified													
Adult uses	N	N	N	N	N	N	N	Y	N	N	N	N	N
Mixed-Use Development and Mixed-Use Building subject to Section 10.0 <i>(Added 11-16-20 and 5-10-21)</i>	N	N	N	PB	N	N	N	N	N	N	Y	Y	N
Accessory Uses													
Drive-through facility <i>(Amended 11-16-20 and 5-10-21)</i>	N	N	N	PB	N	PB	PB	N	N	N	PB	PB	N
Outdoor display subject to Section 5.4.1 <i>(amended 5/13/2024)</i>	N	N	N	SP	SP	SP	SP	N	N	N	Y	Y	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw. <i>(Amended 11-18-19)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	PB	N
Electric vehicle charging station <i>(Added 5-10-21)</i>	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Electric vehicle charging station with digital advertising signage, subject to Section 5.4.2 of the Zoning Bylaw <i>(Added 5-10-21 and amended 11-14-22)</i>	N	N	N	SP	N	N	N	SP	N	SP	N	N	N
E. INDUSTRIAL AND RELATED USES													
Warehouse/distribution facility	N	N	N	N	N	Y	N	Y	Y	Y	N	PB	N
Wholesale bakery <i>(Added 11-16-15; amended 11-15-21)</i>	N	N	N	N	N	N	N	Y	N	Y	N	Y	N
Wholesale showroom or office, including warehouse <i>(Amended 11-15-21)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Manufacturing <i>(Amended 5-8-17; amended 11-15-21)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Light Manufacturing <i>(Added 5-8-17; amended 11-15-21)</i>	N	N	N	N	N	Y	Y	Y	N	Y	N	Y	N
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N	N	PB	N
Construction Equipment/Machinery Sales, Leasing or Rentals <i>(Added 11-15-21)</i>	N	N	N	N	N	N	N	N	N	PB	N	N	N
Research and development <i>(Amended 11-15-21)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Brewery <i>(Amended 11-15-21)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Research and development and/or manufacturing of renewable energy products <i>(Amended 11-16-20)</i>	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Bulk Storage <i>(Added 11-18-19)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Electric power generation which includes Renewable Energy sources but excluding battery energy storage systems. See footnote #5. <i>(Amended 11-16-20 and 11-14-22)</i>	N	N	N	N	N	N	N	N	Y	N	N	N	N
Large-scale ground-mounted solar electric installations, including those with a rated name plate capacity of 250 kW(DC) or more; but excluding battery energy storage systems as a principal use. <i>(Added 11-14-22)</i>	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Small-scale ground-mounted solar electric installations (as principal use). <i>(Added 11-14-22)</i>	N	N	N	N	N	PB	Y	Y	Y	Y	N	Y	N
Tier 1 Battery Energy Storage System <i>(Added 11-14-22)</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tier 2 Battery Energy Storage System (not otherwise exempt from zoning pursuant to G.L. c. 40A or other state law) <i>(Added 11/14/2022; Amended 11/13/2023)</i>	N	N	N	N	N	N	N	N	PB	N	N	N	N
Gravel/loam/sand or stone removal, commercial	N	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Uses													
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw <i>(Amended 11-18-19)</i>	N	N	N	N	N	N	Y	Y	Y	Y	N	PB	N
Small-scale ground-mounted solar installations <i>(Added 11-14-22)</i>	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Solar Parking Canopies <i>(Added 11-14-22)</i>	N	N	N	PB	PB	PB	PB	PB	PB	PB	PB	PB	N
Tier 1 Battery Energy Storage System <i>(Added 11-14-22)</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
F. INSTITUTIONAL USES													
Community center	SP	SP	SP	SP	SP	SP	SP	N	N	N	Y	PB	PB
Lodge or club <i>(Amended 5-10-21 and 11-14-22)</i>	SP	SP	SP	SP	N	N	N	N	N	N	Y	Y	N
G. MARIJUANA RELATED USES													
Recreational Marijuana Establishment <i>(Added 3-19-18 and amended 5-21-18)</i>	N	N	N	N	N	N	N	PB	N	PB	N	N	N
Recreational Marijuana Retailer <i>(Added 3-19-18 and amended 5-21-19)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreational Marijuana Social Consumption Establishment <i>(Added 5-21-18)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Registered Medical Marijuana Facility (Retail) <i>(Added 5-21-18)</i>	N	N	N	N	N	N	PB	N	N	N	N	N	N
Registered Medical Marijuana Facility (Non-retail) <i>(Added 5-21-18)</i>	N	N	N	N	N	N	N	PB	N	PB	N	N	N

Footnotes:

1. In the OGN District, detached single family homes are permitted if they meet the designs standards for cottages under Section 9.4
2. In the OGVC and CB District, multi-family dwellings and developments include rowhouses (attached single family units) which are subject to the design standards under Section 9.4 *(Amended 5-10-21)*
3. Allowed by special permit from the Planning and Economic Development Board in the Multi-Family Overlay District (See Section 5.6.4) and the Medway Mill Conversion Subdistrict (See Section 5.6.2 E). *(Added 5-10-21)*
4. Vehicle fuel station with convenience store in the Central Business District (CB) is only allowed on the site of an existing vehicle fuel station with convenience store or an existing vehicle fuel station with repair services. Any substantial improvement to the existing building(s) or fueling station(s) shall require the site to comply with the design standards of Gas Station and Convenience Store in Section 9. TABLE 9.4.C.1.B *(Added 5-10-21)*
5. Certain small-scale ground-mounted solar electric installations and Solar Parking Canopies are allowed in certain zoning districts under Section 8.11.C. Roof-mounted Solar-Energy Facilities are allowed per Section 8.11.C. *(Added 11-14-22)*

NOTE –TABLE1 was substantially amended at the 11-14-16 Town Meeting.
The Oak Grove uses were added at the 11-18-19 Town Meeting.
Amended 11-14-22 Town Meeting
Amended 11-12-2024 Town Meeting.

5.4.1 Outdoor Displays

A. Outdoor Displays which comply with the following requirements are allowed as of right in zoning districts Central Business, Village Commercial, Neighborhood Commercial, and Business Industrial:

1. Outdoor displays are prohibited on any parking, delivery or loading areas; fire lanes; drive aisles; or sidewalks where less than 6 feet of sidewalk width remains for pedestrian access; or any other location that could cause a safety hazard.
2. Only products offered for sale by the store may be displayed. The sidewalk space shall not be leased to or used by an outside vendor or include self-contained fixtures such as vending machines, or coin operated amusements.
3. Merchandise must be displayed such that a minimum of 6 feet of sidewalk clearance is maintained at all times for pedestrians and handicap accessibility. Items should be located immediately adjacent to the building and may not extend beyond the subject business' storefront space. Display items shall not obstruct the normal ingress and egress from the subject business or other nearby businesses.
4. Outdoor display racks and shelving shall be:
 - a. Constructed of sturdy materials such as wood, iron, steel, clay, canvas, aluminum, or plastic. Prohibited shelving materials are glass, porcelain, and other breakable materials, including any items that may pose a hazard.
 - b. Maintained and in good condition at all times. Broken, rusting, degraded, torn, tattered or similar items shall be removed promptly.
5. Displayed merchandise shall not pose any health or safety hazard.
6. Displays shall specify that the actual sale of outdoor merchandise shall take place inside the store.
7. No additional business signage beyond pricing and product information is allowed.
8. The display is subject to the determination by the fire department that any overhang above the display area is of noncombustible material, or if it is combustible, subject to a fire protection plan approved by the fire department.

B. Any proposed outdoor display that does not meet these standards requires a special permit from the Zoning Board of Appeals. (added 5/13/2024)

5.4.2 Electric Vehicle Charging Station(s) with Digital Advertising - The Zoning Board of Appeals may grant a special permit for Electric Vehicle Charging Station(s) with Digital Advertising Signage ("Charging Station").

- A. The charging service for such Charging Stations shall be provided at no cost to users. For each Charging Station, the sign surface area shall not exceed nine square feet per side, not to exceed two sides per Charging Station. No audio or video displays shall be permitted. Level 1 Charging Stations (those having a 120-volt connection) are not permitted. The display area and no part of the Charging Station may revolve, simulate motion, flash, blink, or include animation. Internal illumination of the display area is permitted. Advertising may include commodities or services which may not be found or available on the premises hosting the Charging Station. There shall be no reduction in handicap accessible and compact car parking spaces to accommodate installation of Charging Stations. The number of Charging Station spaces shall not exceed five percent of the total number of parking spaces on the premises. The Charging Station shall be capable of charging electric vehicles produced by multiple manufacturers.
- B. In granting a special permit, the Board may impose limitations, safeguards, and conditions on but not limited to the following: quantity of Charging Stations with digital advertising signage on the premises; frequency of message changes (dwell time); Charging Station height; form of message transition; brightness of display illumination; number of charging ports per Charging Station; hours of operation for charging and digital advertising signage; visibility of display area from a public street; location and positioning of Charging Stations on the premises; other forms of signage to designate spaces for EV charging; handicap accessibility; impact or level of disruption of Charging Stations on business and tenant operations; ease and safety of accessibility to the Charging Stations; landscaping, buffering and screening; and type or charging level of the Charging Station. This may also include correlating the amount of allowed digital advertising display space to the type and charging level of the Charging Station and correlating the number of allowed Charging Station spaces on the premises to the percentage of electric vehicles in Massachusetts (according to an appropriate state agency such as the Registry of Motor Vehicles or the Executive Office of Energy and Environmental Affairs).

(Section 5.4.2 added 5-10-21)

5.5. NONCONFORMING USES AND STRUCTURES

A. Applicability. Except as herein after provided, this Zoning Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing on this Zoning Bylaw or any amendments thereto, but shall apply to any change or substantial extension of such use, to a building permit or special permit issued after the first notice of said public hearing, to any reconstruction, extension or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use in a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent except where alteration, reconstruction, extension or a structural change to a one-family or two-family residential structure does not increase the nonconforming nature of said structure.

B. Commencement of Construction or Operation. Construction or operations under a building permit shall conform to any subsequent amendments to this Zoning Bylaw, unless the use or construction is commenced within a period of not more than twelve months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. Construction or operations under a special permit or site plan approval shall conform to any subsequent amendments to this Zoning Bylaw or of any other local land use regulations unless the use or construction is commenced within a period of 3 years after the issuance of the special permit or site plan approval and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. For the purpose of the prior sentence, construction involving the redevelopment of previously disturbed land shall be deemed to have commenced upon substantial investment in site preparation or infrastructure construction, and construction of developments intended to proceed in phases shall proceed expeditiously, but not continuously, among phases.

(Amended 5-8-17 and 5-12-2025)

C. Nonconforming One-Family and Two-Family Dwellings

1. No Increase in Nonconforming Nature. Lawfully existing nonconforming one-family and two-family structures may be reconstructed, extended, structurally changed or altered where the Zoning Board of Appeals finds that the reconstruction, extension, structural change or alteration does not increase the nonconforming nature of the structure. For purposes of this subsection C, lawfully existing nonconforming one-family and two-family structures shall include lawfully existing nonconforming structures that are accessory to, and on the same lot as, a one-family or two-family structure. Such accessory structures shall be afforded the same protections under this subsection C as lawfully existing, nonconforming single-family and two-family structures. *(Amended 5-10-21)*
2. Increase in Nonconforming Nature. In the event that the Zoning Board of Appeals determines the nonconforming nature of the structure is increased, the Zoning Board of appeals may grant a special permit to allow such reconstruction, extension, alteration, or structural change upon finding that the proposed reconstruction, extension, alteration or structural change does not create a new nonconformity and will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.
3. The provisions of sub-section C.1 and C.2 above shall not apply to the alteration, enlargement, structural change or reconstruction (collectively referred to herein as “alterations”) of a legally existing, nonconforming single or two family structure in the following circumstances:
 - a. The proposed alterations do not increase the maximum height of the pre-existing structure; and
 - b. The proposed alterations comply with setback requirements, or, if they do not comply, those proposed alterations that do not comply with setback requirements do not result in a decrease in the distance between any lot line and the nearest point of the structure.

(Amended 5-10-21)

For the purpose of this Zoning Bylaw, alterations meeting the criteria set forth in this sub-section C.3 shall not be deemed to increase the nonconforming nature of the structure, and are allowable as a matter of right. Upon determination of the Building Commissioner that this sub-section C.3 is complied with, the Building Commissioner may issue a building permit for the alterations. This provision does not preclude the Zoning Board of Appeals from determining that other alterations, extensions or reconstruction to a legally existing, nonconforming single or two family home do not increase the nonconforming nature of the structure.

D. Nonconforming Uses. Legally pre-existing nonconforming uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals as the special permit granting authority that such extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The Zoning Board of Appeals may grant a special permit to change or substantially extend a nonconforming use only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. *(Amended 11-15-21)*

E. Nonconforming Structures Other Than One-Family and Two-Family Dwellings. A legally pre-existing nonconforming building or structure may be structurally altered, enlarged or reconstructed provided that such alteration, enlargement or reconstruction is in compliance with the applicable dimensional regulations and does not increase the extent of the nonconformity, provided that the Board of Appeals determines by the grant of a special permit that such alteration, enlargement or reconstruction will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

F. Abandonment or Non-Use. Any nonconforming use that has been abandoned, or not used for more than two years, shall lose any protected nonconforming status, and shall be subject to all of the provisions of this Zoning Bylaw. *(Amended 11-16-15)*

G. Change. Once changed to a conforming use, no structure or land shall revert to a non-conforming use without obtaining a variance from the Zoning Board of Appeals.

H. Special Permits. Special permit applications under Section 5.5.C. and 5.5.E are not subject to the special permit criteria under Section 3.4. *(Added 5-13-19 and amended 5-11-21)*

5.6. OVERLAY DISTRICTS

5.6.1. Flood Plain District

A. Purposes. The purposes of the Flood Plain District are to ensure public safety by reducing threats to life and personal injury; eliminate new hazards to emergency response officials; prevent the occurrence of public emergencies resulting from water quality contamination and pollution due to flooding; avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding; eliminate costs associated with the response and cleanup of flooding conditions; and reduce damage to public and private property resulting from flooding waters.

- B. Overlay District.** The Flood Plain District shall be deemed to be superimposed over other districts in this Zoning Bylaw. The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, by-laws or codes. The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection. Property owners constructing structures and improvements in a Flood Plain District do so at their own risk. Natural changes can occur over time which may affect the flood elevations. In the event any regulations of this Flood Plain District are in conflict with the regulations of any other districts, the more restrictive regulation shall govern. The Town designates the Building Commissioner as the Town's floodplain administrator.
- C. Applicability.** The Flood Plain District includes: All special flood hazard areas within the Town of Medway designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) dated July 8, 2025 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) with an effective date of July 8, 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning and Economic Development Board, Conservation Commission, Building Department and Board of Assessors.
- (Amended 5-12-2025)*

- D. Definitions.** As used in this Section 5.6, the following terms shall have the following meanings:

Area of Special Flood Hazard: The land in the floodplain that is subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A, AO, AH, A1-30, AE, A99, V1-30, VE, or V.

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year.

Development: Any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

District: Floodplain district.

Federal Emergency Management Agency (FEMA): The agency that administers the National Flood Insurance Program. FEMA provides a nationwide flood hazard area mapping study program for communities as well as regulatory standards for development in the flood hazard areas.

Flood Hazard Boundary Map (FHBM): An official map of a community issued by FEMA where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E.

Flood Insurance Rate Map (FIRM): An official map of a community on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study: An examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

Floodway: The channel of a river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Functionally Dependent Use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities

Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure

Historic Structure: Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs

Lowest Floor: The lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, PROVIDED that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of NFIP Regulations 60.3.

New Construction: For floodplain management purposes, new construction means structures for which the "start of construction" commenced on or after the effective date of the first floodplain management code, regulation, by-law, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement.

One-Hundred-Year Flood: See Base Flood.

Recreational Vehicle: A vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use

Regulatory Floodway: See Floodway

Special Flood Hazard Area: The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, or AH.

Start of Construction: The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building

Structure: As used in this Section and for floodplain management purposes, “structure” means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Substantial Damage: As defined in the Massachusetts State Building Code.

Substantial Improvement: As defined in the Massachusetts State Building Code.

Substantial Repair of a Foundation: When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR.

Variance: A grant of relief by a community from the terms of a flood plain management regulation.

Violation: The failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Zone A: an area of special flood hazard without water surface elevations determined.

Zone A1-30 and Zone AE: an area of special flood hazard with water surface elevations determined.

Zones B, C, and X: Areas identified in the Flood Insurance Study as areas of moderate or minimal flood hazard. Zone X replaces Zones B and C on new and revised maps.

E. Base Flood Elevation and Floodway Data.

1. Floodway Data. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
2. In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
3. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited in the regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
(Amended 5-9-22)
4. AO and AH zones drainage requirements. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.
5. Base Flood Elevation Data. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.
6. If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to: FEMA Region 1 Risk Analysis Branch Chief, copy to: Massachusetts NFIP State Coordinator, MA Dept. of Conservation and Recreation.

- F.** In a riverine situation, the Conservation Agent shall notify the following of any alteration or relocation of a watercourse: adjacent communities, NFIP State Coordinator (Department of Conservation and Recreation), and NFIP Program Specialist (FEMA Region 1).

G. Use Regulations.

1. Permitted Uses. The following uses shall be permitted in the Flood Plain District provided that the Conservation Commission has acted within the scope of its jurisdiction under G.L. c. 131, § 40.
 - a. Uses permitted in the underlying zoning district are allowed provided they meet the requirements of this Section 5.6.1 and the State Building Code dealing with construction in flood plains.
 - b. Uses directly related to the conservation of water, plants and wildlife.
 - c. Outdoor recreation activities and facilities, including unpaved play areas nature study; boating; fishing and hunting where otherwise legally permitted.
 - d. Wildlife management areas, landings; foot, bicycle and/or horse paths and bridges; provided such uses do not affect the natural flow pattern of any water course.
 - e. Grazing and farming, including truck gardening and harvesting of crops.
 - f. Forestry and nurseries.
 - g. Small non-residential structures of less than 100 square feet of floor area used in connection with recreation or the growing, harvesting, storage, or sale of crops raised on the premises.
 - h. Creation of ponds with a total water surface area at normal elevation not in excess of 40,000 square feet.
 - i. Removal of salt and other accumulated debris from a water course which tends to interfere with natural flow patterns of the water course.
 - j. Access driveways to land outside the Flood Plain District not otherwise accessible.
 - k. Buildings lawfully existing prior to the adoption of these provisions.
2. All manmade changes to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, including structural and nonstructural activities, whether permitted by right or by special permit, shall comply with G.L. c. 131, § 40, and the following:
 - a. Sections of the State Building Code (780 CMR) which address floodplain and coastal high hazard areas;
 - b. Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
 - c. Inland Wetlands Restriction, DEP (currently 310 CMR 13.00).

- d. Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5).
3. Any variances from the provisions and requirements of the above-referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.
4. In A and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.
(Amended 5-12-2025)
5. Prohibited Uses. The following shall be prohibited in the Flood Plain District:
 - a. New construction of a building or structure except as otherwise provided in this Section 5.6.1;
 - b. Movement, alteration, or expansion of an existing building or structure so as to increase its ground coverage by more than a total of 20 percent;
 - c. Dumping or filling or relocation of earth materials except as may be required for the uses permitted in Section 5.6.1 G (1) (h) (i) and (j).
 - d. Storage of road salt, fertilizer, manure, or other organic or chemical leachable material.
- H. **Subdivisions.** All subdivision proposals shall be designed to assure that:
 1. Such proposals minimize flood damage;
 2. All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 3. Adequate drainage is provided to reduce exposure to flood hazards.
 4. Existing contour intervals of site and elevations of existing structures must be included on plan proposal.
- I. **Lot Area Allowance.** If any portion of a lot in a single-family residence district (AR-1 and AR-II) is overlaid by the Flood Plain District, said portion may be used to meet the minimum lot area regulations of the single-family district. However, no building or structure shall be erected on the portion outside the Flood Plain District unless it contains suitable space for a building or structure, for installation of adequate sewage disposal facilities in accordance with Title V of the State Environmental Code, and for meeting the setback, frontage, and other dimensional requirements of this Zoning Bylaw, but in no case less than 10,000 square feet.
- J. A lot with a dwelling existing thereon at the time of the adoption of this Zoning Bylaw shall not be deemed a non-conforming lot solely because any portion of it lies within the Flood Plain District.
(Amended 5-12-2025)
- K. **Variances from Floodplain Bylaw.** A variance from this floodplain bylaw must meet the requirements set out by State law, and in addition may only be granted if: 1) good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional

threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

- L. Variance from State Building Code.** The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the any variance granted by that Board from the requirements for flood plain construction, and will maintain this record in the Town's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

- M.** The Town Medway requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties. The permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.

5.6.2. Adaptive Use Overlay District

- A. Purposes.** The purposes of the Adaptive Use Overlay District are to promote economic development and preserve community character by encouraging conversion of existing buildings in a manner that maintains their architectural integrity; to provide for limited business uses within portions of residential districts, subject to design and performance standards, in order to preserve older buildings by providing economic uses for structures that may be obsolete for their original intended uses; and implement the goals of the Medway Master Plan.
- B. Overlay District.** The Adaptive Use Overlay District shall be as shown on the Zoning Map on file with the Town Clerk.
- C. Applicability.** The Planning and Economic Development Board may grant an Adaptive Use Special Permit for any property with at least 50 feet of frontage on a street in the Adaptive Use Overlay District, provided that each lot in the development includes at least one building constructed prior to June 28, 2004.

(Amended 11-16-20)

- D. Use Regulations:**

1. **Uses Allowed As of Right:** All uses permitted in the underlying zoning district shall be permitted within the Adaptive Use Overlay District unless prohibited under sub-section D.3 hereof.
2. **Uses Allowed by Special Permit:** In approving an Adaptive Use Special Permit, the Planning and Economic Development Board may provide for the following uses or combination of uses and no others. The Adaptive Use special permit shall identify the uses that are specifically allowed, and may impose any conditions, safeguards and limitations deemed necessary by the Planning and Economic Development Board.
 - a. Professional or business offices *(Amended 11-16-20)*
 - b. Studios *(Amended 11-16-20)*
 - c. Retail sales for handcrafted merchandise, original arts and crafts or copies thereof, antiques, second-hand goods, gifts, clothing, accessories, and decorative home furnishings. *(Amended 11-16-15)*
 - d. Food services including, but not limited to bakeries, cafes, coffee shops, delicatessens, frozen dessert shops, pastry shops, sandwich shops and other specialty food items, not to exceed 3,000 sq. ft. *(Amended 11-16-15)*
 - e. Repair shops *(Amended 11-16-20)*
 - f. Personal care service establishments *(Amended 11-16-20)*
 - g. Florists
 - h. Service establishments *(Added 11-1-15 and Amended 11-16-20)*
 - i. Museum *(Added 11-19-18)*
 - j. The alteration of, addition to, and/or conversion of an existing building to one or two residential dwelling units and one or more business uses listed in items a-i above, provided that the appearance of the building is characteristic of a single-family dwelling.
3. **Prohibited Uses:** The following uses are prohibited in the Adaptive Use Overlay District:
 - a. Motor vehicle sales, repair, or sales of parts
 - b. Manufacturing
 - c. Drive-through facilities *(Amended 11-16-20)*
 - d. Exterior storage of equipment or materials
- E. **Medway Mill Conversion Subdistrict.** The existing Medway Mill building and property within the Adaptive Use Overlay District present unique features and opportunities as part of the district. In addition to the purposes listed in 5.6.2 A, the Mill property provides an opportunity to promote diverse housing types and mixed uses. In recognition of these unique features, there is hereby created the Medway Mill Conversion Subdistrict within the Adaptive

Use Overlay District, as shown on the Zoning Map. The following provisions shall apply to the Medway Mill Conversion Subdistrict.

1. **Permitted Uses.** In addition to the uses listed above in 5.6.2 D. 1 and D. 2 Multi-Family Buildings may be allowed by special permit within any of the existing buildings or within any new buildings on the premises, provided that the average number of bedrooms in the development shall not exceed two per unit. *(Amended 11-18-19)*

2. **Density and Dimensional Requirements.**

- a. Residential density shall not exceed 12 units per acre, exclusive of any wetlands as determined by the Conservation Commission. Residential space, measured in square feet, shall not exceed 25 percent of the usable building space on the premises, and the amount of commercial space at the time of adoption of this Section shall not be reduced by conversion to housing unless the Planning and Economic Development Board finds that a greater percentage and/or conversion of commercial space to housing is in the Town's best interests as evidenced by a documented need for the type of housing proposed.
- b. Maximum building coverage shall be 1.25 times the footprint of buildings existing as of the date of adoption of this Section.

F. **Adaptive Use Site Development Standards.** The Planning and Economic Development Board shall adopt Adaptive Use Rules and Regulations to administer this Section 5.6.2. Such Rules and Regulations shall include submission requirements and procedures and may provide for site development standards addressing any or all of the following:

1. Restoration and renovation standards, and guidelines for new construction;
2. Amount and location of off-street parking, and provisions for parking waivers;
3. Stormwater management and erosion control;
4. Curb cuts;
5. Pedestrian and bicycle access, and bicycle parking.
6. Landscaping;
7. Exterior lighting; and
8. Business signage, which shall comply with Section 7.2, Sign Regulations.

G. Sidewalks shall be provided or replaced along the entire frontage of the Adaptive Use parcel along existing Town ways, including the frontage of any lots held in common ownership with the parcel within five years prior to the submission of the Adaptive Use Special Permit application. Where sidewalk construction is not feasible or practical, the Planning and Economic Development Board may require the applicant to provide a sidewalk in another location or make a payment in lieu of sidewalk construction to the Town of Medway special sidewalk fund in an amount determined by the Planning and Economic Development Board.

- H. **Procedures.** Submission requirements and review procedures shall be in accordance with the Planning and Economic Development Board's Adaptive Use Rules and Regulations. The uses and improvements for which an Adaptive Use Special Permit is granted shall be exempt from Site Plan Review.
- I. **Decision Criteria.** The Planning and Economic Development Board may grant an Adaptive Use Special Permit upon finding that:
1. The proposed use is allowed under this Section 5.6.2.
 2. The site is adequate for the proposed use in terms of size, configuration, and use of abutting properties.
 3. Provisions for traffic and parking are adequate for the proposed use.
 4. Provisions for pedestrian and bicycle access are adequate, based on site characteristics and the proposed use.
 5. The proposal restores or enhances the aesthetic appeal of the primary building and its site.
 6. The impact on neighborhood visual character, including views and vistas, is positive.
 7. The provisions for utilities, including sewage disposal, water supply and stormwater management are adequate.
 8. The proposed project complies with the goals of the Medway Master Plan and the purposes of this Section 5.6.2.

(Section 5.6.2 was replaced in its entirety 5-10-21)

5.6.3. Groundwater Protection District

- A. **Purposes.** The purposes of the Groundwater Protection District are to promote the health, safety, and general welfare of the community by ensuring an adequate quality and quantity of drinking water for the residents, institutions, and businesses of the Town of Medway; to preserve and protect existing and potential sources of drinking water supplies; to conserve the natural resources of the Town; and to prevent temporary and permanent contamination of the environment.
- B. **Overlay District.** The Groundwater Protection District is an overlay district superimposed on the zoning districts. This overlay district shall apply to all new construction, reconstruction or expansion of existing buildings and new or expanded uses. Applicable activities or uses in a portion of one of the underlying zoning districts which fall within the Groundwater Protection District must additionally comply with the requirements of this district. Uses that are prohibited in the underlying zoning districts shall not be permitted in the Groundwater Protection District.
- C. **Establishment and Delineation of Groundwater Protection District:** For the purposes of this district, there are hereby established within the Town certain groundwater protection areas consisting of all Department of Environmental Protection approved Zone II recharge areas located within the Town of Medway's boundaries, which are delineated on four maps, all on file with the Town Clerk. The maps are entitled:

1. “Medway, MA Zone II and Zone III Delineation”, prepared by D.L. Maher Co., and approved by the Department of Environmental Protection in October 1998 (Well #2);
2. “Zone II Delineation, Well #1 and Well #3, Medway Water Department, Medway, MA”, prepared by Tighe & Bond, Inc., and approved by the Department of Environmental Protection in August 2001.
3. “Bellingham, MA Conceptual Zone II – Wells #7 & #8, Zone II and Zone III Delineation”, prepared by Anderson-Nichols & Co., Inc. and approved by the Department of Environmental Protection in November 1992;
4. “Wellhead Protection Zones – Medway Production Well No. 4”, prepared by Haley and Ward Inc., dated February 25, 2004 and approved by the Department of Environmental Protection on May 31, 2005.

- D. **District Boundary Disputes:** If the location of the District boundary in relation to a particular parcel is in doubt, resolution of boundary ambiguities shall be through a special permit application to the Board of Appeals. Any application for a special permit for this purpose shall be accompanied by adequate documentation.

The burden of proof shall be upon the owner of the land in question to show where the bounds should properly be located. At the request of the owner, the Town may engage a professional engineer (civil or sanitary), hydrologist, geologist, or soil scientist to determine more accurately the boundaries of the district with respect to individuals parcels of land and may charge the owner for all or part of the cost of the investigation.

- E. **Use Regulations:** In the Groundwater Protection District, the following regulations shall apply.

1. **Permitted Uses.** The following uses are permitted within the Groundwater Protection District, provided that all necessary permits, orders, or approvals required by local, state, or federal law are also obtained, and subject to sub-sections E.2 and E.3 herein:
 - a. Conservation of soil, water, plants, and wildlife;
 - b. Outdoor recreation, nature study, boating, fishing, and hunting where otherwise legally permitted;
 - c. Foot, bicycle and/or horse paths, and bridges;
 - d. Normal operation and maintenance of existing water bodies and dams, splash boards, and other water control, supply and conservation devices;
 - e. Maintenance, repair, and enlargement of any existing structure;
 - f. New construction;
 - g. Farming, gardening, nursery, conservation, forestry, harvesting, and grazing;
 - h. Construction, maintenance, repair, and enlargement of drinking water supply related facilities such as, but not limited to, wells, pipelines, aqueducts, and tunnels;

- i. Underground storage tanks related to these activities are not categorically permitted.

2. **Prohibited Uses.** The following uses are prohibited:

- a. Landfills and open dumps as defined in 310 CMR19.006;
- b. Storage of liquid petroleum products, except the following: normal household use, outdoor maintenance, and heating of a structure; waste oil retention facilities required by statute, rule or regulation; emergency generators required by statute, rule, or regulation; treatment works approved under 314 CMR 5.00 for treatment of ground or surface waters; provided that such storage is in free-standing containers within buildings or above ground with secondary containment adequate to contain a spill the size of the container's total storage capacity;
- c. Landfills receiving only wastewater residuals and/or septage;
- d. Storage of sludge, and septage, unless such storage is in compliance with 310 CMR 32.30 and 310 CMR 32.31;
- e. Storage of deicing chemicals unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of contaminated runoff or leachate;
- f. Storage of animal manure unless stored within a structure designed to prevent the generation and escape of contaminated runoff or leachate;
- g. Earth removal, consisting of the removal of soil, loam, sand, gravel, or any other earth material (including mining activities) to within 6 feet of historical high groundwater as determined from monitoring wells and historical water table fluctuation data compiled by the United States Geological Survey, except for excavations for building foundations, roads, or utility works;
- h. Facilities that generate, treat, store or dispose of hazardous waste subject to G.L. c. 21C and 310 CMR 30.000, except the following:
 - i. Very small quantity generators as defined under 310 CMR 30.000;
 - ii. Household hazardous waste centers and events under 310 CMR 30.390;
 - iii. Waste oil retention facilities required by G.L. c. 21, § 52A;
 - iv. Water remediation treatment works approved by DEP for the treatment of contaminated ground or surface waters;
- i. Automobile graveyards and junkyards, as defined in G.L. c. 140B, § 1;
- j. Treatment or disposal works subject to 314 CMR 5.00, for wastewater other than sanitary sewage. This prohibition includes, but is not limited to, treatment or disposal works related to activities under the Standard Industrial Classification (SIC) Codes set forth in 310 CMR 15.004(6) (Title 5), except the following:

- i. The replacement or repair of existing system that will not result in a design capacity greater than the design capacity of existing system;
 - ii. Treatment works approved by the Department of Environmental Protection designed for treatment of contaminated ground or surface waters and operated in compliance with 314 CMR 5.05(3) or 5.05(13); and
 - iii. Publicly owned treatment works.
 - k. Storage of hazardous materials, as defined in G.L. c. 21E, unless in a free standing container within a building or above ground with adequate secondary containment adequate to contain a spill the size of the container's total storage capacity;
 - l. Industrial and commercial uses which discharge process wastewater on-site;
 - m. Stockpiling and disposal of snow and ice containing deicing chemicals if brought in from outside the district;
 - n. Storage of commercial fertilizers, as defined in G.L. c. 128, § 64, unless such storage is within a structure designated to prevent the generation and escape of contaminated runoff or leachate;
 - o. The use of septic system cleaners which contain toxic or hazardous chemicals.
 - p. Installation of metal roofs as defined in the current version of the Massachusetts Stormwater Handbook (Volume 1, MA Stormwater Management Standards, Standard #3,) on any new or existing structure, unless such metal roof meets the pollution prevention measures as specified in the Massachusetts Stormwater Handbook for infiltration of runoff from a metal roof that is located within the Zone II or Interim Wellhead Protection Area of a public water supply. This prohibition shall not apply to roofs of 200 square feet or less.
(Added 5-8-2023)
3. **Uses and Activities Requiring a Special Permit.** The following uses and activities are permitted only upon the issuance of a special permit by the Board of Appeals under such conditions as the Board may require.
- a. Enlargement or alteration of existing uses that do not conform to the Groundwater Protection District;
 - b. The application of fertilizers for non-domestic or non-agricultural uses. Such application shall be made in a manner so as to minimize adverse impacts on groundwater due to nutrient transport, deposition, and sedimentation;
 - c. Those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zone (except as prohibited under sub-section E.2). Such activities shall require a special permit to prevent contamination of groundwater;
 - d. The construction of dams or other water control devices, ponds, pools or other changes in water bodies or courses, created for swimming, fishing, or other recreational uses,

agricultural uses, or drainage improvements. Such activities shall not adversely affect water quality or quantity;

- e. Any use that will render impervious more than 15 percent or 2,500 square feet of any lot, whichever is greater. A system for groundwater recharge must be provided which does not degrade groundwater quantity. For non-residential uses, recharge shall be by stormwater infiltration basins or similar system covered with natural vegetation, and dry wells shall be used only where other methods are infeasible. For all non-residential uses, all such basins and wells shall be preceded by oil, grease, and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner.

F. Special Permits.

1. The Board of Appeals may grant a special permit in the Groundwater Protection District if it determines, in consultation with the Board of Health, the Conservation Commission, the Department of Public Works, and the Planning and Economic Development Board, that the special permit addresses the purposes and requirements of Section 3.4 and this Section 5.6.3. Specifically, the proposed use must: *(Amended 11-14-22)*
 - a. In no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the Groundwater Protection District, and
 - b. Be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.
 2. The Board of Appeals shall not grant a special permit under this Section 5.6.3 unless the applicant's submission includes, in the Board's opinion, sufficiently detailed, definite, and credible information to support positive findings in relations to the standards given herein. The Board of Appeals shall document the basis for any departures from the recommendations of the other town boards or agencies in its decision.
 3. Submission requirements and hearing procedures shall be in accordance with the rules and regulations of the Board of Appeals and Section 3.4 of this Zoning Bylaw. Any agency to which the special permit application is referred for review shall provide written comments to the Board of Appeals within 35 days. Failure to respond in writing within 35 days of receipt by the Board shall be deemed lack of opposition thereto. The necessary number of copies of the application shall be furnished by the applicant.
- G. The Board of Appeals may adopt regulations to govern design features of projects. Such regulations shall be consistent with the Planning and Economic Development Board's subdivision rules and regulations.

5.6.4. Villages Multi-Family Housing

- A. **Purpose:** The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, to encourage the preservation of older and architecturally significant properties, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multi-Family Buildings and Multi-Family Developments within the capacities of existing Town utilities and services.

(Amended 11-18-19)

B. Applicability:

1. The Planning and Economic Development Board shall be the special permit granting authority for Multi-Family Buildings, Apartment Buildings, and Multi-Family Developments. Multi-Family Buildings, Apartment Buildings, and Multi-Family Developments are allowed by special permit on tracts of land in the AR-I, AR-II, AR-III, Village Residential, or Village Commercial zoning districts which have a minimum of fifty feet of frontage on an existing street located within the Villages Multi-Family Housing Overlay District as shown on a map on file with the Medway Town Clerk. The tract of land may be one parcel or a set of contiguous parcels. The street that provides frontage shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected additional traffic flow from the development.

(Amended 11-14-2016, 11-19-2018, 11-18-2019, and 5-8-2023)

2. Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since September 29, 1952 or granted a special permit under the Medway Zoning Bylaw shall not be eligible for a special permit under this sub-section.
3. These provisions apply to the following:
 - a. The alteration, rehabilitation, conversion, or adaptive reuse of existing buildings
 - b. Construction of new buildings or additions to existing buildings.

(Amended 11-19-18)

C. Dimensional Regulations:

1. The minimum dimensional requirements as specified in Table 2 shall be the same for a proposed multi-family building, apartment building, or multi-family development as for the underlying zoning district in which the parcel is located. However, the Planning and Economic Development Board may adjust these dimensional requirements by a four-fifths vote if, in its opinion, such adjustment will result in a more desirable design of the development or provide enhanced buffering for adjacent residential properties. Such adjustment may include increasing the underlying setback requirements

(Amended 11-19-18 and 11-14-22)

2. Legally pre-existing nonconforming buildings shall be eligible for a Multi-Family Housing special permit provided there is no increase in any dimensional nonconformity or the creation of a new nonconformity, and the applicant can demonstrate compliance with the parking and open space requirements of this sub-section.

(Amended 11-19-18)

3. Maximum building height: 40' except that the maximum building height for a property located within the Medway Village or Rabbit Hill Historic Districts shall not exceed 35'.
(Amended 11-19-18)
4. The minimum lot size for an Apartment Building shall be one acre. *(Added 11-18-19)*
5. The minimum lot size for a Multi-Family Building shall be 30,000 sq. ft. *(Added 11-14-22)*

D. Density Regulations:

1. For lots of one acre or more:
 - a. The density of a Multi-Family Building or a Multi-Family Development without an Apartment Building shall not exceed 8 dwelling units per whole acre of Land Available for Development. For example, the maximum density of a lot with 1.8 acres of Land Available for Development shall not exceed 8 dwelling units. *(Amended 11-14-22)*
 - b. The density of an Apartment Building or a Multi-Family Development which includes an Apartment Building shall not exceed 12 dwelling units per whole acre of Land Available for Development. *(Amended 11-14-22)*
2. For lots under one acre, the density of a Multi-Family Building and a Multi-Family Development shall not exceed its relative portion of an acre of Land Available for Development. For example, the maximum density of a .5 acre lot shall not exceed 4 dwelling units. *(Amended 11-19-18, 11-18-19, and 11-14-22)*
3. Land Available for Development = Total area of the site minus the area subject to upland utility easements and minus 50% of all areas subject to protection under the Wetlands Protection Act, G.L. c. 131, §40, and the Town's General Wetlands Protection Bylaw, Article 21 of the General Bylaws. *(Added 11-14-22)*
4. An Applicant is not entitled to the maximum possible number of dwelling units described herein. The number of dwelling units for a Multi-Family Development and/or Multi-Family Building shall be determined by the Planning and Economic Development Board in accordance with the criteria specified in Paragraph I. Decision herein. *(Added 11-16-20 and amended 11-14-22)*

E. Special Regulations:

1. Affordable Housing Requirement: Projects approved pursuant to this sub-section shall comply with the Town's Affordable Housing requirements as specified in Section 8.6 Affordable Housing. *(Amended 11-19-18)*
2. Open Space: There shall be an open space or yard area equal to at least fifteen percent of the parcel's total area. This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
3. Parking: At least two off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units. The Planning and Economic Development Board may adjust this requirement by a four-fifths vote, in consideration of the size of the proposed dwelling units. *(Amended 11-14-22)*

4. There shall be Town water and sewer available in the street on which the Multi-Family Development or Multi-Family Development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project. *(Amended 11-18-19)*
5. A Multi-Family Building or Apartment Building shall not contain more than twelve dwelling units per building. *(Amended 11-19-18 and 11-18-19)*
6. Any Multi-Family Development shall not exceed forty dwelling units.
7. Historic Properties - Any property proposed for a Multi-Family Building and/or Apartment Building and/or a Multi-Family Development pursuant to this sub-section which includes a building that is 75 years of age or older shall be reviewed by the Medway Historical Commission to determine if it is an “historically significant building” and if it is a “preferably-preserved historically significant building” in accordance with the criteria specified in Medway General Bylaws Article 17 Historical Structures. If so determined to be a preferably-preserved historically significant building, the property shall comply with the following additional requirements for a special permit pursuant to this sub-section.
 - a. A preferably preserved historically significant building shall be not demolished unless:
 - 1) The Building Commissioner has determined that it is unused, uninhabited or abandoned, and open to the weather; or
 - 2) The Select Board or the Board of Health has determined it to be a nuisance or dangerous pursuant to applicable state laws and/or the State Building Code; *(Amended 11-14-22)*
 - b. Renovation of a historically significant building shall be completed in a manner that preserves and/or enhances the building’s historic exterior architecture and features;
 - c. The project may include new construction which shall be designed to be consistent with the historic nature of the property, its primary building, and the surrounding neighborhood including buildings which characterize historic homes, carriage houses, barns, sheds, garages, agricultural buildings, other similar out buildings, and historic forms of house additions traditionally undertaken in the neighborhood.
 - d. Any property proposed for a Multi-Family Building and/or a Multi-Family Development and/or an Apartment Building pursuant to this sub-section which had a building that was 75 years of age or older located on it, which building has been demolished, shall not be eligible to apply for a Multi-Family Building or Multi-Family Development or Apartment Building special permit until at least three years after the date that the demolition of said building was completed. *(Item 7 added 11-19-18 and amended 11-18-19)*
8. Architectural Character – In designing new construction of a Multi-Family Building, Apartment Building, or Multi-Family development, Applicants should consider the existing character, scale, and architecture of the surrounding neighborhood and nearby buildings. *(Added 11-14-22)*

F. Rules and Regulations: The Planning and Economic Development Board may adopt Villages Multi-Family Housing Rules and Regulations which shall include application submittal requirements, public hearing and review procedures, and site development and design standards including but not limited to landscaping, buffering,

lighting, building style, pedestrian access, off-street parking, utilities, and waste disposal. Such Villages Multi-Family Housing Rules and Regulations shall be filed with the Town Clerk. Until the PEDB adopts Villages Multi-family Housing Rules and Regulations, applications for multi-family housing pursuant to Section 5.6.4 shall be governed by the PEDB's Rules and Regulations for the Review and Approval of Special Permit Applications. Whichever PEDB regulations apply, such regulations are referred to herein as "the Applicable Special Permit Regulations".

(Amended 11-19-18; 11-10-25)

- G. Development Limitation:** The maximum number of Multi-Family Building units authorized pursuant to this sub-section shall not exceed five percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors.

(Amended 11-18-19)

H. Special Permit Procedures:

1. The special permit application, public hearing, and decision procedures shall be in accordance with this sub-section, the Planning and Economic Development Board's Applicable Special Permit Regulations, Section 3.4 Special Permits, and Section 3.5 Site Plan Review.
(Amended 11-19-18)
2. Application Requirements. The Applicant shall submit a Multi-Family Housing special permit application together with the size, form, number, and contents of the required plans and any supplemental information as specified in the Planning and Economic Development Board's Applicable Special Permit Regulations.
(Amended 11-19-18)
3. The special permit review of Multi-Family Building and Multi-Family Developments shall incorporate site plan review pursuant to Section 3.5 Site Plan Review.
(Amended 11-19-18 and 11-18-19)

- I. Decision:** The Planning and Economic Development Board may grant a Multi-Family Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this sub-section, Section 3.4 Special Permits, and Section 3.5 Site Plan Review and Approval, upon finding that the Multi-Family Building or the Multi-Family Development will:

1. meet the purposes and requirements of this sub-section, and the Planning and Economic Development Board's Applicable Special Permit Regulations and *Site Plan Rules and Regulations*;
2. is consistent with the goals of the Medway Housing Production Plan;
(Amended 11-19-18)
3. not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
4. provide for greater variety and type of housing stock;
5. be designed in a manner that is reflective of or compatible with the character of the surrounding neighborhood.
(Item 5 added 11-19-18)

- J. Effective Date:** The amendments to this sub-section 5.6.4 adopted on November 18, 2019 shall not apply to any application for a special permit pursuant to this sub-section which was

submitted to and accepted as complete by the Planning and Economic Development Board prior to November 18, 2019, unless the applicant waives the protection of this sub-section 5.6.4.J in the same manner provided in the last paragraph of General Laws chapter 40A, section 6, and elects to proceed under the amended by-law. *(Added 11-18-19)*

5.6.5. Multi-family Overlay District

(Added 11-12-24)

A. Purposes. The purposes of the Multi-family Overlay District (MOD) are to:

1. Provide for multi-family housing development in accordance with G.L. c. 40A, § 3A, (also known as MBTA Communities zoning law) and the Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act (the Guidelines) issued by the Executive Office of Housing and Livable Communities (EOHLC);
2. Encourage the production of a variety of housing sizes and types to provide access to new housing for people with a variety of needs and income levels; and
3. Increase the tax base through private investment in new housing development.

B. Establishment of District

The MOD is shown on the map entitled, Multi-family Overlay District, and dated September 25, 2024, on file with the Town Clerk. The MOD is a distinct overlay district from the overlay district established under Section 5.6.4 of this Zoning Bylaw, and the provisions of Section 5.6.4 are not applicable in the MOD.

C. Applicability

Development of land within the MOD may be undertaken subject to the requirements of this Section 5.6.5 or by complying with all applicable requirements of the underlying district. Developments proceeding under this Section 5.6.5 shall be governed solely by the provisions herein, and the standards or procedures of the underlying districts shall not apply. Where the MOD provides for uses and dimensional controls not otherwise allowed in the underlying district and/or applicable overlay districts, the provisions of the MOD shall control. Uses and dimensional controls of the MOD are not subject to any special permit requirements of the underlying district and/or applicable overlay districts. Section 4.3 shall not apply to any lot divided by the boundary line of the MOD district.

The MOD contains the following sub-districts, all of which are shown on the Multi-family Overlay District map:

Subdistrict 1/West Street: 15 West Street, 23 West Street, 29 West Street, and 29 Stone Street (Assessors parcels 66-005, 66-008, 65-027, and 65-028)

Subdistrict 2/Main Street: 33 Main Street, 39 Main Street, and 41 Main Street (Assessors' Parcels 41-034, 41-035, and 41-035-0001)

Subdistrict 3/Glen Brook: 31 West Street, 33 West Street, 37 West Street, 39 West Street, Glen Brook Way (Assessors Parcels 66-001, 66-002, 66-003 65-024, and 55-051)

D. Use Regulations

The following uses shall be permitted in the MOD, subject to MOD Development Plan Review under Section 5.6.5(I). Section 3.5, Site Plan Review, shall not apply to developments under this Section 5.6.5.

1. Multi-family housing. For purposes of this Section 5.6.5, multi-family housing includes a building with three or more residential dwelling units containing housing suitable for families as defined in the EOHLC Guidelines or two or more buildings on the same lot with more than one dwelling unit in each building.

2. Accessory uses

- a) Swimming pool
- b) Tennis court, other game court
- c) Off-street parking

E. Density and Dimensional Regulations

Basic Standards

	West Street Subdistrict	Main Street Subdistrict	Glen Brook Subdistrict
Minimum lot area	20,000 sq.ft	10,000 sq.ft	20,000 sq.ft
Maximum lot coverage	20%	20%	20%
Minimum open space	70%	30%	30%
Maximum height			
Stories (maximum)	3	3	3
Feet (maximum)	45	45	45
Minimum frontage	50	100	100
Minimum setbacks:			
Front	25	25	25
Side	15	15	15
Rear	20	20	20
Maximum units per acre	16	16	20
Maximum units per building	24	24	24

F. Affordable Housing. Any residential or mixed-use development in the MOD shall comply with Section 8.6 of this Bylaw, except as follows:

1. In any development of six or more units in the MOD, at least 10 percent of the units shall be affordable housing units. Section 8.6(C)(1), Table 11, shall not apply in the MOD.
2. All affordable units in the MOD shall be on-site units. Other methods of providing affordable units under Section 8.6(D)(2),(3), and (4) shall not apply in the MOD.
3. If, when applying the percentage to the total number of units to determine the number of affordable units, the number of affordable dwelling units results in a fraction, the number shall be rounded down to the nearest whole number.

G. Off-Street Parking

1. In the MOD, off-street parking shall comply with Section 7.1.1 except as provided in this Section 5.6.5.
2. For multi-family development in the MOD, there shall be at least 1.5 parking spaces per unit.
3. Bicycle parking shall comply with Section 7.1.1.I.
4. Where practicable, surface parking shall be located to the rear or side of the principal building and shall not be located within the minimum setback between the building and any lot line adjacent to the street or internal access drive. No surface parking shall be located between the front building line of a residential building and the front lot line.
5. Where practicable, structured parking in a separate parking garage shall be located at least 20 feet behind the front building line of the multi-family dwellings on the lot.

H. Site Development Standards. Unless otherwise provided herein, site development shall comply with Section 7 of the Zoning Bylaw.

1. Connectivity. To the maximum extent practicable, developments shall provide accessible walkways connecting building entrances to building entrances, buildings to streets, and buildings to sidewalks and adjacent public features, such as parks and playgrounds, with minimal interruption by driveways.
2. Parking lot aisles and access and interior driveways shall not count as walkways. The Board may require benches, waiting areas, bicycle racks, stroller bays, and other sheltered spaces near building entrances.
3. To the maximum extent possible, walkways should have some degree of shelter achieved through the use of building fronts, trees, low hedges, arcades, trellised walks, or other means to delimit the pedestrian space.
4. Site landscaping shall not block a driver's view of oncoming traffic. No fence, wall, sign, landscaping, or plantings shall be placed within the clear sight triangle so as to obstruct visibility at any internal intersection, or any intersection with a public or private

way. The clear sight triangle is that formed by the intersecting ways or drives and a straight line joining said lines at a point twenty feet distant from the point of intersection. See Section 6.2.F.4 for clear sight triangle diagram.

5. Vehicular access. Where feasible, curb cuts shall be minimized. While common driveways providing access from a public way are not permitted, they are encouraged to serve units within the development.
6. Plantings. Plants on the Massachusetts Prohibited Plant List, as may be amended, are prohibited. To the maximum extent feasible, all landscaping shall be native, drought resistant, pest tolerant, salt tolerant, hardy for Zone 6, and non-invasive as identified in *The Evaluation of Non-Native Plant Species for Invasiveness in Massachusetts* by the Massachusetts Invasive Plant Advisory Group.
7. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened from view.
8. Dumpsters. Dumpsters shall comply with Section 207-17 of the Boards's Rules and Regulations for Submission, Review and Approval of Site Plans. Where feasible, dumpsters or other trash and recycling collection points shall be located within the building.
9. Stormwater management. The applicant shall propose strategies that demonstrate compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and an Operations and Management Plan for both the construction activities and ongoing postconstruction maintenance and reporting requirements. Stormwater management calculations will be based on NOAA Atlas 14+.
 - a. The Post-Construction Stormwater Management Plan and its associated Long-Term Operation and Maintenance Plan shall comply with Article 26 Stormwater Management and Land Disturbance of the Medway General Bylaws, the Town's Land Disturbance Permit Rules and Regulations, and the current Massachusetts Stormwater Handbook.
 - b. Low Impact Development (LID) – Applicants shall incorporate Low Impact Development (LID) management practices including nature-based management measures in site design and incorporate environmentally sensitive design principles unless infeasible and shall comply with the following requirements:
 - (i) Reduce runoff and pollutant loading by managing runoff as close to its source as possible;
 - (ii) Utilize integrated LID and individual small-scale stormwater management practices (isolated LID practices) to promote the use of natural systems for infiltration, evapotranspiration, the harvesting and use of rainwater, and reduction of flows to drainage collection systems;
 - (iii) Reduce impervious cover;

- (iv) Conserve and protect natural lands, especially open space landscapes, high-quality wildlife habitat, or existing farmland;
- (v) Utilize compact building design and increasing density to prevent sprawl, enhance walkability, and preserve more undisturbed natural areas;
- c. Subsurface detention and infiltration systems shall be designed with access manholes and inspection ports to provide proper means to inspect and maintain the system. All subsurface detention and infiltration systems shall contain an internal “forebay” or pre-treatment chamber row which will allow treatment of first flush runoff (the first 1” of any rainstorm) before discharging stormwater to the remainder of the system and shall be designed to allow for proper access for inspection and maintenance.
- d. Infiltration measures shall be provided to mitigate post-development increases in runoff resulting from proposed rooftops. Runoff from proposed rooftops throughout the site shall be directly routed to dedicated infiltration Best Management Practices (BMPs). Discharge of roof runoff directly to surface grade is strictly prohibited. If runoff is directed to infiltration BMPs which also mitigate surface runoff, the roof runoff shall be directly discharged to the BMP and not allowed to comeingle with untreated surface runoff prior to discharge to the BMP. Installation of metal roofs on buildings and structures depicted on the site plan shall meet the requirements of the most current updated version of the MA Stormwater Handbook.

10. Buildings.

- a. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- b. Building(s) adjacent to a principal access drive shall have a pedestrian entry facing that access drive.
- c. To encourage clustering of buildings and preservation of open space, placement and separation of buildings shall be subject to review and comment by the Fire Chief regarding fire safety during Development Plan Review.

11. Outdoor Amenity Space. A minimum of 20% of the lot shall be dedicated to Outdoor Amenity Space. The Outdoor Amenity Space may consist of any of the Outdoor Amenity Space types in Table 9.6.B.1 of this Bylaw other than Pedestrian Passage or Outdoor Dining. The Outdoor Amenity Space shall also comply with the Description and Design Standards of Table 9.6.B.1. The minimum 20% of Outdoor Amenity Space may be reduced or waived to comply with the required density of G.L. c. 40A, § 3A and the associated Compliance Guidelines.

I. MOD Development Plan Approval

1. All uses in the MOD shall be subject to MOD Development Plan Approval under this Section 5.6.5 to the maximum extent possible. No provision of Section 5.6.5 shall allow a denial or unreasonable conditioning of a multi-family use.
2. Application Procedures. Application for Development Plan Approval under this Section 5.6.5 shall be filed with the Town Clerk. The filing shall include all required forms and submission requirements in the Planning and Economic Development Board's Multi-family Overlay District Rules and Regulations. A copy of the Application, including the date and time of filing, as well as the required number of copies of the Application, shall be filed forthwith by the Applicant with the Planning and Economic Development Board.
3. Upon receipt by the Board, applications shall be distributed to appropriate Town staff, boards, and committees, which may include but is not limited to, the Building Department, Fire Department, Police Department, Health Department, Conservation Commission, Select Board, Assessors' Department, Town Collector/Treasurer, and the Department of Public Works. Any reports from these reviewing parties shall be submitted to the Board within 30 days of filing of the Application. The Planning and Economic Development Board or its designee shall forward to the Applicant copies of all comments and recommendations received to date from other boards, commissions, or departments.
4. Public Hearing. Within 45 days of receipt of an Application under this Section 5.6.5, the Planning and Economic Development Board shall open a public hearing and review all Applications in accordance with G.L. c. 40A, § 11.
5. No later than 90 days from the date the Application was received by the Town Clerk, the Board shall approve the plan with any reasonable conditions it deems appropriate to ensure compliance with the requirements of this Section 5.6.5 and other applicable sections of the Zoning Bylaw and file its written decision with the Town Clerk. The decision shall be by majority vote. The time limit for public hearings and taking of action by the Board may be extended by written agreement between the Applicant and the Planning and Economic Development Board. A copy of the agreement shall be filed with the Town Clerk.
6. A copy of the decision shall be mailed to the owner and to the Applicant, if other than the owner. A notice of the decision shall be sent to the parties in interest and to persons who requested a notice at the public hearing.
7. MOD Development Plan Approval shall remain valid and shall run with the land indefinitely provided that construction has commenced within three years after the Board issues the decision, excluding time required to adjudicate any appeal from the Board's decision. The time for commencing construction shall also be extended if the Applicant is actively pursuing other required permits for the project, or if there is good cause for the Applicant's failure to commence construction, or as may be provided in an approval for a multi-phase Development under this Section 5.6.5.
8. Design Guidelines. The Board may adopt Design Guidelines for development in the Multi-family Overlay District and shall file a copy with the Town Clerk. The Design

Guidelines shall be advisory, not mandatory. In the event of any conflict between Section 5.6.5 and the Design Guidelines, Section 5.6.5 shall control.

J. The Board may enact rules and regulations to effectuate the purposes of Development Plan Approval under this Section 5.6.5, including but not limited to rules and regulations governing the submission of applications, waivers, Board review process, approval, construction oversight, consultants, modification and fees. No provision of the rules and regulations shall allow a denial or unreasonable conditioning of a multi-family use.

K. Any person aggrieved by the Board's decision may appeal to the court within 20 days of the date the decision is filed with the Town Clerk, as provided in G.L. c. 40A, §17.

SECTION 6. DIMENSIONAL REGULATIONS

6.1. SCHEDULE OF DIMENSIONAL AND DENSITY REGULATIONS

Each use, building, or structure shall comply with the standards described in TABLE 2, Schedule of Dimensional and Density Regulations, except where otherwise provided in this Zoning Bylaw.

TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS

Requirement	AR-I	AR-II	AR-III	VR	CB*	VC	NC	BI	EI	ER	WI
Minimum Lot Area (Sq. Ft.)	44,000	22,500 30,000 ^{a, b}	10,000 30,000 ^{a, b}	22,500 30,000 ^{a, b}	10,000	10,000	20,000	20,000	20,000	20,000	40,000
Minimum Lot Frontage (Ft.) <i>(Amended 5-10-21)</i>	180'	150'	85'	150'	NA ^f	50'	50'	75'	100'	150'	100'
Minimum Setbacks (Ft.) ^c											
Front	35'	35'	25'	20' ^d	10'	20' ^d	35'	25'	30'	30'	30'
Side	15'	15'	15'	10' ^d	10' 25' ^e	10' ^d	15'	15'	20'	20'	20'
Rear	15'	15'	15'	10' ^d	25'	10' ^d	15'	15'	30'	30'	30'
Maximum Building Height (Ft.)	35'	35'	32'	35'	40'	40'	40'	40'	60'	40'	60'
Maximum Lot Coverage (Pct. of lot) (Primary and accessory buildings and structures) – <i>Amended 5-8-17</i>	25%	30%	30%	30%	80%	80%	40%	40%	NA	NA	NA
Maximum Impervious Coverage (Pct. of lot)	35%	40%	40%	40%	NA	NA	80%	80%	80%	80%	80%
Minimum Open Space (Pct. of lot)	NA	NA	NA	NA	15%	NA	20%	20%	20%	20%	20%

Notes to TABLE 2

NA means not applicable

- a. For a two family house. No parking shall be permitted within 10 feet of an adjoining lot line
- b. For a newly constructed two-family house or when a single family detached house is enlarged for 2 family house.
- c. When a nonresidential use abuts a residential use, the first 10 feet within the required side or rear setback of the nonresidential use along the lot line shall be used as a buffer
- d. Or the average setback of the existing primary buildings within 300' of the lot on the same side of the street and within the same zoning district, whichever is less.
- e. When abutting a residential district.
- f. Properties in the Central Business District that do not have frontage on a public street shall be required to have an easement of at least 30 feet in width providing access to a public street.

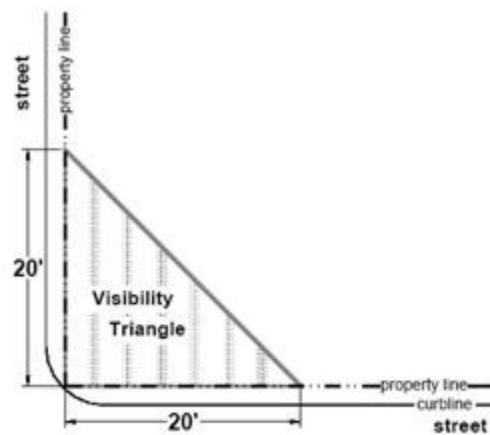
- g. See Section 9 Oak Grove Park Districts for dimensional and density regulations for properties located in the Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood zoning districts.
- * Dimensional requirements set forth in Section 10 of this Zoning Bylaw shall take precedence over the provisions of this Table 2 for the CB zone
(Amended 11-14-16, 11-16-20, 5-20-21, 5-9-22 and 11-14-22)

6.2. GENERAL PROVISIONS

- A. **One Dwelling Per Lot.** More than one dwelling on a lot is prohibited unless specifically authorized by other provisions of this Zoning Bylaw.
- B. **Change in Lot that Results in Noncompliance.** No conforming lot may be changed to make it nonconforming.
- C. **Lot Shape Factor.** No lot shall be created so as to be so irregularly shaped or extended that it has a “Shape Factor” in excess of twenty-two. Shape Factor equals the square of the lot perimeter divided by the lot area. That portion of the lot in excess of the required lot area may be excluded from the computation of the Shape Factor using an imaginary lot line, provided that the entire required frontage is included in the portion used for the calculation.
- D. **Buildable Lot.** No structure may be erected on any lot that does not include contiguous upland area of at least 50 percent of the required minimum lot area for the zoning district. The upland shall be land that is not subject to protection under the Wetlands Protection Act, G.L. c. 131, § 40. The upland shall not include wetland replication areas that may be required by the Conservation Commission.
(Amended 5-13-19)
- E. **Lot Frontage.**
 - 1. **Minimum Lot Frontage Required.** Every lot must have at least the minimum frontage set forth in TABLE2 for the district in which the lot is located on a street, as defined in Section 2 of the Zoning Bylaw.
 - 2. **Measurement of Lot Frontage.**
 - a. Frontage is measured in a continuous line along the sideline of the street right-of-way between the points of intersection of the side lot lines with the street right-of-way line. The measurement of lot frontage excludes jogs in the street width, backup strips and other irregularities in the street line.
 - b. For a Corner Lot or End Lot, the measurement of multiple front lot lines may be used, however the entire minimum length of frontage shall be continuous without any breaks.
 - c. For Through Lots, only one front lot line may be used to meet the minimum frontage length requirement.
(Amended 5-8-17)
 - 3. **Access.** An owner shall provide a means of access for vehicles from the frontage to a principal building for emergency services, for deliveries, and for off-street parking.

F. Setbacks.

1. **Minimum setbacks.** Every lot must have at least the minimum lot setbacks as set forth in TABLE 2 Dimension and Density Regulations for the zoning district in which the lot is located, unless otherwise specifically provided in this Zoning Bylaw. *(Amended 5-10-21)*
2. For a Corner or End Lot, the required minimum front setback shall be required from all front lot lines.
3. For Through Lots, the front setback shall be required on all front lot lines; side setbacks shall be required on all remaining side and rear lot lines. *(Paragraph F. added 5-8-17)*
4. On a corner lot, no fence, wall, sign, landscaping or plantings shall be constructed or placed within the clear sight triangle so as to obstruct visibility at the intersection. The clear sight triangle is that area formed by the intersecting street right of way lines and a straight line joining said street lines at a point twenty feet distant from the point of intersection of street lines.



Clear Sight Triangle

(Added 11-16-20)

5. Nothing herein shall prevent the projection of steps, porches (not exceeding 30 square feet in area), eaves, cornices, windowsills or belt courses into any required setback. *(Added 5-8-2023)*
- G. Building Size.** No building for Business or Industrial and Related Uses specified in Sections D and E of TABLE 1 – Schedule of Uses, shall be larger than 100,000 square feet of gross floor area without a special permit from the Planning and Economic Development Board. *(Added 11-16-20)*
- H.** The dimensional requirements for all municipal buildings and uses, including fire stations and police stations, set forth in this bylaw, including but not limited to setbacks, height, lot size, frontage, lot coverage, impervious coverage, open space, building size or footprint, buffer zones, and other dimensional requirements, including but not limited to, the provisions of Table 2, Dimensional and Density Regulations; Table 9.4.C.1.C; Sections 9.2.C and 10.2.E.3

Transitional Buffer Requirements, may be reduced by special permit from the Planning and Economic Development Board. This provision does not include relief from any parking space dimensional requirements. In determining whether to grant a special permit under this section, the Board shall consider the following factors: whether the proposal provides for better site design; whether the proposal serves the public interest; whether the proposal will create any undue impacts on abutting properties; whether the proposal increases the protection of wetlands and other sensitive environmental areas; and whether the proposal helps to protect important topographical features and reduce land disturbance, filling, and cutting. (Added 5-11-26)

6.3. ACCESSORY BUILDINGS OR STRUCTURES

- A. In a residential zoning district, there shall be no more than five accessory buildings or structures on any lot unless authorized by special permit from the Zoning Board of Appeals.
- B. In a residential zoning district, an accessory building or structure shall not exceed 3,000 sq. ft. in gross floor area unless authorized by special permit from the Zoning Board of Appeals.
- C. In a residential zoning district, the footprint of any single accessory building or structure shall not exceed the footprint of the principal residential building on the premises unless authorized by special permit from the Zoning Board of Appeals. (Amended 5-8-2023)
- D. In any zoning district, the primary and accessory buildings and structures shall not exceed the maximum lot coverage requirements specified in TABLE2 DIMENSIONAL AND DENSITY REGULATIONS of this Bylaw.
- E. In reviewing special permit applications for accessory buildings or structures in residential zoning districts, the Zoning Board of Appeals shall consider the *Medway Design Review Guidelines* applicable to residential zones.
- F. Any detached accessory building or structure less than two hundred square feet in area and less than fifteen feet in height shall have a minimum setback of five feet from the rear and side lot lines. Any detached accessory building or structure that exceeds these limits shall conform to the otherwise applicable yard setback regulations as specified in TABLE 2 in Section 6.1 Schedule of Dimensional and Density Regulations. (Added 5-13-19)
- G. No accessory building or structure shall be constructed and occupied nor an accessory use started on any lot prior to the time construction begins on the principal building or structure or use to which it is accessory. Conversely, no accessory building or structure shall continue to be used or occupied after a principal building or structure has been vacated or removed from the lot. (Added 5-13-19)
- H. The setback requirements specified in TABLE 2 DIMENSIONAL AND DENSITY REGULATIONS shall not apply to public bus stop shelters. (Added 5-13-19)

(Section 6.3 added 5-8-17)

SECTION 7. GENERAL REGULATIONS

7.1. SITE DEVELOPMENT STANDARDS

7.1.1. Off-Street Parking and Loading

A. **Purposes.** The purposes of this Section 7.1.1 are as follows:

1. To ensure the availability of safe and convenient vehicular parking areas for existing and new development.
2. To minimize excessive and inefficient off-street parking areas that result in unneeded paved impervious surfaces and lost opportunities to develop new buildings that expand the tax base. *(Amended 5-10-21)*
3. To promote safety for pedestrians, bicyclists, motor vehicle occupants, and property and business owners.
4. To protect adjoining lots and the general public from nuisances and hazards associated with off-street parking areas.
5. To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.
6. To minimize the impact of sidewalk interruptions and conflict points on the walkability of the public realm. *(Amended 5-13-19)*

B. **Applicability.** No building or structure shall be used or changed to a category of greater parking demand, determined in accordance with TABLE 3 below, except in accordance with this Section 7.1.1. Single-family and two-family dwellings and exempt uses listed in Section 3.5 shall be exempt from the requirements herein.

C. **Administration.** This Section 7.1.1 shall be administered by the Planning and Economic Development Board as part of site plan review pursuant to Section 3.5, or for a use or activity not subject to site plan review, by the Building Commissioner.

D. **Schedule of Off-Street Parking Requirements.** The minimum number of off-street parking and loading spaces shall be as set forth in 3. Off-street parking requirements for a use not specifically listed in TABLE 3 shall be as specified by the Building Commissioner based on a listed use of similar characteristics of parking demand generation.

TABLE 3. SCHEDULE OF OFF-STREET PARKING REQUIREMENTS	
Use	Minimum Number of Parking Spaces
Multi-Family unit in a mixed-use development	1.5 spaces per unit
ARCPUD housing unit (as defined in Section 8.5)	1.5 spaces per unit (amended 5/13/2024)
Business, professional and governmental office, bank	1 space per 300 sq. ft.
Medical office or clinic	1 space per 300 sq. ft.
Veterinary hospital	1 space per 300 sq. ft.
Retail store	1 space per 300 sq. ft.
Service establishment	1 space per 300 sq. ft.
Warehouse/distribution facility	1 space per each 2 persons employed or anticipated to be employed on the largest shift and 1 additional space for each 1,000 sq. ft.
Manufacturing	1 space per each 2 persons employed or anticipated to be employed on the largest shift and 1 additional space for each 1,000 sq. ft.
Restaurant	1 space for each employee and 1 space for every 3 seats.
Vehicle fuel station	1 space per fueling position plus 1 space per 300 sq. ft. including service areas and retail/convenience store areas. The temporary parking areas at fueling positions shall not count toward the sq. ft. parking requirement.
Vehicle repair shops	1 space per 300 sq. ft. plus 2 spaces per service bay
Dance/martial arts/other exercise studios	1 space per 300 sq. ft.
Studios for artists/design professionals	1 space per 300 sq. ft.
Battery energy storage system (as a principal use)	2 spaces for Tier 1 3 spaces for Tier 2 (Added 11-14-22)
Other uses not specified herein	Where a use is not specifically referenced in this TABLE, the parking requirement for the most nearly comparable use or industry standards shall apply.
*In all instances in TABLE 3, sq. ft. shall mean net floor area.	
**ARCPUD parking requirements may be waived by the Planning Board in accordance with Section 8.5.	

E. General Parking Requirements. Except as may be determined pursuant to sub-section J herein, the following parking requirements shall be met:

1. Computation of Required Parking Spaces.

- a. The minimum number of parking spaces shall be the largest whole number obtained after calculating the parking requirements in accordance with TABLE 3. Any fractional parking space shall be rounded up to the next whole number.
- b. For a parcel with two or more uses, the minimum number of parking spaces shall be the sum of the minimum number of spaces required for each use, determined in accordance with TABLE 3, except as may be authorized pursuant to sub-section J herein.

- c. No existing off-street parking spaces shall be eliminated if their removal would cause the total number of spaces provided on a site to be less than the number required in TABLE 3.
 - d. For purposes of determining compliance with this Section 7.1.1, parking spaces that serve as loading or unloading areas shall not be credited toward the minimum required number of off-street parking spaces in TABLE 3.
2. **Location of Parking Areas.** All required off-street parking spaces shall be located on the same premises as the uses they serve except as provided in sub-section J below.
3. **Dimensional Standards.** Off-street parking spaces shall be laid out as a rectangle in compliance with the following standards:
- a. Standard Parking Space: Nine feet wide by eighteen feet long, exclusive of maneuvering and driving lanes.
 - b. Small Vehicle Parking Space: Eight feet wide by fifteen feet long, exclusive of maneuvering and driving lanes.
 - c. Parallel/Curbside Parking Space: Eight feet wide by twenty-two feet long
 - d. Motorcycle Parking Space: Four feet wide by eight feet long.
 - e. **Standard, Small, and Motorcycle Spaces.** In off-street parking facilities with more than forty parking spaces, up to 30 percent of the minimum required number of spaces may be designed for small vehicles and an additional 3 percent of the minimum required number of spaces may be designed for motorcycle use. Parking spaces for small vehicles or motorcycles shall be grouped in one or more locations within a parking area and shall be designated by clearly visible signs.
4. **Electric Vehicle Parking –**
- a. Industrial, municipal, commercial, and multi-family housing developments with fifteen or more parking spaces shall include parking spaces with electric vehicle charging stations for employee, customer and resident use. The quantity of such parking spaces shall be as follows:

Total # of Parking Spaces	# of Parking Spaces with Electric Vehicle Charging Stations
15-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6

201-300	7
301-400	8
401-500	9
Over 500	2% of total

b. Electric Vehicle Ready Parking Spaces shall also be provided in accordance with:

- 1) 2023 Stretch Code Update, 225 CMR, Chapter 22, Section R404.4 Wiring for Electric Vehicle (EV) charging (Residential); and
- 2) 225 CMR, Chapter 23, Section C405.13 Wiring for Electric Vehicle (EV) charging (Commercial)

c. The required number of parking spaces with Electric Vehicle Charging Stations and Electric Vehicle Ready Parking Spaces is to be included within the total number of required parking spaces computed pursuant to section 7.1.1.E.1. All Electric Vehicle Charging Station parking spaces shall be clearly marked for electric vehicle parking only. Signage and pavement markings for such spaces shall comply with signage or marking that is provided in the Manual on Uniform Traffic Control Devices (MUTCD) for electrical vehicle charging spaces, if any. If there are no provisions in the MUTCD for such signage or markings, each Electric Vehicle Charging Station parking space shall be marked by a sign at the head of the parking space stating “Electric Vehicle Parking Only While Charging”; each sign shall be a minimum of 18 inches wide and two feet tall, located between 5 feet and 6 feet off the ground; and a pavement marking that shall be a minimum of 24 inches wide and 28 inches tall and depict the electric vehicle parking symbol.

(Added 11/18/2019; Amended 5/8/2023; Amended 11/13/2023)

F. Parking Area Design.

1. Surface. Parking areas shall have durable, all-weather paved surfaces and shall provide for the satisfactory management of surface water. Parking areas composed of pervious or semi-pervious surfaces are encouraged in low traffic areas such as reserve parking and may be used to meet all or any part of the required parking, subject to environmental limitations.
2. Parking spaces that count toward the minimum required number of spaces for the uses on a site shall not be used for storage of materials or equipment, display of merchandise, or loading or unloading areas.
3. Parking areas shall be designed that no vehicle will be required to back onto a public way in order to enter or exit from a parking space.
4. Off-street loading and unloading spaces shall be designed so that no delivery vehicles will be required to back onto or off of a public way, travel against one-way traffic, obstruct drive-through traffic or parking spaces, or park on a public way while loading or unloading, or waiting to do so.
5. Parking spaces shall be clearly delineated by white or yellow pavement markings at least four inches in width or the equivalent based on industry standards or, as applicable, the standards of the Architectural Access Board (AAB).

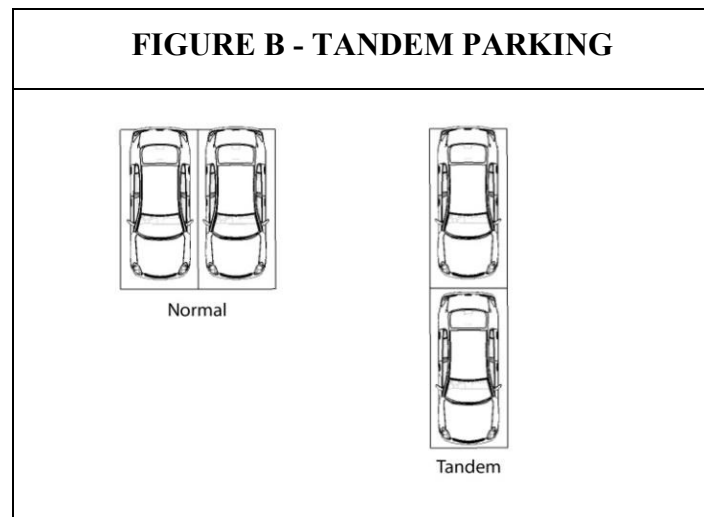
6. Driveways/egresses serving ten or more parking spaces shall have stopping and intersection sight distances based on the AASHTO Standards for Geometric Design of Highways and Streets.
 7. As part of its Site Plan Rules and Regulations, the Planning and Economic Development Board may supplement the requirements herein with parking area design standards. *(Amended 5-10-21)*
- G. **Location of Parking.** To the maximum extent feasible, off-street parking for retail, office, and other commercial uses shall be located behind or beside buildings. Vehicular parking between the front building line and the street alignment is permitted only if no other reasonable alternative exists.
- H. Off-street parking areas shall be designed and constructed so as to maximize safety for pedestrians, bicyclists, motor vehicle occupants, and property and business owners and their customers. Impacts on scenic roads, historic districts, natural resources and community character shall be minimized.
- I. **Bicycle Parking.**
1. Bicycle parking facilities shall be provided for any new building, addition or enlargement of an existing building, or for any change in the occupancy of any new building that results in the need for additional vehicular parking facilities. The minimum required number of bicycle spaces shall be one per twenty motor vehicle spaces unless waived during Site Plan Review or, where Site Plan Review is not required, by the Building Commissioner, based on individual site conditions.
 2. Off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which the user may lock a bicycle. Structures that require a user-supplied locking device shall be designed to accommodate both chain and U-shaped locking devices and shall support the bicycle frame at two locations (not just the wheel).
 3. Bicycle parking facilities shall be securely anchored and located in a clearly designated, safe, and convenient location. Whenever possible, the bicycle parking shall be placed within fifty feet of building entrances and in well-lit areas.
- J. **Reduced Parking.** The number of parking spaces required pursuant to TABLE3 may be reduced by special permit from the Planning and Economic Development Board, subject to the provisions herein. Where the Board of Appeals is the special permit granting authority for the proposed use, the Board of Appeals shall have the authority to administer this Section.
1. The reduction shall not exceed 30 percent of the minimum number of spaces required under TABLE 3.
 2. The applicant shall demonstrate to the Board's satisfaction that a reduction is warranted due to circumstances such as but not limited to:
 - a. Potential for Shared Parking - Peak parking needs generated by the proposed uses occur at different times.*(Amended 5-13-19)*

- b. Demographic or other characteristics of site users.
 - c. For a nonresidential development, the applicant agrees to participate in a transportation demand management program.
 - d. The extent to which the applicant's proposal accommodates other means of transportation to or circulation within the site, such as sidewalks or bicycle racks, or safe and convenient pedestrian walkways between buildings in a multi-building development.
 - e. Safe, convenient forms of pedestrian access between the proposed development and nearby residential uses.
 - f. The presence of a public or private parking area within 400 feet of the proposed use.
(Amended 5-10-21)
 - g. The availability of legal on-street parking.
 - h. The availability in a residential or mixed use development project of an active car-sharing program for residents and/or employees where cars for the car-share program are available on the site or within a 700-foot walking distance of the site. *(Added 5-13-19)*
3. The Board may grant a special permit for reduced parking only upon finding that:
- a. The reduced number of parking spaces is consistent with the general purposes of this Section 7.1.1.
 - b. The proposed number of parking spaces will be sufficient for the proposed uses.
 - c. The decrease in required off-street parking is supported by a parking analysis prepared by a registered professional engineer. Such analysis shall consider existing and proposed uses on the site; rate of parking turnover for various uses; expected peak traffic and parking loads for various uses based on customary hours of operation; availability of public transportation; industry parking standards for various uses; and other factors.
(Amended 5-13-19)
4. In granting a special permit for reduced parking, the Board may impose reasonable conditions including but not limited to requiring additional parking should uses change over time, or requirements to designate green space for reserve parking.

K. Special Parking Types and Standards.

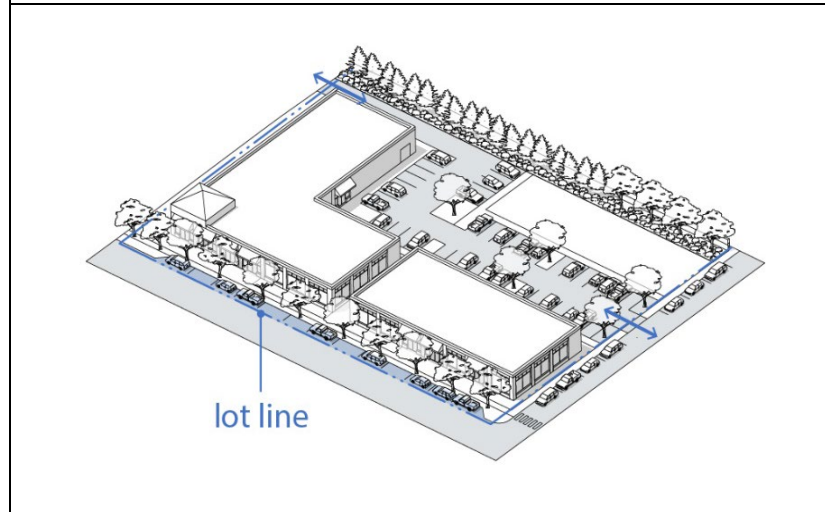
1. Valet Parking. By special permit, the Board may allow valet parking if the building to which the parking relates is pre-existing, the use is for food or entertainment, and where there is no physical means of providing the required number of parking spaces on the lot where the building and use are located. The required number of minimum or maximum spaces continue to apply for valet parking but parking spaces do not require individual striping and may be permitted on-site or off-site as a means of satisfying the applicable off-street parking requirements where:

- a. A lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Medway and Norfolk County Registry of Deeds, guaranteeing long term use of the off-site accessory parking area is provided to the Board.
 - b. An attendant is present at all times when the lot is in operation.
 - c. An equivalent number of valet spaces are available to replace the number of required off-street parking spaces.
 - d. The design of the valet parking area will not cause queuing in a vehicular travel lane.
 - e. The valet parking area is not located in a residential zoning district. *(Amended 5-10-21)*
2. **Tandem Parking.** Tandem parking is allowed under the following conditions:
(amended 11-10-25)
- a. To be used to meet parking requirements for residential units only. Tandem parking means two vehicles only.
 - b. Tandem spaces shall be assigned to the same dwelling unit.
 - c. Tandem parking shall not be used to provide guest parking.
 - d. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
 - e. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.



3. **Street Side Parking.** By special permit, the Board may allow parallel or angled parking provided on a privately-owned lot directly adjacent to the public street right-of-way in combination with a minimum five foot wide planting strip with street trees planted 40 feet on center, and a five foot minimum concrete sidewalk connecting to public sidewalks on abutting lots and to the primary building on-site. These parking spaces shall be privately owned but accessible to the public. These parking spaces effectively function as on-street parking.

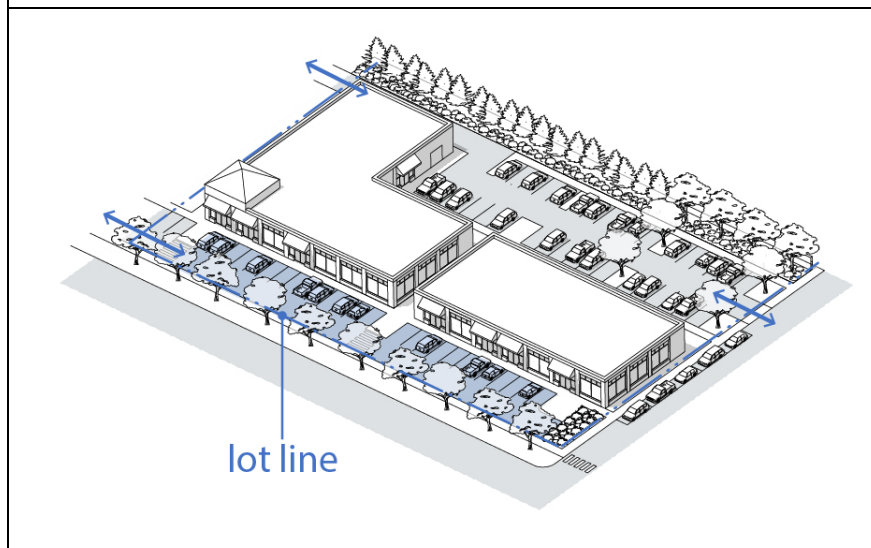
**FIGURE C - STREET SIDE PARKING
(On Front Property Line)**



4. **Frontage parking.** By special permit, the Board may allow a limited amount of off-street surface parking to be placed between a public street and the street facing façade of a primary building. Where this is permitted by the Board, the parking area will be setback a minimum of twenty feet from the street line and streetscape treatments including street trees, landscaping, and a minimum 5-foot sidewalk will be placed adjacent to the street line. The sidewalk shall also be connected to the front door of the primary building by a dedicated pedestrian connection. The portion of the parking area located in front of the primary building shall be limited to one double row of vehicles and associated parking aisle.

(Amended 5-10-21)

**FIGURE D – FRONTAGE PARKING
(In Front of Primary Building)**



5. **Structured Parking.** By special permit, the Board may allow structured parking.

- a. **Permitted Types.** Off-street parking structures may include a private garage or carport, an above-ground parking structure, or an underground parking structure.
- b. **Access.** Pedestrian access to structured parking must lead directly to a public sidewalk and to the primary building. Structured parking may also be attached directly to the primary building allowing pedestrians to enter directly into the building.
- c. **Design and Construction.** The street facing facade of any story of a building occupied by motor vehicle parking must be designed as follows:
 - 1) Fenestration and facade openings must be vertically and horizontally aligned and all floors fronting on the facade must be level (not inclined).
 - 2) The facade must include windows of transparent or translucent, but non-reflective, glass or openings designed to appear as windows for between twenty percent and fifty percent of the wall area of each floor.
 - 3) Windows must be back-lit during evening hours and internal light sources must be concealed from view from public sidewalks.
 - 4) The facade area masking the floors occupied by motor vehicle parking must be seamlessly integrated into the architectural design of the building's facade.

(Paragraph K. added 5-13-19)

7.1.2. Outdoor Lighting

- A. **Purposes.** The purposes of this Section 7.1.2 are to create a standard for outdoor lighting so that its use is consistent and provides functionality and convenience; to enhance public safety and security; to minimize light trespass, glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive or unnecessary and providing for lighting that will complement the character of the community; to reduce the cost and waste of unnecessary energy consumption by promoting energy conservation; and to preserve the night sky as a natural resource to enhance nighttime enjoyment of property in Medway.
- B. **Definitions.** Unless the context clearly indicates otherwise, the following terms shall have the following meanings in this Section 7.1.2:
 1. **Direct Light:** Light emitted directly by a lamp, off a reflector, or through a refractor of an outdoor light fixture.
 2. **Filtered:** When referring to an outdoor light fixture means that the fixture is to be fitted with a glass acrylic, or other translucent enclosure of the light source.
 3. **Indirect Light:** Direct light that has been reflected off other surfaces not part of the luminaire.
 4. **Lamp:** The component of an outdoor light fixture that produces the actual light.
 5. **Light Trespass:** Direct light emitted by an outdoor lamp fixture that shines beyond the boundaries of the property on which the outdoor light fixture is installed.

6. **Luminaire:** A complete lighting system, including a lamp or lamps and a fixture.
7. **Lumen:** A measure of light energy generated by a light source. One foot candle is one lumen per square foot. For this purpose, the lumen output shall be the initial lumen output of a lamp, as rated by the manufacturer.
8. **Shielded:** When referring to an outdoor light fixture, shielded means that the fixture allows no up lighting.
9. **Up-Light:** Direct light emitted by an outdoor light fixture above a horizontal plane through the fixture's lowest light-emitting part.

C. Applicability.

1. Except as exempted herein, this Section 7.1.2 shall apply to all municipal industrial, commercial, business, institutional, and residential uses, including modification, extension, or expansion of an existing outdoor lighting installation.
2. **Exemptions.** The following types of lighting are exempt from this Section 7.1.2:
 - a. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code (NEC).
 - b. Exit signs and other illumination required by the Building Code.
 - c. Lighting for stairs and ramps as required by the Building Code.
 - d. Temporary decorative or holiday lighting (less than 30 days use in any one year).
 - e. Low voltage landscape lighting, but such lighting should be shielded in a way as to eliminate glare and light trespass.
 - f. Lighting of flagpoles.
 - g. Signage lighting shall be subject to Section 7.2, but all lights for signs should be fully shielded.
 - h. Public roadway illumination or other lighting installed on streets or ways to control traffic or other lighting for public safety as may be required or installed by governmental agencies.

D. Requirement for Lighting Plan. Wherever outside lighting is proposed, the applicant for a building permit, special permit, site plan review, or variance, or an electrical permit, shall submit a lighting plan to the applicable approval authority which shall include the following information:

1. Location, orientation, type and height of all proposed outdoor luminaires including those around all structures, driveways, driveway entrances, walkways, pathways and parking areas;
2. Luminaire manufacturer's specification data, including lumen output and photometric data showing cutoff angles

3. The type of lamp such as metal halide, compact fluorescent, high pressure sodium, LED, etc.
4. A photometric plan showing the intensity of illumination, expressed in foot candles, at ground level in the interior of the property and at the property boundaries.
5. Times of illumination.

E. Standards for the Control of Glare and Light Trespass.

1. Lighting shall meet the requirements of the Building Code for Energy Efficiency Chapter 13 or current requirement. Light trespass onto any street or abutting lot is not permitted. Lighting shall be directed onto the site. This may be demonstrated by manufacturer's data, cross section drawings or other means. Foot-candle readings at property lines between residential and non-residential properties shall not exceed 0.01 foot candles at any elevation.
2. Any outdoor luminaire subject to these provisions with a lamp or lamps rated at a total of more than 2,000 lumens shall be fully shielded and shall not emit any direct light above a horizontal plane passing through the lowest part of the light-emitting luminary.
3. Hours of Operation. Outdoor lighting shall not be illuminated between 11:00 p.m. and 6:00 a.m., with the following exceptions:
 - a. Outdoor lighting shall be permitted on the premises of a business open to customers or where employees are working; or for an institution or place of public assembly where an activity is being conducted, outdoor lighting shall be permitting during the activity and for not more than one-half hour after the activity ceases.
 - b. Low-level lighting sufficient for the security of persons or property, provided the average illumination on the ground or on any vertical surface is not greater than 0.5 foot candles.
4. Lighting shall be provided at the lowest brightness and intensity levels possible to allow for emergency nighttime access.

F. Special Permit. The Board of Appeals may grant a special permit for lighting that exceeds the limitations imposed herein, provided it determines that the requested relief is not inconsistent with the purposes of this Section 7.1.2. In such cases, the burden of proof shall be on the applicant to demonstrate to the Board's satisfaction that:

1. An extraordinary need for additional security lighting exists due to a history of vandalism or other reasonable data;
2. Conditions hazardous to the public, such as steep embankments or stairs, may exist in traveled ways or areas;
3. Such a minor change is proposed to an existing non-conforming lighting installation, that it would be unreasonable to require complete replacement of the entire installation; or
4. The complete shielding of direct light is technically infeasible due to the geometry of a lot, building, or structure.

The Zoning Board of Appeals may also authorize a special permit for athletic field or stadium lighting, but only after identifying steps to be taken to minimize glare and light trespass, and to utilize sensible curfews.

- G. The Planning and Economic Development Board, when acting as special permit granting authority, or when performing site plan review under Section 3.5, may grant minor relief from the provisions of this Section 7.1.2 where it finds that the relief is in the public interest and will not have a substantially detrimental effect on abutting properties. *(Paragraph G. added 11-16-20)*

7.1.3. Outdoor Storage

- A. Purposes – The purposes of this sub-section 7.1.3 are to protect the health, safety, and welfare of the Town’s residents, to provide for the appropriate location and design of outdoor storage areas in certain business and industrial zoning districts, to ensure that outdoor storage areas are suitably screened from view for residential abutters and the travelling public, and to establish limitations to mitigate any adverse impacts that outdoor storage may have on adjacent properties and rights-of-way.
- B. Applicability
1. Outdoor storage is allowed as an accessory use for business uses in the Business-Industrial and Energy Resource districts and for industrial uses in the Business-Industrial, Energy Resource, East Industrial, and West Industrial zoning districts, subject to the regulations herein.
 2. Outdoor storage and bulk storage are not permitted as a principal use anywhere in the Town of Medway.
 3. These regulations do not apply to temporary outdoor storage of construction materials at construction sites with an active building or development permit issued by an agency of the Town of Medway, construction trailers, and dumpsters as defined in the Zoning Bylaw.
- C. Requirements
1. Outdoor storage is allowed as an accessory use only when located on the same lot as and accessory to a principal use which includes a building from which the principal use conducts its business.
 2. The ground area devoted to outdoor storage shall not exceed 30% of the lot area. Any outdoor storage area or combination of areas which when combined exceeds 30% of the site requires a special permit from the Zoning Board of Appeals.
 3. Outdoor storage areas on commercial or industrial properties which abut residentially used properties shall be fully screened from the abutting residential properties with fencing and/or densely planted landscaping or buffer area at least six feet high. Higher screening may be required if what is stored is greater than six feet in height.
 4. Outdoor storage areas on commercial or industrial properties which are visible from a public or private way or from publicly accessible areas shall include fencing (or walls)

and/or densely planted landscaping or a buffer area at least six feet high. Higher screening may be required if what is stored is greater than six feet in height.

5. The accumulated height of the contents of an outdoor storage area shall not exceed 12' feet. Anything higher than 12' requires a special permit from the Zoning Board of Appeals. However, in no case shall the height of outdoor storage exceed the maximum allowed building height for the particular zoning district.
6. Outdoor storage areas shall not be permitted within any drive aisles, fire lanes, parking spaces, zoning setback areas, floodways, resource areas under the jurisdiction of the Medway Conservation Commission, or on steep slopes of 15% or greater.
7. Outdoor storage areas shall be comprised only of items that are produced or used by a business operating in a building on the premises.
8. Outdoor storage areas on property located within the Groundwater Protection District are also subject to the provisions of Section 5.6.3 herein.

D. Temporary Use of Cargo Storage Containers and Membrane Structures are allowed as follows:

1. During construction of a building for a period of one hundred and eighty days or less.
2. For any other purpose so long as the temporary cargo storage container or membrane structure remains on site for no longer than one hundred eighty days per year, fits on the driveway or hard surface, does not protrude into the right-of-way, is not positioned within the zoning setback area, and does not impede sight distance.
3. Any use of a cargo storage container or membrane structure as temporary outdoor storage for a period longer than one hundred eighty days requires a special permit from the Zoning Board of Appeals.

E. Outdoor Storage Requirements for Vehicle Sales

1. All vehicles shall be parked on asphalt or concrete or enclosed within a building. They may not be parked on gravel, grass or any other pervious surfaces.
2. All parked vehicles, vehicle parking services, and vehicle displays shall meet the zoning district's setback requirements.
3. All parked vehicles shall not be parked in the right-of-way nor block or impede site access, sidewalks or driving aisles.

(This sub-section added 11-18-19)

7.2. SIGNS

7.2.1. General

- A. **Purposes.** This purposes of this Section are to preserve and enhance the historical ambience and aesthetic character of the Town, reduce traffic hazards, promote economic development, and maintain public safety, consistent with constitutional requirements protecting freedom of speech.
- B. **Applicability.** Except as provided herein, no sign shall be erected, constructed, reconstructed, enlarged, redesigned, repaired, replaced, relocated or altered in any way until a Sign Permit has been issued by the Building Commissioner.

C. **Definitions:**

1. **General.** As used in this Section 7.2, the following terms shall have the following meanings:

Building Sign Frontage: The distance in feet of the interior width of space occupied by an establishment based on the building side that faces a public or private street, way, or parking area.

Façade: The substantially vertical exterior surface of a building or structure exposed to public view.

Master Signage Plan: A written and graphic document, submitted during the Site Plan process and reviewed by the Design Review Committee that portrays a coordinated signage scheme for all signs for a building that contains two or more establishments, or a multi-tenant development. A Master Signage Plan shall address sign type, design, location, dimensions, surface area, materials, and lighting.

Multi-Tenant Development: A group of two or more establishments located in one or more buildings on one or more lots of land under single or multiple ownership, that is designed, planned, constructed or managed as a single entity, with customer and employee parking provided on-site. This includes but is not limited to what is commonly understood and recognized to be a shopping center, office park, or industrial park.

Parapet: A low wall or railing that extends above the roof.

Sign: As defined in Section 2 of this Zoning Bylaw.

Sign Height: The shortest vertical distance from grade at sign structure base to the top of the sign structure.

Sign Structure: All physical components of and related to a sign including the base, supports, framing elements and detailing, but not including the sign face.

Sign Surface Area/Sign Face: Sign surface area/sign face shall be the smallest single rectangle as measured with vertical and horizontal lines, enclosing the entire graphic display area of a sign including but not limited to all lettering and wording, all

accompanying designs, logos or symbols, and the extreme limits thereof of the accompanying background or mounting panel that is attached to the building or structure.

2. Types of Signs.

Back Lighted Letter Sign: An internally illuminated reverse channel letter sign comprised of letters, symbols, or logos, where the front and side sign faces are fabricated of an opaque material, and the back face is open or has a translucent surface, such that the light from the sign is directed against the surface behind the sign producing a halo effect around it.

Banner: A sign of lightweight fabric or similar material that is affixed at one or more edges or corners to a substantially vertical surface including but not limited to a pole, tree, fence or building. Official flags of any institution, organization or business are banners.

Beacon: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source. Also, any light with one or more beams that rotate or move.

Box/Cabinet Sign: An enclosed sign structure with a distinct frame and face components. This includes but is not limited to a pan face sign as defined herein and sign panels for individual establishments that may be included in a freestanding sign.

Channel Letter Sign: A sign of fabricated or formed three dimensional letters, symbols or logos that contains an internal light source, where the back and side faces of the sign are fabricated of an opaque material and the face is translucent such that the light is directed outward and away from the sign face.

Construction Sign: A sign, erected on a premises or lot under construction and only during the period of such construction. Such sign typically indicates the names of owners, developers, architects, engineers, landscape architects, contractors, lenders, realtors, and other similar individuals or firms having a role or interest with respect to the structure or project.

Dimensional Letter Sign: Letters, logos, or symbols that are cut out, cast, molded or fabricated to create a raised condition from the surface to which they are attached.

Development Sign: A permanent, freestanding sign used to display the name and address of a multi-tenant development as defined herein.

Digital Advertising Signage: Signage that uses light emitting diodes (L.E.D.) or similar technology, controlled by electronic communication, to display static graphics, text, images, or multimedia content for informational or advertising purposes. *(Added 5-10-21)*

Directory Sign: A sign that identifies the names and/or locations of establishments in a multi-tenant building or multi-tenant development. A directory sign may be attached to a building or structure. A directory sign may also be a freestanding sign placed along a road or access way leading to multi-tenant building or through a multi-tenant development, or in a pedestrian area. A directory sign may include arrows to assist in guiding vehicular and pedestrian traffic to the establishments so listed.

Door Sign: A sign placed on the surface of an establishment's primary public entry door limited to the name, address and trademark/logo/recognized symbol of the establishment.

Drive-through Menu Sign: A freestanding sign that displays the menu of a drive-through restaurant.

Externally Illuminated Sign: A sign on which its message is illuminated by an external light fixture or device that casts artificial light directly onto the face of the sign which light is then reflected back to the viewer. *(Added 11/16/15)*

Freestanding Sign: A non-movable sign not affixed to any building, but constructed on a permanently fixed location on the ground with its own support structure and displaying a sign face on one or more sides. Freestanding signs include but are not limited to:

- **Pole Sign:** A sign that is mounted on a freestanding pole, column or other support device; also often referred to as a pylon sign.
- **Ground/Monument Sign:** A sign, other than a pole sign, with a lower overall height in which the entire bottom is in contact with or close to the ground, independent of any other structure.
- **Tower Sign:** A sign, other than a pole or ground/monument sign that is incorporated into a built structure with more than two sign faces.

Home Occupation Sign: A sign advertising or identifying a permitted home occupation/home based business operating on the premises.

Inflatable Sign: Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise an establishment, product or event.

Internally Illuminated Sign: A sign for which the source of artificial light is enclosed within or behind the sign face. Internal illumination also includes illumination designed to project light against the surface behind the sign, lettering, or graphic, also referred to as a backlit channel lettering or halo lighting. *(Added 11-16-15)*

Moveable Sign: A sign which is not permanently attached to the ground or to a building or permanent structure, but is intended to be portable or transported including but not limited to signs designed to be transported by means of wheels; signs converted to an A-Frame, H-Frame or T-Frame placed on the surface of the ground or temporarily staked into the ground; menu and sandwich board signs; balloons used as signs; umbrellas used as advertising; and signs attached to or painted on or placed on a vehicle parked and visible from the public right-of-way unless said vehicle is regularly used in the normal day-to-day operations of the businesses. This shall not apply to moveable signs related to agricultural products.

Off-premises Sign: A sign which advertises a business, service, product, commodity, entertainment or similar object or activity which is conducted, sold or offered on a lot other than the lot on which the sign is permanently erected, or for an establishment or development which is not located on the street to which the sign is oriented.

Pan Face Sign: A sign in which the face is molded into a three dimensional shape. Also referred to as molded face, molded and embossed face, or molded and debossed face.

Pavement Sign: A sign that is marked on the pavement around or adjacent to an establishment's location.

Pennant: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, string, or other such device, usually in series, designed to move in the wind.

Political Sign: A temporary sign announcing or supporting political candidates or issues in connection with any national, state, county, or local election.

Product Sign: Any sign which bears advertising directly related to specific brands/products/services for sale at the establishment to which the sign is accessory.

Projecting Sign: A sign, other than a wall sign, affixed to a building or wall in such a manner that its leading edge extends more than eight inches beyond the surface of such building or wall. Projecting signs include but are not limited to:

- **Awning/Canopy Sign:** Any sign that is part of, attached to, or incorporated within an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.
- **Banner:** A banner shall be considered to be a projecting sign if the sign face projects more than eight inches from any face of the building.
- **Marquee Sign:** Any sign attached to a permanent roof-like structure projecting beyond a building or extending along and projecting beyond any face of the building, generally designed and constructed to provide protection from the weather.
- **Suspended Sign:** A sign that is suspended or cantilevered from and supported by a building, wall, or pole in such a way that the sign is perpendicular to the façade, wall or pole to which it is attached. Also referred to as a shingle or blade sign.

Push Through Sign: A sign in which the letters, symbols and logos are cut out of the sign face and where a backing material is mounted on the inside of the sign face so that the backing material is flush with or extends through and beyond the front plane of the sign face. Push through signs are normally internally illuminated so that only the letters, symbols, and logos, not the background, are visibly lit.

Real Estate Sign: A sign advertising information about the sale, lease or rental of the premises to which it is accessory.

Residential Development Sign: A permanent sign positioned at the entrance to a residential neighborhood such as a single-family subdivision, multi-family apartment, or condominium complex

Restaurant Menu Sign: A wall mounted sign which displays the menu of a restaurant located in the building to which the sign is accessory

Roof Sign: A sign that is affixed to or in any way projected above or on the roof. This shall include but is not limited to any sign affixed to the sloping face of a mansard, gambrel, gable, hip, or shed roof.

Special Event Sign: A sign which by its design and/or use is temporary in nature, frequently composed of paper, poster board, cardboard, fabric, canvas, vinyl, plastic, or other durable material, displayed for a period not to exceed fifteen days, or the period to which the information on the sign is relevant, whichever is less, advertising a special event, sale, or service. The date of sign posting shall be included on the sign.

Temporary Business Sign: A sign normally fabricated of vinyl, plastic, canvas, plywood, or other durable material, designed or intended to be displayed for a period not to exceed ninety days, for purposes of temporarily identifying the location of an establishment until a permanent sign is installed. The date of the sign posting shall be included on the sign.

Variable Message Sign: A sign or portion thereof designed to accommodate message changes composed of characters, letters, numbers, symbols or illustrations that can be changed or rearranged, either manually or electronically. Also referred to as a changeable copy panel, changeable copy sign, or reader board sign.

Wall Sign: A sign which is permanently affixed to the façade of a building or structure, or to its porch, canopy, awning, such that its exposed face and all sign surface areas are parallel or approximately parallel to the plane of the building or wall to which it is attached or mounted, including such signs as may be affixed to a parapet. Wall signs may include but are not limited to channel letter, back lighted letter, dimensional letter, box/cabinet, pan face, and push through type signs.

Window Sign: A sign located, positioned, attached or affixed on or behind the glass surface of a window or door and intended to be visible from the outside of a building.

Vehicle, Stationary: A motor vehicle, not customarily used to transport persons, properties, merchandise or materials, which is regularly positioned and intended for public view from a public or private street, way or parking area.

7.2.2. Exempt Signs

The following signs do not require a Sign Permit but must be constructed and maintained in accordance with Section 7.2.4(F) below. Illumination shall be done by external or indirect means only. Internal illumination is not permitted except as provided below.

A. Exempt Signs in All Districts.

1. Flags, emblems, and insignia of any governmental agency except when displayed in connection with commercial promotion.
2. Legal notices or informational devices erected or required by governmental agencies, which may include internal illumination and light-emitting diodes. (Amended 11-10-25)
3. Standard fuel signs on service station fuel pumps bearing thereon in usual size and form, the name, type, and price of gasoline or other fuels.

4. Integral decorative or architectural features of a building, except letters, trademarks, moving parts, or parts internally illuminated or decorated with gaseous tube or other light.
5. On-premise devices guiding and directing traffic and parking, such as entrance and exit signs, each not exceeding four square feet in sign surface area, bearing no advertising matter.
6. Official historic markers and commemorative tablets or plaques erected by a recognized historical agency or governmental body, not exceeding four square feet in sign surface area.
7. Signs up to two square feet in sign surface area, used for identifying rest rooms, telephones, and other public facilities.
8. Construction Signs. One construction sign per residential or business development, not exceeding thirty-two square feet in sign surface area with a single face not exceeding twenty-four square feet. Such signs shall not be erected prior to the endorsement of a subdivision or site plan approved by the Town and shall be removed within fourteen days after completion of construction or the issuance of the occupancy permit for the last building, whichever occurs first.
9. Real Estate Signs: One real estate sign per lot, not in excess of eighteen square feet in sign surface area.
10. Political signs.
11. “Private Property” signs not to exceed one square foot in sign surface area per sign.
12. Barber shop poles of usual size and form.
13. “Open” or “Welcome” signs not exceeding six square feet in sign surface area, not to exceed one such sign per establishment.
14. Traffic control or directional signage owned or installed by a governmental entity including handicap-parking signs.
15. Religious organizations. The following signs are allowed without permit:
 - a. One bulletin or announcement board, identification sign, or entrance marker for the premise upon which a church, synagogue, mosque, temple, or other religious institution is located, not exceeding thirty-two square feet in sign surface area with a single face not exceeding twenty-four square feet.
 - b. Temporary non-commercial signs advertising an event or activity related to or conducted by a church, synagogue, mosque, temple, or other religious institution, not exceeding twelve square feet in sign surface area.
 - c. Other signs on the property shall be subject to regulations pertaining to the sign standards in 7.2.4 and 7.2.5.
16. Seasonal signs advertising produce and horticultural goods provided that such sign shall not exceed twenty square feet of sign surface area nor shall any sign exceed six feet in height, or be exhibited for more than one-hundred and twenty days.

17. Banner signs affixed to poles, not in excess of three square feet of sign surface area per side, incorporating only seasonal graphic designs.
18. Wall mounted restaurant menu signs not exceeding six sq. ft. in sign surface area.
19. Temporary banner type special event signs not exceeding thirty-two square feet in sign surface area advertising community oriented events sponsored by local government, civic and non-profit organizations or denoting seasonal business sponsorship of local sports teams and activities or special events as such may be installed outdoors on fences or other structures located on private property or on public property including but not limited to municipal fields, parks, school grounds, and roadways. Such signs shall be removed within ten days of the conclusion of the season or event. Such signs shall not be installed without the written authorization of the owner of the property on which the sign is to be located.
20. Pavement signs that provide direction to vehicular traffic and bear no advertising matter.
21. Store hour signs, which may bear advertising matter, not exceeding a total of two square feet in sign surface area, and not to exceed a total of one such sign per establishment.
22. Contractor's temporary lawn signs not exceeding a total of eight square feet of sign surface area (for both sides). One temporary contractor's lawn sign may be installed on a parcel during the course of that contractor's construction work on the premises. The sign must be removed within thirty days after completion of construction work.
23. "Now Hiring" signs not exceeding six square feet of sign surface area, not to exceed one such sign per establishment.
24. Signs for community based civic/fraternal organizations not exceeding four square feet of sign surface area per sign, not to exceed a maximum of six signs per organization located throughout the community subject to approval of the Select Board and Police Department.
(Amended 11-14-22)
25. One permanent inside window sign per establishment not to exceed four square feet of sign surface area.
26. Door sign not exceeding two square feet of sign surface area per door.

B. Exempt Signs in all Agricultural and Residential Zoning Districts.

1. Resident identification signs not exceeding six square feet in sign surface area displaying the name of the owner or occupant and address.
2. Temporary non-commercial signs not exceeding six square feet in sign surface area advertising home, bake, yard, rummage or garage sales, or personal messages and announcements, provided that such signs shall not be displayed more than seven days.

C. Exempt Signs in all Commercial and Industrial Zoning Districts.

1. Special event signs which shall not occupy an area in excess of twenty percent of the area of the window glass to which they are affixed, and shall pertain only to the establishment's own special sale, event or service lasting no more than fifteen days.

2. Temporary business sign.
3. One wall mounted directory sign, as defined herein, attached to the front of a building adjacent to its main entrance not exceeding eight square feet in sign surface area.
4. One permanent window sign, as defined herein, per establishment located above the first story of the building in which the establishment is located provided that:
 - a. The sign surface area does not exceed twenty percent of the area of the glass of the window or six square feet, whichever is less;
 - b. The window is part of the premises to which the sign is accessory;
 - c. The sign consists of individual letters or symbols affixed to the window or mounted on a clear, transparent background; and
 - d. The individual symbols or letters do not exceed six inches in height.
5. One permanent wall or projecting sign per establishment located on the building façade above the first floor of the building in which the establishment is located provided that:
 - a. The sign surface area of the sign shall not exceed six square feet.
 - b. The location on the façade where the sign is attached is part of the premises to which the sign is accessory.
6. Permanent, signs painted on or attached flat against the surface of an awning on the ground floor of a building provided that:
 - a. The total sign surface area does not exceed two square feet and the height of individual letters or symbols does not exceed six inches;
 - b. The sign consists of individual letters or symbols affixed to or printed on the fabric of the awning; and
 - c. No other form of graphic, logo or symbol appears on the awning.
7. All exempt signs as specified in Section 7.2.2(A).

7.2.3. Prohibited Signs

Any sign not expressly permitted under these Bylaws or exempt pursuant to Section 7.2.2 above shall be prohibited. Prohibited signs include, but are not limited to:

- A. Beacons
- B. Signs that advertise or call attention to any activity, business, product or service no longer sold, produced, or conducted on the premises upon to which the sign is accessory.
- C. Signs which contain or consist of pennants, ribbons, streamers, spinners, or other similar devices which flash, rotate or make noise, except that the date and time of day, indicated

- by moving hands of a clock, may be displayed, and only if the clock face and support structure bear no advertising matter.
- D. Signs which have blinking, flashing, or fluttering lights, strings of light bulbs, or other illuminating devices except that the date and time of day, or temperature may be displayed by numerals which may change periodically
 - E. Roof signs and signs affixed to any type of roof.
 - F. Moveable or portable signs
 - G. Signs which overhang any public way or public property except projecting signs as allowed herein
 - H. Signs which by reason of illumination, location, shape, size, or color interfere with traffic or confuse or obstruct the view or effectiveness of any official traffic sign, traffic signal, or traffic markers. Any imitation of official traffic signs or signals and the use of such words as STOP, LOOK, DANGER, GO SLOW, CAUTION, or WARNING, which may be confused with or obstruct the view of any authorized traffic sign or signal
 - I. Signs erected so as to obstruct the visibility at intersections, driveways or outlets, or block any door, window, stairway or fire escape on a building
 - J. Neon tubing outlining the perimeter of a window, affixed to the interior or exterior of a window
 - K. Variable message signs for commercial/business establishments except for changeable copy drive-through menu signs and free-standing signs displaying fuel prices to the extent that no more than 20 percent of the sign surface area is dedicated to fuel price information.
 - L. Signs on stationary vehicles, not including “For Sale” signs
 - M. Tower signs
 - N. Product signs fastened to a pole or between poles, or staked in the ground
 - O. Inflatable signs
 - P. Pavement signs that contain advertising matter
 - Q. Signs that are attached to utility poles other than special event signs that advertise community-oriented events sponsored by local civic and non-profit organizations
 - R. Any sign that advertises, identifies or pertains to a business no longer conducted, or a product no longer sold, on the premises where such sign is located.
 - S. Any sign located on municipal property that advertises or identifies an off-site business or establishment, except as otherwise provided in these regulations.
 - T. Internally illuminated signs where light emitting diodes (LEDs) are directly visible from the front of the sign except for internally illuminated free-standing signs displaying fuel prices to

the extent that no more than 20 percent of the sign surface area is dedicated to illuminated fuel price information.

(Amended 11-16-15)

7.2.4. Basic Requirements; All Districts

- A. **Sign Identification.** All signs shall be plainly marked with the name of the person, firm or corporation hanging or erecting the sign and the corresponding sign permit number. Such identification must be readily visible.
- B. **Location of Signs.**
1. Except as may be provided herein for temporary signs, all signs shall be permanently mounted on a building or structure or permanently installed in the ground.
 2. All signs shall be located on the same lot with the principal use to which they pertain except as provided in Section 7.2.6(C) for off-premises signs. A freestanding directory sign and a development sign may be located on any lot within the multi-tenant development to which the sign is accessory. A wall sign for a business/organization shall be affixed only to the building where the establishment is located and conducts its operation.
 3. All signs shall be painted, posted, or otherwise securely affixed to a substantial intermediary removable surface that shall be securely affixed to the building. No sign shall be painted or posted directly on the exterior surface of any building or wall except for a sign composed of individual letters or devices securely affixed to an exterior building wall.
 4. No sign, portion of a sign, or structural support for such sign shall be located on the roof of a building, except that for a one-story building having a continuous parapet above the roof line, signs may be placed below the highest point of the parapet rather than below the roof line.
 5. Signs near traffic signals or intersections shall not obscure visibility or create confusion when viewed from a vehicle stopped at or approaching a signal or intersection.
 6. Permitted and exempt signs shall be located on private property (not in the public right of way) except for:
 - a. Signs specifically authorized to be in the public right of way by license from the Select Board;
(Amended 11-14-22)
 - b. Traffic control or directly signage owned or installed by a governmental entity
 - c. Temporary banner-type signs under Section 7.2.3, subject to property owner approval.
 7. Temporary special event signs advertising civic/community functions shall not be extended over a public right-of-way without approval from the Select Board. Such signs shall not require a sign permit. The Select Board may adopt a Banner Display Policy governing such signs. The Select Board may designate the Town Manager to approve signs under this subsection and may specify the terms and circumstances under which the Town Manager or his designee may approve such signs, and may revoke such designation at any time.

(Amended 11-14-2022; 5-8-2023)

C. Sign Illumination. Where this Zoning Bylaw allows illumination of signs in a district, the illumination must conform to the following:

1. All lighting shall be continuous and installed in a manner that will prevent direct light from shining onto any street or adjacent property. Whenever an external artificial light source is used to illuminate a sign, such source shall be located, shielded, and directed so as to not be directly visible from any public street or private residence. External light fixtures shall be hooded or shielded to reduce light trespass. Flashing, traveling, or intermittent light creating flashing, moving, changing, or animated graphics is prohibited, except that a warning sign, a device intended to tell the time and temperature, day and date, or official traffic and directional signs may have changing illumination.
2. Except for clocks, sign illumination is permitted only between the hours of 7:00 a.m. and 11:00 p.m., except that the signs of commercial and industrial establishments may be illuminated during any hours that these establishments are open to the public or in operation. This provision shall not apply to illuminated signs at public safety facilities.
3. Only white lights shall be used for the external illumination of a sign.
4. The front faces of internally illuminated channel letter type signs shall have non-clear surfaces such that the light source is not directly visible.

D. Landscaping. Landscaping is required around the base of all freestanding signs and a landscaping plan shall be provided with the sign permit application. The minimum landscaped area shall extend at least three feet beyond all sign faces or supporting structures in all directions.

E. Sign Surface Area.

1. In calculating the sign surface area, there shall be no deductions for open space or other irregularities between letters and designs, symbols and logos. For a freestanding sign, all open spaces between individual sign panels shall be included in calculating the sign surface area/sign face.
2. All faces of a multi-faced sign shall be counted in computing a sign's total sign surface area.
3. Structural members, framework and bracing for awning, marquis and canopy structures that are incidental to the sign itself and do not bear advertising matter shall not be included in computing sign surface area unless such are internally illuminated.

F. Sign Maintenance.

1. Signs shall be constructed and maintained in a structurally sound and attractive manner in compliance with the State Building Code.
2. All signs, together with their structural elements, shall be kept in good repair, in a proper state of preservation, and in a safe condition to the satisfaction of the Building Commissioner. The owner of a sign and the owner of the premises on which a sign is located shall be jointly and severally liable to maintain such sign in a safe and secure

condition and in good working order and to prevent deterioration in the physical appearance or safety of such sign.

3. When any sign structure becomes insecure, in danger of falling, or is otherwise unsafe or poorly maintained as evidenced by illegibility or excessive defacement or missing sections, or if any sign is unlawfully installed, erected or maintained in violation of any of the provisions of the Zoning Bylaw, the Building Commissioner may enforce this and direct the owner, or the lessee thereof, or the person or firm maintaining same, to make such sign structure conform to the provisions of this Zoning Bylaw. Failure to maintain and/or correct said sign structure as directed by a written notice from the Building Commissioner may constitute immediate non-conformance with this Zoning Bylaw.
4. In any zoning district, an existing sign structure shall be removed within sixty days, or such further reasonable period as allowed by the Building Commissioner, following the permanent closing of the establishment. The expense of such removal shall be that of the owner or lessee thereof.

7.2.5. Sign Standards

- A. Except as may be limited under Sections 7.2.3 and 7.2.4 above or sub-section B below, signs which do not exceed the standards in TABLES 4, 5, 6, 7, 8, 9, and 10 are allowed by right provided the Building Commissioner issues a Sign Permit therefor. When noted in the TABLES, NA means not applicable. *(Amended*

11-16-15)

B. Additional Requirements in Nonresidential Districts.

1. **Number of Signs.** Each establishment shall be restricted to no more than three permanent signs for which a sign permit shall be secured.
2. **Projecting Signs.** The height of a projecting sign where it is affixed to a façade shall not exceed twelve feet provided that the top of the sign structure is below the sill line of the second floor windows or below the height of the eave, whichever is less. If positioned over a pedestrian walkway, projecting signs shall be at least eight feet above the finished grade immediately below the sign.
3. **Special Event Signs.** Special event signs displayed in the windows or doors of a ground-floor establishment shall not occupy more than 30 percent of the area of the window or door glass to which the sign is affixed. Special event signs shall not exceed sixty-four sq. ft. in sign surface area.
4. **Directory Signs.** Freestanding directory signs shall be set back a minimum of seventy-five feet from a public way and shall not exceed sixteen sq. ft. in sign surface area per sign. The design and placement of freestanding directory signs shall be prescribed in the master sign plan developed during the site plan approval process.
5. For any restaurant approved for drive-through service, two one-sided freestanding drive-through menu signs are permitted; one sign shall not exceed forty sq. ft. of sign surface area and the other sign shall not exceed twenty sq. ft. of sign surface area. The sign height

of drive-through menu signs shall not exceed eight feet. Such signs shall not be viewable beyond the boundaries of the restaurant site.

6. The size of a temporary business sign shall be the size allowed for a wall sign for the district in which the establishment is located.

7. Computation of Sign Area for Awning Signs:

- a. The sign surface area shall be considered to be the smallest single rectangle as measured with vertical and horizontal lines, enclosing the entire area of the sign including but not limited to all lettering and wording, all accompanying designs, logos or symbols, and any contrasting background area.
8. When noted in the sign TABLES, a ground floor establishment occupying a location that provides two or more building sign frontages may have one additional wall sign. The total maximum sign surface area permitted for all wall signs per establishment shall be 2X the amount of sign surface area that is allowed by the sign standard requirement of the respective zoning district. Said factor shall be applied to the building sign frontage where the establishment's main public entrance is located or, in the instance of a corner entrance, to the longest building frontage.

(Added 11-16-15)

TABLE 4

Agricultural and Residential Districts I and II and Village Residential District <i>(Title amended 11-14-16)</i>					
Signs for Authorized Home Based Businesses					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height(feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Projecting Sign	6 sq. ft. for a two sided sign	1 per establishment	6	10	External
Residential Development Signs					
Freestanding Sign	32 sq. ft. for a one sided sign	1 per development at primary entrance Additional residential development signs may be allowed by special permit from the Zoning Board of Appeals when a development has multiple public entrances.	6	10	External
Other Signs					
Signs for pre-existing non-conforming establishments (examples – VFW & Medway Manor), for any municipal buildings, for non-residential establishments authorized by special permit or use variance, or for an establishment which is an exempt use (examples – public schools, private schools, municipal buildings, agriculture, religious organization/house of worship, etc.)					
Wall Sign	Building Sign Frontage x 1.0 not to exceed 30 sq. ft. per establishment	1 per establishment*	NA	NA	External
Freestanding Sign	40 sq. ft. for a 2 sided sign; 30 sq. ft. for a one sided sign	1 per lot or development	6	8	External
Projecting Sign	12 sq. ft.	1 per establishment	See 7.2.5.B.2 <i>(Amended 11-16-15)</i>	NA	External
* Unless an establishment has two or more building sign frontages. If so, See 7.2.5.B.8 <i>(Amended 11-16-15)</i>					

TABLE 5

Central Business District - Route 109 Business District					
<i>Individual Freestanding Establishment NOT Located in a Multi-Tenant Development</i>					
	<i>Total Maximum Sign Surface Area (square feet)</i>	<i>Maximum # of Signs</i>	<i>Maximum Sign Height (feet)</i>	<i>Minimum Setback from any Street Lot Line (feet)</i>	<i>Illumination</i>
<i>Freestanding Sign</i>	48 not to exceed 36 per sign face	1 per establishment	8	10	External
<i>Wall Sign</i>	Building Sign Frontage x 1.0 not to exceed 120 per establishment	2 per establishment not to exceed 1 per building face	NA	NA	External Internal
<i>Projecting Sign</i>	12	1 per establishment	See 7.2.5.B.2 (Amended 11-16-15)	NA	External

TABLE 5 - Continued

Central Business District - Route 109 Business District					
<i>(Title amended 11-14-16)</i>					
Multi-Tenant Development – 5 Acres or More (On a Lot or Lots Comprised of 5 or More Acres)					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	Primary 100 not to exceed 75 per sign face Secondary 30 not to exceed 20 per sign face	1 per approved curb cut. <i>(Amended 1-16-15)</i> One sign shall be considered to be the primary sign and all others shall be considered to be secondary signs.	Primary 12 Secondary 6	Primary 15 Secondary 10	External
Individual Establishment Wall Sign	Building Sign frontage X 1.0 not to exceed 120 per establishment	3 for a freestanding establishment not to exceed 1 per façade 2 for an establishment located in a multi- unit building not to exceed 1 per façade 1 for all others	NA	NA	External Internal
Individual Establishment Projecting Sign	12	1 per establishment	See 7.2.5.B.2 <i>(Amended 11-16-15)</i>	NA	External
Freestanding Directory Sign	16	Per Master Signage Plan	6	See 7.2.5.B.4 <i>(Amended 11-16-15)</i>	External
Multi-Tenant Development – Less Than 5 Acres (On a Lot or Lots Comprised of Less Than 5 Acres)					
Development Sign	60 not to exceed 40 per sign face	1 per development	8	10	External Indirect
Individual Establishment Wall Sign	Building Sign Frontage X 1.0 not to exceed 80 per establishment	2 for an establishment located in a multi- unit building not to exceed 1 per façade 1 for all others*	NA	NA	External Internal
Individual Establishment Projecting Sign	12	1 per establishment	See 7.2.5.B.2 <i>(Amended 11-16-15)</i>	NA	External
Freestanding Directory Sign	16	Per Master Signage Plan	6	See 7.2.5.B.4 <i>(Amended 11-16-15)</i>	External
* Unless an establishment has two or more building sign frontages. If so, see 7.2.5.B.8 <i>(Amended 11-16-15)</i>					

TABLE 6

East Industrial, Energy Resource, and West Industrial Districts <i>(Title amended 11-13-17)</i>					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	Primary 80 not to exceed 60 per sign face Secondary 30 not to exceed 20 per sign face	1 per approved curb cut not to exceed 1 per street frontage. One sign shall be considered to be the primary sign and all others shall be considered to be secondary signs.	Primary 12 Secondary 6	Primary 15 from any street lot line Secondary 10 from any street lot line	External
Individual Establishment Wall Sign	Building Sign Frontage x 1.0 not to exceed 100 per establishment*	2 per establishment	NA	NA	External Internal
Individual Establishment Freestanding Sign	40 not to exceed 30 per sign face	1 per establishment	6	10	External
Freestanding Directory Sign	16	Per Master Sign Plan	6	See 7.2.5.B.4 <i>(Amended 11-16-15)</i>	External
Projecting Sign	12	1 per establishment	See 7.2.5.B.2 <i>(Amended 11-16-15)</i>	Not applicable	External
* Unless an establishment has two or more building sign frontages. If so, see 7.2.5.B.8 <i>(Amended 11-16-15)</i>					

TABLE 7

Neighborhood Commercial District – Intersection of Route 109/126 <i>(Title amended 11-13-17)</i>					
Individual Freestanding Establishment					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Wall Sign	Building Sign Frontage x 1.0 not to exceed 60 per establishment *	2 per establishment not to exceed 1 per façade	NA	NA	External
Freestanding	40 not to exceed 30 per sign face	1 per establishment	8	8	External
Projecting Sign	12	1 per establishment	See 7.2.5.B.2 (Amended 11-16-15)	NA	External
Multi-Tenant Development					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	40 not to exceed 30 per sign face	1 per development	8	8	External
Individual Establishment Wall Sign	Building Sign Frontage x 1.0 not to exceed 40 per establishment *	1 per establishment	NA	NA	External
Individual Establishment Projecting Sign	12	1 per establishment	See 7.2.5.B.2 (Amended 11-16-15)	NA	External
* Unless an establishment has two or more building sign frontages. If so, see 7.2.5.B.8 (Amended 11-16-15)					

TABLE 8

Adaptive Use Overlay District (AUOD) Special Permit Developments					
<i>Individual Freestanding Establishment</i>					
	<i>Total Maximum Sign Surface Area (square feet)</i>	<i>Maximum # of Signs</i>	<i>Maximum Sign Height (feet)</i>	<i>Minimum Setback from any Street Lot Line (feet)</i>	<i>Illumination</i>
<i>Freestanding Sign</i>	24 for a 2 sided sign; 18 for a 1 sided sign	1 per lot	6	10	External
<i>Wall Sign</i>	Building Sign Frontage x 1.0 not to exceed 30 per establishment*	1 per establishment	NA	NA	External
<i>Projecting Sign</i>	12	1 per establishment	See 7.2.5 B.2.	NA	External
<i>Multi-Tenant Development</i>					
	<i>Total Maximum Sign Surface Area (square feet)</i>	<i>Maximum # of Signs</i>	<i>Maximum Sign Height (feet)</i>	<i>Minimum Setback from any Street Lot Line (feet)</i>	<i>Illumination</i>
<i>Development Sign</i>	30 for a 2 sided sign; 20 for a 1 sided sign	1 per development	8	8	External
<i>Individual Establishment Wall Sign</i>	Building Sign Frontage x 1.0 not to exceed 20 per establishment*	1 per establishment	NA	NA	External
<i>Individual Establishment Projecting Sign</i>	8	1 per establishment	See 7.2.5 B.2.	NA	External
* Unless an establishment has two or more building sign frontages. If so, see 7.2.5.B.8					

TABLE 9

Business Industrial District					
Individual Freestanding Establishment					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Wall Sign	Building Sign Frontage x 1.0 not to exceed 60 per establishment*	1 per establishment	NA	NA	External Internal
Freestanding Sign	48 for a 2 sided sign; 36 for a 1 sided sign	1 per establishment	8	8	External
Projecting Sign	12	1 per establishment	See 7.2.5 B.2.	NA	External
Multi-Tenant Development					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	60 for a 2 sided sign; 40 for a 1 sided sign	1 per development plus one additional development sign may be allowed by special permit of the Zoning Board of Appeals if it determines that additional signage is necessary to facilitate safe ingress to the site.	8	8	External
Individual Establishment Wall Sign	Building Sign Frontage x 1.0 not to exceed 60 per establishment*	1 per establishment	NA	NA	External Internal
Individual Establishment Projecting Sign	8	1 per establishment	See 7.2.5 B.2.	NA	External
* Unless an establishment has two or more building sign frontages. If so, see 7.2.5.B.8					

TABLE 10

Village Commercial District					
<i>(Title amended 11-14-16)</i>					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Freestanding Sign or Development Sign	40 for a 2 sided sign; 30 for a 1 sided sign	1 per lot	8	8	External
Wall Sign	Building Sign Frontage x 1.0 not to exceed 30 per establishment*	1 per establishment	NA	NA	External
Projecting Sign	12	1 per establishment	See 7.2.5 B.2.	NA	External
* Unless an establishment has two or more building sign frontages. If so, see 7.2.5.B.8					

7.2.6. Administration

A. Sign Permit.

1. No sign shall be erected, constructed, reconstructed, enlarged, redesigned, repaired, replaced, relocated or altered in any way without a Sign Permit issued by the Building Commissioner in conformance with this Zoning Bylaw, unless specifically exempted from this requirement as provided in 7.2.2 herein.
2. Application. Application for a Sign Permit shall be made to the Building Commissioner on a specified form. The applicant shall provide all of the following information:
 - a. The name, address, telephone number, and signature of the sign owner, sign maker/installer and property owner, developer or their designee
 - b. The proposed location and position of the sign in relation to the site and building;
 - c. A scaled drawing/sketch/rendering depicting the design, dimensions including all sign surface areas and sign heights as defined herein, construction materials, means of support, and sign colors.
 - d. The proposed illumination plan including the type of lighting, fixture specifications, and dimensions of sign area to be illuminated;
 - e. Photographs showing existing building with signs to be maintained on the premises;
 - f. A sketch showing the building sign frontage calculation;

- g. For any freestanding sign, a landscape design plan that illustrates the proposed landscape treatment including placement and type of all plant beds and plant matter and any accent lighting and supplementary landscape features such as walls, fencing and paving.
- h. A listing and calculation of the area of all signs presently existing for the establishment; and
- i. For any freestanding sign and for any other sign that has six square feet or more of sign surface area, a copy of the Review Letter from the Medway Design Review Committee.
(Added 11-16-15)
- j. Such other pertinent information as the Building Commissioner may require to insure compliance with this Zoning Bylaw and other applicable laws, all of which constitutes a complete application.
(Amended 11-16-15)

3. Design Review.

- a. Before filing for a sign permit with the Building Commissioner for any freestanding sign and for any other sign with six square feet or more of sign surface area, a sign design review application must first be made to the Design Review Committee. The Design Review Committee shall review proposed signs for compliance with the Medway Design Review Guidelines. The submittal of application shall be in form and format as specified by the Design Review Committee.
(Amended 11-16-15)
 - b. The Design Review Committee shall meet with the applicant or its representative to review the proposed sign within twenty-one days of the receipt of a complete sign design review application (referred to herein as the application date). No later than thirty days from the application date, the Design Review Committee shall send its written review letter with recommendations regarding sign design to the Building Commissioner. Failure of the Design Review Committee to act within thirty days shall be deemed a lack of opposition thereto. These deadlines may be extended by mutual agreement of the Design Review Committee and the applicant. Any such extension shall automatically extend the period within which the Building Commissioner is required to act on a sign permit under this Section 7.2.6.
(Amended 11-12-24)
- 4. Decision.** Within forty-five days of the application date, the Building Commissioner shall issue or deny the Sign Permit.
- 5. Lapse.** A Sign Permit shall lapse if:
- a. The business activity specific to a sign is discontinued for a period of one hundred twenty consecutive days;
 - b. The work authorized by the Sign Permit has not been completed within six months from the date the permit was issued, unless the Building Commissioner issues an extension for up to one year from the date the permit was issued.
- 6. Inspections:** The applicant shall notify the Building Commissioner after the sign has been installed. Within thirty days thereof, the Building Commissioner shall complete a final

inspection. Any discrepancies between the approved sign and the sign as constructed shall be identified and may result in a cease and desist order or sign removal and reconstruction in accordance with the Sign Permit if so ordered by the Building Commissioner.

7. Revocation. The Building Commissioner may revoke a Sign Permit if it is found that there has been concealment or misrepresentation of material facts in either the application or plans.

B. Special Permits.

1. Off-Premises Signs:

- a. The Zoning Board of Appeals may grant a special permit for a permanent off-premises sign if it determines that such sign will promote the public interest, will not endanger the public safety, and will be of such size, location, and design as will not be detrimental to the neighborhood. An off-premises sign shall not exceed the standards for the district in which it is to be located. Where directions to more than one establishment are to be provided, all such directional information shall be incorporated into a single sign.
 - b. Except as may be authorized elsewhere in this Section 7.2, the Zoning Board of Appeals may grant a special permit for a seasonal or permanent off-premises sign denoting corporate sponsorship of a municipal or non-profit program, service, activity, site or facility, if the Board determines that such sign will not endanger public safety, and will be of such size, location, and design as will not be detrimental to the neighborhood. The Zoning Board of Appeals may impose any conditions and limitations on the special permit as it deems necessary and in the Town's best interest.
 - c. The Zoning Board of Appeals shall not issue a special permit for an off-premises sign without the property owner's written consent.
2. The Zoning Board of Appeals may grant a special permit in the West Industrial district for a wall sign designed to be viewed primarily from Interstate 495 when such sign exceeds the maximum sign surface area and dimensional standards of this Section 7.2, provided the Board determines that such sign will promote the public interest, will not endanger the public safety, and will be of such size, location, and design as will not be detrimental to the neighborhood.
 3. The Zoning Board of Appeals shall refer any special permit application under this Section 7.2 to the Design Review Committee for review and comment. The Zoning Board of Appeals shall not act on a special permit until it has received a written recommendation from the Design Review Committee or 45 days has elapsed after such referral is made and no report has been provided. The Design Review Committee shall review a special permit application in accordance with the Sign Design Guidelines.
 4. Digital Advertising Signage for Electric Vehicle Charging Stations. See Section 5.4.2 for special permit provisions.

(Added 5-10-21)

7.3. ENVIRONMENTAL STANDARDS

- A. **Purpose.** The intent of this section is to provide standards for uses which, by their operation, may generate impacts that are potentially hazardous, harmful to the environment, disturbing, offensive or objectionable.
- B. **Enforcement:** The Zoning Bylaw, § 3.1, Enforcement, Violations, and Penalties authorizes the Building Commissioner, or designee, to interpret and enforce the Bylaw. At the discretion of the Building Commissioner, a technical consultant may be engaged by the Town of Medway to investigate and document violations pursuant to this section.
- C. **Definitions:** For purposes of this section of the Bylaw, the following terms shall be defined as follows:

Air Pollution: The presence in the ambient air space of one or more air contaminants or combinations thereof in such concentrations and of such duration as to: (a) cause a nuisance; (b) be injurious, or be on the basis of current information, potentially injurious to human health or animal life, to vegetation, or to property; or (c) unreasonably interfere with the comfortable enjoyment of life and property or the conduct of business.

Ambient Noise: The sound pressure level at a given location produced by everything else excluding the source of sound being monitored, analyzed, or evaluated. Also referred to as background noise. Ambient noise includes environmental noises from sources such as traffic, aircraft, waves, alarms, animals or noise from existing mechanical devices such as air conditioning, power supplies, or motors that are present prior to introduction of a new intrusive sound source that is being evaluated. The measurement metric to determine ambient noise levels will be the A-weighted L₉₀ sound level.

Commercial Zones: Properties located in the Central Business, Village Commercial, Neighborhood Commercial, Oak Grove Village Center, or Oak Grove Business Park zoning districts as shown on the Medway Zoning Map

Continuous Noise: Noise including but not limited to noise generated by machinery that keeps running without interruption including, but not limited to heating or ventilation systems, factory equipment, or engine noise.

(Hz) Hertz: A unit for measuring the number of cycles that occur in a second. In this standard, Hz will be referring to sound waves.

(dB) Decibel: A logarithmic (dimensionless) measure used in describing the amplitude of sound.

(dBA) A-weighted decibel: An expression of the relative loudness of sound in the air as perceived by the human ear.

Detection Threshold: The lowest concentration or intensity of noise, odor, vibration, or other environmental hazard regulated by this bylaw that is noticeable to a reasonable person with normal sensory sensitivities.

Disturbing, offensive or objectionable odors: Those which are at or above the detection threshold of a person with normal olfactory sensitivity.

Industrial Zones: Properties located in the East Industrial, West Industrial, Business/Industrial, or Energy Resource zoning districts as shown on the Medway Zoning Map

L₉₀ Sound Level: The A-weighted sound level that is exceeded ninety percent (90%) of the time during a measurement period.

Noise: Sound of sufficient intensity and/or duration as to cause a condition of air pollution. Noise which complies with subsection D.2 herein shall not be deemed to cause a condition of air pollution.

Noise Level: The frequency weighted sound pressure level as measured with a sound level meter or equivalent device using the A-weighting network. This level is designated dBA.

Octave Band: A frequency band where the highest frequency is twice the lowest frequency.

One-Third Octave Band (TOB): A frequency band where the highest frequency is 1.26 times the lowest frequency.

Odor Plume: The cloud of odor created when odor molecules are released from their source and are expanded through air movement.

Prominent Discrete Tone: The presence of acoustic energy concentrated in a narrow frequency range, including, but not limited to, an audible tone, which produces a one-third octave sound pressure level greater than that of either adjacent one-third octave and which exceeds the arithmetic average of the two adjacent one-third octave band levels by an amount greater than shown in the following table opposite the center of frequency for the one-third octave band containing the concentration of acoustical energy.

1/3 Octave Band Center Frequency (Hz)	dB	1/3 Octave Band Center Frequency (Hz)	dB
100	16	1250	4
125	14	1600	4
160	12	2000	3
200	11	2500	3
250	9	3150	3
315	8	4000	3
400	7	5000	4
500	6	6300	4
630	6	8000	5
800	5	10000	6
1000	4		

Residential Zones: Properties located in the Agricultural-I, Agricultural-II, Village Residential, or Oak Grove Neighborhood zoning districts as shown on the Medway Zoning Map

Sensitive Receptor: An occupied residence or facility whose occupants are more susceptible to the adverse effects of noise and odor including but not limited to hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.

D. **Standards.** The following standards shall apply to all zoning districts.

1. **Smoke, Fly Ash, Dust, Fumes, Vapors, Gases, Other Forms of Air Pollution:** All activities involving smoke, fly ash, dust, fumes, vapors, gases, other forms of air pollution, as defined in CMR 310, § 7, Air Pollution Control Regulations, as amended, which can cause damage to human health, to animals or vegetation, or other forms of property, or which cause any excessive soiling at any point are prohibited.
2. **Noise Disturbance:** The Building Commissioner may determine that a noise source is subject to investigation, and if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties.
 - a. **Standards.** No person or persons owning, leasing or controlling the operation of any source or sources of noise shall produce disturbing, offensive or objectionable noises in any zoning district or impact any space where people live, work or assemble in a way that unreasonable interferes with the comfortable enjoyment of life or the use of property.
 - 1) **Continuous Noise.** For the purposes of this bylaw, continuous noise restrictions apply to permanent non-residential uses and home-based businesses where noise is a by-product of business operations (such as from exhaust equipment). Maximum permissible sound pressure levels measured at the property line of the noise source shall not exceed the values specified in the tables below. In addition, maximum permissible sound levels measured at Sensitive Receptors positioned anywhere on a property that is wholly or partially located within two-thousand feet of the property line of the source of continuously radiated noise shall not exceed the values in the tables below. In the calculation of day-evening-night levels (known as L_{den}), Daytime is defined as between the hours of 7:00 a.m. and 7:00 p.m.; Evening is defined as between the hours of 7:00 p.m. and 11:00 p.m.; and Nighttime is defined as between the hours of 11:00 p.m. and 7:00 a.m.¹ These time periods will be used to determine compliance as per the tables below.

¹ Directive 2002/49/EC of the European Parliament and Council of the European Union, 25-June-2002

Industrial Zoned Property to Industrial Zoned Property

	Daytime 7:00 a.m. – 7:00 p.m. @ Property Line	Evening 7:00 pm – 11:00 pm @ Property Line	Nighttime 11:00 p.m. – 7:00 a.m. @ Property Line
Overall Level (dBA)	55	55	55

Industrial or Commercial Zoned Property to Commercial Zoned Property

	Daytime 7:00 a.m. – 7:00 p.m. @ Property Line	Evening 7:00 p.m. – 11:00 p.m. @ Property Line	Nighttime 11:00 p.m. – 7:00 a.m. @ Property Line
Overall Level (dBA)	50	50	50

Industrial or Commercial Zoned Property to Residential Zoned Property

- The introduction of any potential new noise sources cannot result in an increase in broadband sound pressure levels of more than 2 dB above the existing ambient conditions at the nearest residential property line or any Sensitive Receptor; and
- The introduction of any potential noise sources cannot result in overall noise levels that exceed the following:

	Daytime 7:00 a.m. – 7:00 p.m. @ any Residential Property Line	Evening 7:00 pm – 11:00 pm @ any Residential Property Line	Nighttime 11:00 p.m. – 7:00 a.m. @ any Residential Property Line	Evening & Nighttime 7:00 p.m. – 7:00 a.m. @ Sensitive Receptors
Maximum Overall Noise Level (dBA)	47	45	42	32

- 2) **Tonal Requirements** – The presence of prominent discrete tones, as defined in Section 7.3 (c) herein at any industrial, commercial or residential property line shall be considered a violation.
- 3) **Temporary Noise.** For the purposes of this bylaw, non-continuous noise restrictions apply to permanent non-residential installations and home-based businesses where noise is periodically produced. No person shall use or cause the use of any noise-producing equipment or tool (such as for construction, repair, demolition operations or equipment testing such as for emergency generators) between the hours of 7:00 p.m. and 7:00 a.m.

- 4) **Construction Noise.** Work at construction sites and in the operation of construction equipment including start-up and movement of trucks, vehicles, and machines shall commence no earlier than 7:00 a.m. and shall cease no later than 7:00 p.m., Monday through Saturday. No construction shall take place on Sundays, federal holidays or state legal holidays without the advance written approval of the Building Commissioner. The limits in this subsection do not apply to interior construction work such as painting, installations of drywall, flooring, and similar work.

(Amended 5-9-22)

Advisory Note – State regulations authorize municipal police departments, fire departments, and board of health officials to enforce noise standards that are based on certain sections of 310 Code of Massachusetts Regulations (CMR), § 7, Air Pollution Control Regulations. Such regulations are distinct and separate from the Town's zoning regulations for noise.

- b. **Investigation.** The Building Commissioner may determine that a noise source is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties. If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake a noise study to determine if a non-compliant noise condition exists. The Building Commissioner may enlist the assistance of other Town personnel for the investigation. At the discretion of the Building Commissioner, a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience may be engaged by the Town to assist in the investigation including measurements and documentation of violations. Depending on the particular site and its noise generators, the noise study may include measurements of:

- Ambient noise (Daytime, Evening, and Nighttime) and
- Operational noise levels (Daytime, Evening, and Nighttime) at the facility property line and at Sensitive Receptors located anywhere on a property that is wholly or partially located within two thousand feet of the facility property line. These operational measurements may include one-third octave band measurements to check for the prominent discrete tone condition as defined in Section 7.3(c).

c. **Noise Control, Abatement and Mitigation Plan**

- 1) If the Building Commissioner determines that there is a violation, he or she shall order the owner or operator to come into compliance. The owner and/or operator of the noise producing use shall provide a noise control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience.

- 2) Special permit and site plan applicants for facilities that could potentially introduce noise may be required to conduct a background noise survey over a minimum of a 7-day period to establish noise levels at the nearest residential property lines and at the property line of any Sensitive Receptor located within 2,000 feet of the subject property for conditions at the time of application. The applicant shall make a good faith effort to secure permission from the owners of such noted properties to install the sound monitoring equipment and to provide documentation of such efforts as part of the noise survey report. The sound monitoring is to be conducted by a qualified professional acoustic testing firm, in accordance with the procedures in with the most current versions of American National Standards ANSI S12.18² and ANSI/ASA S3/SC1.100-2014/ANSI/ASA S12.100-2014³. Sound analyzers used for the background noise monitoring should be capable of collecting 10-minute and hourly L₉₀ sound levels. Background noise levels will be determined by monitoring noise levels for at least seven days. For each hour of the day, the hourly L₉₀ levels measured on every day of the monitoring period will be arithmetically averaged to determine a single L₉₀ average for each of the 24 hours of the day. The background noise level for Daytime, Evening and Nighttime periods will then be determined by taking the lowest averaged hourly L₉₀ value found in each of these time periods. The 10-minute L₉₀ sound levels will be used to determine if any unusual activity occurred during that hour. If so, that hourly measurement will be discarded and not included in the average calculation.
 - 3) If a special permit or site plan approval is required for construction or operation of any facility which could introduce noise sources into the community, once background ambient noise levels are established, an applicant may be required submit a noise control, abatement and mitigation plan during the permitting process to demonstrate that the noise levels as specified above will not be exceeded.
 - 4) A noise control, abatement and mitigation plan shall use established acoustical prediction procedures and should predict noise levels at property lines as well as Sensitive Receptors. The noise control, abatement and mitigation plan shall include the concept of “buy quiet”, which means using the quietest equipment that will meet operational requirements. The practice of using the Best Available Control Technology (BACT) shall also be employed to assure that any equipment being installed is as quiet as possible. The potential existence of prominent discrete tones as defined above shall also be evaluated and addressed.
- d. **Corrective Measures.** Non-residential uses that produce non-compliant noise must install and maintain noise reducing equipment in accordance with the approved noise

² Acoustical Society of America, American National Standard ANSI S12.18-1994 (R2009), “Procedures for Outdoor Measurement of Sound Pressure Level,” reaffirmed by ANSI June 15, 2009. Reference is to Method #1: General method for routine measurements.

³ Acoustical Society of America, American National Standard ANSI/ASA S3/SC1.100-2014/ANSI/ASA S12.100-2014. Methods to Define and Measure the Residual Sound in Protected Natural and Quiet Residential Areas
<https://webstore.ansi.org/standards/asa/ansiasas3sc11002014s12>

control plan to meet the requirements of this section. The Building Commissioner may require the provision of reports to document ongoing noise compliance.

- e. **Continued Noise Compliance.** Should it be determined that a facility goes out of compliance and exceeds any allowable noise limit conditions (e.g. due to equipment wear), corrective action will be required to bring the facility back into compliance which could include, but not be limited to, equipment replacement or additional mitigation steps.

3. **Vibration:** No vibration which is discernible to the human sense of feeling for three minutes or more in any hour between 7:00 a.m. and 7:00 p.m. or for thirty seconds or more in any one hour from 7:00 p.m. to 7:00 a.m. shall be permitted. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitude and frequencies beyond the "safe" range on the most recent edition of TABLE 7, U.S. Bureau of Mines Bulletin NO. 442 (U.S. Department of the Interior).

4. **Odors:** The Building Commissioner may determine that an odor is disturbing, offensive or objectionable and is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or the imposition of fines and non-criminal penalties.

- a. **Standards** – Disturbing, offensive or objectionable odors as defined in Paragraph C. shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life or the use of property. Failure to meet either the Reasonableness Standard or the Measurement Standard listed below shall constitute a violation of this section.

- 1) **Sensorial Reasonableness Standard** –The Building Commissioner, or designee, may determine, using only her or his sense of smell, that an odor is one which is disturbing, offensive or objectionable to a reasonable person with normal olfactory sensitivity.
- 2) **Measurement Standards** – No disturbing, offensive or objectionable odor greater than that caused by the lowest odor detection thresholds as listed in the most recent edition of the American Industrial Hygiene Association (AIHA) Odor Thresholds for Chemicals with Established Occupational Health Standards, Reported Odor Thresholds (EG Table 6.3 in 2nd Edition) shall be permitted. Due to the potential of odorant mixtures causing more intense odors than individual odorant compounds in isolation, nothing in this Bylaw shall be interpreted as allowing for any disturbing, offensive or objectionable odors at or above the cited detection thresholds.

- b. **Investigation.** The Building Commissioner or designee shall investigate odor complaints until determined to be without merit or resolved to the satisfaction of the Building Commissioner.

- 1) **Assessment Area** – The Building Commissioner or designee shall investigate odor complaints for odors emanating from:

- a) Immediate Impact Zone - Any resident, occupant, or owner of property located within 1,000 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor, as measured from property line to property line.
 - b) Secondary Impact Zone - A collection of complaints from five or more residents, occupants, or owners of property located within 2,500 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor as measured from property line to property line.
- 2) The Building Commissioner or designee may investigate possible odor violations upon their own initiative or at the request of Town officials or staff and shall investigate public complaints about an odor of a suspicious or dangerous nature.
- 3) If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake an odor observation to determine if a disturbing, objectionable or offensive odor exists. At the discretion of the Building Commissioner, a technical odor consultant may be engaged by the Town to assist in the investigation including odor observation and documentation of violations. The odor consultant shall be trained in the practices of ASTM (American Society for Testing Materials) - E679 and meet the selection criteria of EN13725 (international olfactometry standard). As a component of such investigation, measurements may be done in the field by using:
- a) Undiluted odor field observations (i.e. sniffing) or odor sampling to be performed at a frequency, duration, and locations appropriate for the odor source under investigation and the locations of odor complaints that have been received by the Town. The purpose is to detect and assess the presence of recognizable odors linkable to a specific source in ambient air. This may be accomplished by:
 - i. Grid method of analysis - Odor hours for a geographic area of evaluation to establish an odor hour frequency measurement.
 - i. Plume method of analysis – Measurement of extent of the area where an odor plume originating from a specific odor source can be perceived and recognized under specific meteorological and operating conditions.

The following other forms of measurement may be used only as supplemental methods to evaluate persistent problems or higher intensity odors as a way to determine the severity of the situation.

- b) Field Olfactometry - A method to quantify odors in ambient air by means of a portable odor detecting and measuring device known as a field olfactometer. A field olfactometer measures odor strength and persistence using a Dilution-to-Threshold (D/T) ratio. The Dilution-to-Threshold ratio is a measure of odor concentration by determining the number of carbon filtered air dilutions needed to make the odorous ambient air non-detectable. The formula for calculating D/T with a field olfactometer is:

$$D/T = \frac{\text{Volume of Carbon Filtered Air}}{\text{Volume of Odorous Air}}$$

- c) **Chemical Analysis** – Instrumental methods of characterizing odor involving the identification and quantification of chemical compounds in an odor sample by means of gas chromatography coupled with mass spectrometry, analysis of hydrocarbon molecules, and analysis of single gases such as ammonia and hydrogen sulfide.
 - d) **Instrumental Odor Monitoring** – Instruments designed to mimic human olfaction in the detection and characterization of simple or complex odors. Also referred to as electronic (E) - noses.
 - e) Any other method or best practice determined to be appropriate by the Building Commissioner.
- c. **Odor Control Plan** – If, based on the investigation, the Building Commissioner determines that there is a violation, the owner and/or operator of the odor-producing use shall be required to provide an odor control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant and specify suitable corrective measures. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a certified environmental engineer, certified environmental professional, or certified industrial hygienist with experience in odor management, abatement and mitigation technologies. The Building Commissioner may also require the plan to include the provision of reports of ongoing odor monitoring and compliance.
- d. **Corrective Measures** - Non-residential uses that produce non-compliant odors shall be required to install and maintain odor-eliminating equipment in accordance with the approved odor control plan to meet the requirements of this section.

E. Exemptions

- 1) **Farming.** Impacts resulting from agricultural, farm-related, or forestry-related activities as defined by G.L. c 128, Agriculture, § 1A, as amended, and Medway General Bylaws, ARTICLE 28, §2 Right to Farm, are exempt from these restrictions when such activities follow generally accepted practices (G.L. c 111, §125A).
- 2) **Residential Uses.** Impacts resulting from residential activities such as but not limited to barbecues, wood stove exhaust, driveway paving, gardening, and house painting are exempt from these restrictions.
- 3) **Repair and infrequent maintenance activities.** Repair and infrequent maintenance activities such as but not limited to those for septic and sewer systems are exempt from these restrictions.
- 4) **Construction.** Impacts resulting from construction, demolition, or repair work that occurs between 7:00 a.m. and 6:00 p.m. on public improvements authorized by a governmental

body or agency; utility work and repairs, and other similar work on private property pursuant to an order by a governmental body or agency for health or safety purposes are exempt from these restrictions.

- 5) **Municipal uses.** Municipal uses and other governmental entities are exempt from the provisions of this Section 7.3.

(Section 7.3 was replaced in its entirety 11-15-21)

7.4. DEVELOPMENT MITIGATION

- A. **Purposes.** The purposes of this bylaw include the encouragement of development design that protects the Town's environmental, scenic, and historic resources, by: a) providing mitigation of the impacts of significant development projects in order to protect the public health, safety and welfare, including mitigating any impacts upon environmental, scenic, and historic resources; and (b) protecting large, contiguous tracts of forest land, based on the understanding that large, contiguous tracts provide many ecological benefits, including improved water and air quality, sequestration of carbon, reduced movement of invasive species, provision of wildlife habitat and the support for greater biodiversity.
- B. **Applicability.** The requirements of this Bylaw (Section 7.4) apply to all developments under the following sections of this Zoning Bylaw: 8.4 Open Space Residential Development (OSRD); 8.5 Adult Retirement Community Planned Unit Development; 8.7 Wireless Communication Facilities; 8.8 Small Wind Generation; 8.9 Registered Medical Marijuana Facilities; 8.10 Recreational Marijuana; 8.11 Solar Installations, and 8.12 Battery Energy Storage Systems.
- C. **Standards.** For all developments that are subject to this Bylaw, mitigation for the impacts of the development shall be required for the following impacts.
1. *Mitigation for Loss of Carbon Sequestration and Forest Habitat.* If land that is Forestland or has been Forestland within the one year immediately preceding the filing an application for a development, the plans shall designate thereon an area of unprotected (meaning, not subject to G.L. c. 184, sections 31-33 at time of application) land on the same lot and of a size equal to two times the total area of Forestland that will be eliminated, cut, destroyed, or otherwise disturbed by such development. Such designated land shall remain in substantially its natural condition without alteration, including prohibition of commercial forestry or tree cutting not related to the maintenance of the development, except in response to a natural occurrence, invasive species or disease that impacts the trees and requires cutting to preserve the health of the forest. In the case of a development such as a solar array that is decommissioned, upon completion of decommissioning, these requirements will no longer apply.
 2. *Mitigation for Disruption of Trail Networks.* If existing trail networks, old roads, or woods or cart roads are disrupted by the location of the development, the plans shall show alternative trail alignments to be constructed by the applicant, although no rights of public access may be established hereunder.
 3. *Mitigation for Disruption of Historic Resources and Properties.* Historic resources, structures and properties, such as cellar holes, farmsteads, stone corrals, marked graves,

water wells, or pre-Columbian features, including those listed on the Massachusetts Register of Historic Places or as defined by the National Historic Preservation Act, shall be excluded from the areas proposed to be developed, including clearing for shade management. A written assessment of the project's effects on each identified historic resource or property and ways to avoid, minimize or mitigate any adverse effects shall be submitted as part of the application. A suitable buffer area as determined by the Planning and Economic Development Board shall be established on all sides of each historic resource.

(Section 7.4 added 11-14-22)

SECTION 8. SPECIAL REGULATIONS

8.1. INFILL HOUSING

- A. **Purposes.** The purposes of this Infill Housing bylaw are to increase the supply of affordable housing for low-and moderate-income households, encourage development at a scale and density compatible with existing neighborhoods in the AR-II district and Village Residential district and further the goals of the Medway Master Plan by guiding development toward established areas. *(Amended 11-14-16)*
- B. **Applicability.** The Planning and Economic Development Board may grant a special permit to construct an infill dwelling unit on a lot that does not comply with the minimum lot area or frontage requirements of the AR-II district or Village Residential district including a lot held in common ownership with an adjoining lot, provided such lot existed as of January 1, 2009 and meets the requirements of this Section. *(Amended 11-14-16)*
- C. **Basic Requirements.**
1. An infill dwelling unit shall be a detached single-family dwelling with not more than three bedrooms. No infill dwelling unit approved under this Section 8.1 shall be converted to a two-family or multi-family dwelling and shall not be altered to include an accessory dwelling unit.
 2. **Affordable Housing.** An infill dwelling unit shall be rented or sold only to a low- or moderate-income household, subject to an affordable housing deed restriction with a term of not less than 30 years. The unit shall be eligible for inclusion in the Chapter 40B Subsidized Housing Inventory.
 3. To be eligible for an Infill Housing special permit, the lot shall meet the following requirements:
 - a. **Area.** An infill lot shall have at least 6,000 sq. feet of land area.
 - b. **Lot Shape.** An infill lot shall have a “Shape Factor” that falls within 15 percent of the average of the Shape Factor of the lots adjacent to and across the street from it.
 - c. **Setbacks.** The minimum front, side, and rear setbacks shall be not less than the average corresponding setbacks of principal structures located adjacent to and across the street from the infill lot. Vacant lots shall not be used to determine setbacks.
 - d. **Frontage.** An infill lot shall have frontage on an existing public way or private way that provides safe and adequate access as determined by the Planning and Economic Development Board. The minimum required frontage shall be not less than the average frontage of lots with principal structures located adjacent to and across the street from the infill lot.
 - e. **Utilities.** An infill lot shall connect to the public sewer and water system.

- f. **Parking.** There shall be at least two off-street parking spaces per infill dwelling unit. No parking shall be located nearer than 10 feet to the adjoining property line. Unless waived by the Planning and Economic Development Board, no parking shall be located in the front yard. Parking areas shall be suitably screened from abutting properties.
- 4. An infill lot approved under this Section 8.1 shall not be further subdivided or reduced in area, or changed in size or shape. It may be used only for an infill dwelling as provided herein.
- 5. **Minimum Design Standards:**
 - a. The Design Review Committee shall review the infill dwelling unit in accordance with the Medway Design Guidelines and provide a recommendation to the Planning and Economic Development Board.
 - b. The proposed infill dwelling shall similar to and consistent with the character and scale of the neighborhood and the bulk and height of adjacent residences.
 - c. The primary entrance and façade of the infill residence shall be oriented toward the adjacent street.
- 6. **Maximum Infill Residential Use Limitation.** The maximum number of infill dwelling units that may be permitted under this Section shall be limited to a number equal to 1 percent of the total number of detached single-family dwellings in the Town of Medway as determined by the Board of Assessors.

8.2. ACCESSORY DWELLING UNIT

A. **Purposes.** The purposes of this sub-section are to:

- 1. establish appropriate regulations for Accessory Dwelling Units to provide suitable housing in compliance with G.L. c. 40A, §3A and 760 CMR 71.00;
- 2. provide opportunities to support residents who wish to age in place; and
- 3. maintain the residential character of neighborhoods.

B. **Applicability.** Accessory Dwelling Units (ADU) are allowed by right in single-family residential zoning districts as provided by G.L. c. 40A, §3 subject to the requirements of this sub-section 8.2, and other applicable sections of the Zoning Bylaw. The provisions of this sub-section 8.2 shall apply in case of inconsistency with other sections of the Zoning Bylaw.

C. **Basic Requirements.**

- 1. A principal dwelling unit shall be as defined in 760 CMR 71.00. An accessory dwelling unit shall be located within:
 - a. a principal dwelling unit; or
 - b. an addition to a principal dwelling unit; or

- c. a separate structure on the same lot as a principal dwelling unit.
2. There shall be no more than one accessory dwelling unit associated with a principal dwelling unit. An ADU must remain on the same lot as and in common ownership with the principal dwelling and must remain accessory and subordinate thereto.
3. Use of an ADU for short term rental as defined by G.L. c. 64G is prohibited.
4. The gross floor area of an accessory dwelling unit shall not exceed one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.
5. ADU's are subject to the requirements of Table 2: Dimensional and Density Regulations for a dwelling, except in the OGN district, where ADU's are subject to the requirements of Section 9, Oak Grove Park Districts; and except that minimum lot size requirements are not applicable to the extent provided in 760 CMR 71.03(3)(b).1.
6. There shall be one designated off-street parking space for the ADU in addition to parking for the occupants of the principal dwelling unit, provided, however, that no additional parking space to serve the ADU shall be required if the lot on which the ADU is located is within 0.5 miles of a transit or bus station. The off-street parking space shall be located in a garage or driveway, and shall have vehicular access to the driveway.

D. An Accessory Family Dwelling Unit created by special permit under the prior version of Section 8.2 which meets the definition of an Accessory Dwelling Unit contained in this current version of Section 8.2 shall automatically be converted to an Accessory Dwelling Unit hereunder.

E. Notwithstanding the provision of Section 5.5 of this Zoning Bylaw, pre-existing nonconforming structures or uses may be extended or altered to provide for ADU's that are in compliance with G.L. c. 40A, §3A, provided, that no such extension or alteration shall be permitted unless there is a finding by majority vote of the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood. (added 11-10-25)

8.3. HOME-BASED BUSINESS

- A. **Purposes.** The purposes of the Home-Based Business bylaw are to provide for the conduct of home occupations in a residential or mixed-use district while preserving the residential character of the premises and preventing adverse effects on the neighborhood.
- B. **Applicability.** A Home-Based Business shall be allowed by right as shown in TABLE 1 if it meets the requirements of this Section 8.3.
- C. **Definitions.** See Section 2 Definitions herein for definitions of: Home-Based Business and Gross Vehicle Weight Rating (GVWR) and Outdoor Storage.

D. Basic Requirements.

1. The business use is subordinate to the primary residential use of the premises. No more than 20 percent of the gross floor area of the dwelling and any accessory structures, up to a maximum of 1,000 square feet of gross floor area, shall be used for the home-based business.
2. Other than as specified in Items D.5, 6, 7, and 8, there shall be no visible evidence of the home-based business from the street or an adjacent lot. A home-based business shall be conducted entirely indoors within the principal dwelling on the lot or a building accessory thereto.
3. There shall be no outdoor storage associated with the home-based business. Accessory structures such as sheds, detached garages, and barns may be used for unheated storage of the home-based business's stock in trade, commodities, tools, equipment, or products.
4. Not more than one non-resident shall be employed on the premises at any time, and the maximum number of customers on the premises at any given time shall not exceed the number that can be accommodated in one passenger vehicle.
5. The maximum number of off-street parking spaces for employee and customer parking shall be two.
6. Off-street parking spaces for vehicles and trailer associated with the home-based business shall not be located within the standard zoning setbacks of the property except for those on already existing driveways or established parking areas at such time as the home-based business is established. No additional curb cuts are permitted. *(Amended 11-16-15)*
7. There shall be no outside parking of more than two Class 3 motor vehicles and no motor vehicles rated Class 4 and above as defined by gross vehicle weight rating (GVWR), and no more than one registered trailer with a maximum bed length of 18 feet, associated with the home-based business. *(Added 11-16-15)*
8. There shall be no change in the exterior appearance of the dwelling or accessory building used for the home-based business. Any new building constructed for the business shall not deviate from the residential character of the area. No signs shall be permitted for a home-based business except as provided in Section 7.2.2 of this Zoning Bylaw.
9. No equipment or process shall be used in the home-based business which creates noise, vibration, odor, fumes, gas, smoke, dust, or electrical disturbance detectable to the normal senses off the lot.
10. A home-based business shall not generate any solid waste or sewage discharge in volume or type greater than that associated with a typical residential use.
11. Deliveries or pick-ups of supplies or products for the home-based business are allowed between 8 am and 8 pm. Vehicles used for such delivery and pick-ups shall be limited to those that customarily serve residential neighborhoods.

12. The owner or operator of the home-based business shall reside on the premises.
(Added 11-16-15)

- E. There is no limit to the number of home based businesses that may occupy a single dwelling unit, provided that the cumulative total of the area used for home-based businesses on the premises shall not exceed Paragraph D (1) above.
- F. **Special Permits.** A home-based business that does not comply with all of the above standards shall only be allowed by special permit from the Zoning Board of Appeals. Special permits granted hereunder shall be based upon the criteria in Section 3.4.
- G. **Registration.** Pursuant to G.L. c. 110, Sections 5-6 and Chapter 227, § 5A, most home-based businesses are required to register with the Town Clerk and obtain a Business Certificate before commencing business operations.
(Amended 5-8-2023)

8.4. OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

- A. **Purposes.** The purposes of open space-residential development (OSRD) are to preserve open space, agricultural and forestry land, view sheds, wildlife habitat and corridors, wetlands and water resources, and historical and archeological resources; minimize the total amount of disturbance on a site; encourage more efficient development that consumes less open land and respects existing topography and natural features better than a conventional or grid subdivision; encourage flexibility and creativity in the design of residential developments; and through flexible design and more efficient use of land, facilitate the provision of a variety of housing opportunities in the Town.
- B. **Applicability.** The Planning and Economic Development Board may grant a special permit for an OSRD concept plan for any tract of land with 10 or more contiguous acres in the AR-I or AR-II district, or a tract of land with less than 10 acres if such property directly abuts the Charles River, Chicken Brook, or Hopping Brook and land abutting any of these waterways is included in the minimum required open space under sub-section F, Common Open Space (below). For the purposes of this Section 8.4, parcels directly opposite each other on an existing street, each with at least 25 feet of frontage on the same 25-foot section of roadway, may be considered contiguous if they have practical development potential as determined by the Planning and Economic Development Board.
- C. **Land Division.** The OSRD may be a subdivision or a division of land pursuant to G.L. c. 41, § 81P, or a condominium on land not so divided or subdivided.
- D. **Affordable Housing.** An OSRD is subject to Section 8.6 Affordable Housing of this Bylaw.
(Added 5-8-17)
- E. **Use Regulations.** An OSRD special permit may provide for any of the following uses as determined by the Planning and Economic Development Board

1. Detached single-family dwellings
2. Two attached single-family dwellings

(Amended 11-13-2023)

F. Density and Dimensional Regulations.

1. The maximum number of dwelling units in an OSRD shall be determined by the Planning and Economic Development Board based upon a Yield Analysis as described in Paragraph J below.
(Amended 11-14-22)
2. The Planning and Economic Development Board may waive the applicable minimum lot area, lot shape, minimum lot frontage, and other bulk requirements for lots within an OSRD, subject to the following:
 - a. Lots having reduced area or frontage shall not have frontage on a street other than a street created by the OSRD unless such reduced lots are consistent with established development patterns in the neighborhood, as determined by the Planning and Economic Development Board.
 - b. The minimum lot frontage shall be 50 feet.
 - c. The minimum front setback shall be 25 feet unless a reduction is authorized by the Planning and Economic Development Board.
 - d. The minimum lot area per unit shall be 50 percent of the minimum lot area in the district in accordance with Section 6 of this Zoning Bylaw.
3. The fifteen foot area from the side and rear lot lines of the subject parcel shall serve as a buffer area as defined in this Bylaw. No buildings, structures, roadways, above ground utilities or other infrastructure shall be constructed within this buffer area, however fencing/stone walls and walking paths/trails are permitted.
(Amended 5-8-17)
4. No buildings or structures shall be constructed within fifty feet from the street right-of-way line of a public way or within fifty feet from the side and rear lot lines. *(Added 5-8-17)*
5. In order to allow flexibility and creativity in siting buildings while also promoting privacy, buildings shall be separated as follows:

Type/Size of Building	Average Separation (linear feet)
Single family detached dwelling units with 2500 sq. ft. or less of habitable space	20
Two attached dwelling units with an average of 2500 sq. ft. or less of habitable space each	
Single family detached dwelling units with more than 2500 sq. ft. of habitable space	30
Two attached dwelling units with an average of 2500 sq. ft. or more of habitable space each	

Type/Size of Building	Average Separation (linear feet)

The calculation of average separation distances shall be based on buildings that can be connected with an imaginary line that does not cross a roadway. On a through road, the separation distances on each side of the road shall be calculated separately. On a cul-de-sac, all of the buildings that can be connected by an imaginary line on both sides and around the bulb of the cul-de-sac shall be counted. On a loop road, the buildings on the exterior and interior of the loop will be calculated separately. Detached accessory buildings such as garages up to two bays and one-story sheds that do not require a building permit shall not be considered in calculating the distances between buildings. *(Amended 11-13-2023)*

G. Common Open Space. The OSRD must provide Common Open Space to be protected in perpetuity. Common Open Space shall comprise at least 50 percent of the site for parcels of 25 acres or less, and at least 60 percent of the site for parcels of more than 25 acres. The Common Open Space shall not be further subdivided, and a notation to this effect shall be placed on the plan to be recorded with the Norfolk Registry of Deeds. The following standards apply to the Common Open Space in an OSRD.

1. Use, Shape, and Location.

- a. Common Open Space shall be functional for wildlife habitat, passive recreation, resource preservation, agriculture or equestrian uses.
- b. To the maximum extent feasible, the Common Open Space shall be undisturbed, unaltered and left in its natural or existing condition. It shall be appropriate in size, shape, dimension, location, and character to assure its use as a conservation area, or where appropriate, a recreational area. Not more than 10 percent of the open space may be covered by gravel roadways, pavement or structures accessory to the dedicated use or uses of the open space. However, principal or accessory structures and access roads essential to an agricultural use are exempt from this limitation.
- c. While protecting natural resources is a primary goal of this Section 8.4, the Common Open Space may provide for recreation areas such as commons, parks, and playgrounds.
- d. The percentage of open space that includes wetlands shall not exceed the percentage of the site that includes wetlands unless waived by the Planning and Economic Development Board.
- e. Wherever feasible, the Common Open Space shall be contiguous, and linked to other existing open space.
- f. The following shall not qualify for inclusion in the Common Open Space unless approved by the Planning and Economic Development Board:
 - 1) Existing or proposed utility easements;

- 2) Surface stormwater management systems or sub-surface drainage, septic, and leaching systems pursuant to Title 5;
 - 3) Land within 30 feet of any dwelling unit;
 - 4) Median strips, landscaped areas within parking areas, or narrow, unconnected strips of land.
(Amended 5-10-21)
 - 5) The perimeter buffer as required under sub-section F above.
2. **Ownership.** Common Open Space shall be conveyed in accordance with G.L. c. 40A, § 9: either to the Town and accepted by it for a park or open space use, or to a nonprofit organization the principal purpose of which is the conservation of open space, or to a corporation or trust owned by the owners of lots or residential units within the project, or any combination of the above. If such a corporation or trust is utilized, ownership thereof shall pass with conveyances of the lots or residential units in perpetuity. In any case where such land is not conveyed to the Town, a restriction enforceable by the Town shall be recorded providing that such land shall be kept in an open or natural state and not to be built for residential use or developed for accessory uses such as parking and roadway. The restriction shall further provide for maintenance of the common land in a manner which will ensure its suitability for its function, appearance, and maintenance.
- H. **Four-Step Design Process.** The proposed layout of streets, dwelling units, and open space in an OSRD shall be designed according to the following four-step design process, which the applicant shall conduct with assistance of a registered landscape architect (RLA).
1. Identify primary and secondary conservation areas and potential development areas, and features to be preserved. Primary conservation areas shall include wetlands, riverfront areas, and floodplains, and secondary conservation shall include unprotected elements of the natural landscape, e.g., steep slopes, mature woodlands, prime farmland, meadows, wildlife habitats, and historic and archeological sites and scenic views. To the maximum extent feasible, potential development areas shall consist of land outside identified primary and secondary conservation areas.
 2. Locate the approximate sites of dwelling units within the potentially developable areas. Include the delineation of private yards and shared amenities so as to reflect an integrated community, emphasizing consistency with the Town's historic development patterns. The number of homes with direct access to the development's amenities should be maximized.
 3. Align streets in order to access the house lots or dwelling units. New streets and trails should be laid out to create internal and external connections to existing and/or potential future streets, sidewalks, existing or proposed new open space parcels, and trails on abutting public or private property.
 4. Draw in lot lines, where applicable.
- I. **Pre-Application Process**

1. **Pre-Application Review Meeting.** The applicant shall schedule an informal pre-application review meeting at a regular meeting of the Planning and Economic Development Board. The purpose of pre-application review is to allow the applicant to receive feedback from the Planning and Economic Development Board, minimize the applicant's costs of engineering and other technical experts, begin negotiations with the Planning and Economic Development Board at the earliest possible stage in the site design process, and set a timetable for filing a formal OSRD special permit application. The Planning and Economic Development Board shall invite other Town boards to review the pre-application materials and attend the informal pre-application review.
2. **Plans and Documentation.** At the pre-application review meeting, the applicant shall present a conceptual plan for the site, natural and cultural resources inventories, maps, photographs, and any other information the Planning and Economic Development Board needs in order to understand and respond to the applicant's proposal. Pre-application materials shall be in accordance with the Planning and Economic Development Board's development regulations and may be based on existing sources of information.
3. **Site Visit.** The applicant shall grant permission to Planning and Economic Development Board, Open Space Committee, and Conservation Commission members and agents to visit the site.

J. Special Permit Procedures

1. **General.** The special permit application, public hearing, and decision procedures shall be in accordance with this Section 8.4 and the Planning and Economic Development Board's OSRD Rules and Regulations, and Section 3.4 of this Zoning Bylaw.
2. **Application Requirements.** The Applicant shall submit an OSRD special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning and Economic Development Board's OSRD Rules and Regulations. At minimum, such applications shall contain:
 - a. A site context and analysis map;
 - b. An OSRD Concept Plan: a schematic representation of the proposed OSRD and supporting documentation;
 - c. A Neighborhood Density Analysis that includes all other existing residential development within 2500 feet of the site's perimeter.
 - d. A Yield Analysis, the purpose of which is to demonstrate the maximum number of building lots that could be developed on the site under a conventional subdivision plan and the maximum number of units that may be permitted in an OSRD. The Yield Analysis shall identify the total area of the site, existing utility easements, and wetland and riverfront areas as determined by the Conservation Commission. The Yield Analysis shall be based on the formula shown below. For purposes of this computation, "Net Site Area" shall mean the total area of the site minus existing upland utility easements. (Land located both within utility easements and wetland resource areas shall not be counted twice.) The result shall be rounded down to the nearest whole number.

The PEDB shall review the Yield Analysis to determine whether it accurately reflects the maximum number of lots that may be constructed in a conventional subdivision.

$$\begin{array}{lcl} \text{Maximum} & & \\ \text{Number of} & = & \frac{\text{Net Site Area} - (50\% \times \text{wetlands}) - (10\% \text{ Net Site Area})}{\text{Zoning District Minimum Lot Area}} \\ \text{Dwelling Units} & & \end{array}$$

3. **Decision.**

- a. The Planning and Economic Development Board may grant a special permit for an OSRD with any conditions, safeguards, and limitations necessary to ensure compliance with Section 3.4 and this Section 8.4, only upon finding that:
 - i. The conceptual design and layout of the proposed OSRD is superior to a conventional development in preserving open space for conservation and recreation, preserving natural features of the land, achieving more efficient provision of streets, utilities and other public services, and providing a high degree of design quality;
 - ii. The OSRD provides for a more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision;
 - iii. The OSRD furthers the purposes of this Section and the goals of the Medway Master Plan.
- b. The Planning and Economic Development Board may deny a special permit upon finding that the application does not provide sufficient information or does not comply with the provisions of this Zoning Bylaw; or that the site is not suitable for an OSRD and would be more appropriate for a conventional subdivision plan.

4. Effect of special permit approval. Approval of a special permit under this Section 8.4 shall not be considered approval for any construction. The special permit is a preliminary approval, intended to give guidance to the proponent for the development of an OSRD definitive plan, and to determine whether the proponent's submittal meets the objectives of this Section. Any subsequent application for an OSRD definitive plan shall comply with all material aspects and conditions of the special permit granted hereunder.

K. Definitive Plan Procedures. Following issuance of an OSRD special permit, the applicant may submit an OSRD definitive plan to the Planning and Economic Development Board. An OSRD that involves a subdivision shall be submitted under the Town's subdivision rules and regulations. For an OSRD that does not involve a subdivision, the definitive plan shall be a site plan submitted in accordance with Section 3.5. The Planning and Economic Development Board may approve a definitive plan that substantially complies with the special permit granted under sub-section I above and meets all of the following additional requirements for common facilities, operations and maintenance:

1. Each unit and the OSRD as a whole shall be served by a privately owned and maintained on-site sewage disposal or treatment systems. An approved on-site sewage disposal or

treatment system serving more than one dwelling unit may be located on land owned in common by the owners of the residential units in the OSRD, subject to requirements of the Board of Health and Title 5 of the State Environmental Code or approved in accordance with the requirements of Department of Environmental Protection Groundwater Discharge Permit Program.

2. To ensure proper maintenance of the Common Open Space and common facilities, the OSRD shall have a residents association in the form of a corporation or trust, established in accordance with state law by a suitable legal instrument or instruments properly recorded with the Registry of Deeds. As part of the definitive plan submission, the applicant shall supply a copy of such proposed instruments.
3. The Planning and Economic Development Board may conditionally approve an OSRD definitive plan that does not substantially comply with the special permit. A conditional approval shall identify where the plan does not substantially comply with the special permit, identify the changes to the special permit required to bring the plan into compliance with the special permit, and require the special permit to be amended within a specified time. The public hearing on the application to amend the special permit shall be limited to the significant changes identified in the Planning and Economic Development Board's conditional approval.
4. The Planning and Economic Development Board may disapprove a definitive plan for failure to comply with the special permit or for failure to meet the general design standards in sub-section L below. The definitive plan will be considered not to comply with the special permit if the Planning and Economic Development Board determines that any of the following conditions exist:
 - a. Any increase in the number of buildings or dwelling units;
 - b. A significant decrease in acres of Common Open Space; or
 - c. A significant change in the general development pattern which adversely affects natural landscape features and open space preservation.
- L. **General Design Standards.** Wherever possible, the Applicant shall address the Planning and Economic Development Board's OSRD General Design Standards, which the Board shall adopt as part of its OSRD Rules and Regulations. The Board may modify or waive any OSRD General Design Standards provided that the proposed OSRD is substantially consistent with the purposes of this Section 8.4, as determined by the Board. Such standards may address any or all of the considerations listed below.
 1. Landscape preservation;
 2. Views;
 3. Cultural resources;
 4. Open space access;
 5. Pedestrian paths or sidewalks;

6. Architecture;
7. Common driveways;
8. Off-Street parking; and
9. Maximum length of dead-end streets and provisions for waiver of the same.

8.5. ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT

- A. **Purpose.** The purposes of the Adult Retirement Community Planned Unit Development (ARCPUD) are to develop a variety of housing for senior citizens and accommodate their long-term social, cultural, recreational, and continuing care needs.
- B. **Applicability.** The Planning and Economic Development Board may grant a special permit for an Adult Retirement Community Planned Unit Development (ARCPUD) for any tract of land with ten 10 or more acres, whether in one parcel or a set of contiguous parcels in the AR-I or AR-II district. *(Amended 5-7-17)*
- C. **Definitions.** Where the following terms appear in this Section 8.5, they shall have the following meanings.
1. **ARCPUD Community Center or Community Building:** A building or group of buildings erected solely for the use of the residents of an ARCPUD and their guests that provides educational, recreational or social services such as: adult education center, adult day care facility, library, place of worship, game room, entertainment room, sewing room, kitchen, cafeteria or dining room, laundry facilities, exercise room, toilet facilities, locker rooms for men and women and similar facilities.
 2. **ARCPUD Coordinated Unit:** A building or group of buildings under common management, such as a condominium, and serving purposes that assist the elderly in maintaining an independent lifestyle.
 3. **ARCPUD Independent Living Residence Facility:** A facility that provides residential accommodations for senior adults who are in good health and do not require medical or skilled nursing care. Residents shall have individual dwellings with living and bathroom facilities, and which may have individual kitchen facilities. The Independent Living Residence Facility may include an ARCPUD Community Center or Community Building, or similar common areas such as a common dining facility and space for the provision of social, physiological and educational programs. The facility may provide home health care or other community-based services on an individual basis and offer meals, linen and housekeeping services. The Independent Living Residence Facility may provide residence for a superintendent or for maintenance staff, but there shall be no on-site residence of medical or other staff.

4. **ARCPUD Resident Services:** A nursing home; drug store or other Local Convenience Retail use; transportation services for residents; laundry facilities; financial services; barber/beautician; medical evaluation; home health care; adult day care facility; meals on wheels program; exercise or physical therapy center; recreational and education activities; and other similar services or activities. All Resident Services shall be operated primarily for the benefit of residents of the ARCPUD.
 5. **ARCPUD Residential Subdivision:** A subdivision of land within an ARCPUD that results in creation of individual lots to serve as home sites upon which individual single-family dwellings are to be constructed for residency by seniors. The individual single-family dwellings may be detached homes, attached townhouses or other building type(s) approved by the Planning and Economic Development Board that is/are each designed for occupancy by an individual family.
- D. **Use Regulations.** An ARCPUD is a master planned residential community for people fifty-five years of age and older. It allows for a greater variety of uses and building types, a higher density of development, and greater flexibility in site planning than would normally be allowed in the AR-I or AR-II district. An ARCPUD shall provide a range of housing types and facilities, as follows.
1. The ARCPUD shall include at least one of the following residential uses. *(Amended 5-7-17)*
 - a. Assisted living residence facility
 - b. Long-term care facility
 - c. Coordinated units
 - d. Independent living residence facility
 - e. Subdivision
 2. The ARCPUD may include any one or more of the following: *(Amended 5-8-17)*
 - a. Detached single-family house
 - b. Townhouse
 - c. Two-family house/duplex
 - d. Multi-Family Building *(Amended 11-18-19)*
 - e. Conservation, agricultural, and recreation uses
 - f. Accessory uses, provided that aggregate floor area for accessory uses shall not exceed 5 percent of the total gross floor area of the buildings in the ARCPUD:
 - i. Local convenience retail, up to a maximum of 4,500 sq. ft. of gross floor area
 - ii. Medical office or clinic

iii. Adult day care

iv. Community center

E. **Affordable Housing.** Except for a long-term care facility, an ARCPUD is subject to Section 8.6 Affordable Housing of this Bylaw. *(Added 5-8-17)*

F. **Density and Dimensional Regulations.**

1. The maximum number of units permitted in an ARCPUD shall be determined by multiplying the gross acreage of the ARCPUD site by a factor of three. However, the applicant is not entitled to the maximum number of housing units described in this Section. The number of housing units for an ARCPUD shall be determined by the Planning and Economic Development Board.
2. For purposes of this Section 8.5, a housing unit shall be defined as equal to:
 - a. A home site in an ARCPUD subdivision, a dwelling unit in an ARCPUD Independent Living Residence Facility, an ARCPUD Coordinated Unit, a townhouse, or a dwelling unit as defined in Section 2 of this Zoning Bylaw; *(Amended 5-8-17)*
 - b. Two apartments/suites in an ARCPUD Assisted Living Residence Facility; *(Amended 5-8-17)*
 - c. Three rooms in an ARCPUD Long-Term Care Facility.
3. Each tract of land proposed for an ARCPUD shall have a minimum of 250 linear feet of frontage on an existing public way.
4. Each building in the ARCPUD shall have a minimum front yard of no less than 20 feet and a side yard of not less than 10 feet, both measured from the edge of the paved way to the closest point of the structure.
5. No buildings or structures shall be constructed within fifty feet from the street right-of-way line of a public way or within fifty feet from the side and rear lot lines. *(Amended 5-8-17)*
6. The fifteen foot area from the side and rear lot lines of the subject parcel shall serve as a buffer area as defined in this Bylaw. No buildings, structures, roadways, above ground utilities or other infrastructure shall be constructed within this buffer area, however fencing/stone walls and walking paths/trails are permitted. *(Added 5-8-17)*
7. In an ARCPUD residential subdivision, the minimum lot area per unit shall be 6,000 square feet and each lot shall comply with the upland and lot shape requirements of this Zoning Bylaw.
8. There shall be no minimum side setback on lots within an ARCPUD unless required by the Planning and Economic Development Board.

G. **Age Restriction.** All dwellings in an ARCPUD shall be subject to an age restriction in a legal instrument approved by the Planning and Economic Development Board and recorded with the Norfolk Registry of Deeds or Norfolk Registry District of the Land Court. The age

restriction shall limit occupancy of the dwelling units to people age fifty-five or older and their spouses (if applicable) of any age, and provide for reasonable time-limited guest visitation rights. It also shall authorize exceptions for a person of any age to occupy an ARCPUD unit as a personal care assistant for a resident senior with disabilities. The special permit including the age restriction shall run with the land in perpetuity and shall be enforceable by any owner of dwelling units in the ARCPUD or by the Town of Medway.

H. **ARCPUD Rules and Regulations.** The Planning and Economic Development Board shall adopt *ARCPUD Rules and Regulations*, including submission requirements and procedures and ARCPUD Site Development Standards. Such standards may include any or all of the following:

1. Orientation of buildings;
2. Preservations of trees and groundcover;
3. Off-Street parking;
4. Design standards and maintenance requirements for roadways, driveways, and parking areas;
5. Location of utilities and on-site storage;
6. All solid waste removal within the ARCPUD shall be the responsibility of the residents, owners or their agents.

I. **Open Space.** At least 40 percent of the total land area of the ARCPUD shall be set aside and maintained as open space in accordance with the following standards.

1. A minimum of 40 percent shall be suitable and designed for recreational purposes.
2. A minimum of 50 percent of the space in an ARCPUD shall be Common Open Space as described in Section 5.5.3(F) and subject to the requirements and specifications provided therein unless modified or waived by the Planning and Economic Development Board.
3. Wetland resources as defined in Medway Wetlands Protection Bylaw shall comprise not more than 50 percent of the required ARCPUD open space unless waived by the Planning and Economic Development Board.
4. Drainage facilities shall not be located in the ARCPUD open space, but land within the open space may be utilized as natural courses for disposal of stormwater runoff. Other than minor berming and riprap at pipe outflows, no significant disruption of the open space land for drainage shall be permitted.
5. Buffer areas required by F.6. may be included in the required open space area. *(Added 5-8-17)*

J. **Pre-Application Process.** An ARCPUD is subject to the pre-application process outlined in Section 8.4 of this Zoning Bylaw.

K. **Four-Step Design Process.** An ARCPUD shall be designed in accordance with the four-step design process outlined in Section 8.4 of this Zoning Bylaw.

L. Special Permit Procedures.

1. **General.** The special permit application, public hearing, and decision procedures shall be in accordance with this Section 8.5, the Planning and Economic Development Board's ARCPUD Rules and Regulations and Section 3.4 of this Zoning Bylaw.
2. **Application Requirements.** The Applicant shall submit an ARCPUD special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning and Economic Development Board's ARCPUD Rules and Regulations.

M. Decision. The Planning and Economic Development Board may grant an ARCPUD special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with Section 3.4 and this Section 8.5, only upon finding that:

1. That the ARCPUD meets the purposes, requirements, and design standards of this Section 8.5, and
2. That the ARCPUD is consistent with the goals of the Medway Master Plan.

N. Development Limitation. The maximum number of housing units in all permitted ARCPUD developments shall be equal to 10 percent of the existing detached single-family dwellings (excluding ARCPUD units) located in the Town of Medway, as determined by the Board of Assessors.

8.6. AFFORDABLE HOUSING

A. Purpose and Intent. The purpose of this Affordable Housing Bylaw is to create housing opportunities in Medway for people of varying ages and income levels; to increase the supply of affordable housing for Eligible Households with low and moderate incomes; to promote a mix and geographic distribution of affordable housing throughout the town; to provide housing options for people who work in Medway; and to create housing units eligible for listing in the Subsidized Housing Inventory. At a minimum, affordable housing produced through this Section should comply with the requirements set forth in G.L. c. 40B §§20-23 and related regulations, guidelines issued by EOHLIC, and other affordable housing programs developed by the Commonwealth of Massachusetts or the Town of Medway.

B. Applicability.

1. In applicable zoning districts, this Section shall apply to the following uses:

- a. Any Two Family House or Multi-Family Development or Mixed-Use Development that results in a net increase of six or more Dwelling Units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space, whether on one or more contiguous parcels.
 - b. Any development of detached single-family Dwellings that results in a net increase of ten or more Dwelling Units.
 - c. Open Space Residential Development (OSRD) approved pursuant to an OSRD special permit under Section 8.4 of this Zoning Bylaw.
 - d. Adult Retirement Community Planned Unit Development (ARCPUD) approved pursuant to an ARCPUD special permit under Section 8.5 of this Zoning Bylaw.
2. Multi-Family Developments, Mixed-Use Developments, or single-family developments shall not be segmented to avoid compliance with this Section. Segmentation shall mean one or more divisions of land that cumulatively result in a net increase of ten or more lots or Dwelling Units above the number existing thirty-six months earlier on any parcel or set of contiguous parcels held in common ownership on or after the effective date of this Section.
 3. This Section shall not apply to the construction of single-family dwellings on individual lots if said lots were in existence prior to the effective date of this Section.
 4. For projects not listed herein, Affordable Housing Units may be provided voluntarily in exchange for density bonus pursuant to a special permit from the Planning and Economic Development Board.

C. Mandatory Provision of Affordable Housing Units.

1. In any development subject to this Section, the percentage of Affordable Housing Units required will be as specified in TABLE 11, *Affordable Housing Units Required by Project Size*:

TABLE 11	
Affordable Housing Units Required by Project Size	
Project Size (Units)	Percent Affordable Units
6-12*	10%
13-17	12%
18-20	15%
21 and over	20%

*Projects consisting of less than 10 single-family detached units do not require an affordable set-aside.

2. The TABLE above may generate a fractional Affordable Housing Unit. A fractional Affordable Housing Unit of 0.5 or higher shall be rounded up to the next whole number. Fractional housing units of less than 0.5 shall require a payment equal to the product of the

fraction multiplied by the cash contribution for a whole Affordable Housing Unit as specified in Paragraph D. 3. herein. The Applicant may choose to have the fractional housing unit of less than 0.5 rounded up to the next whole number, rather than converted to a cash payment.

3. **Deed Rider.** Any Affordable Housing Unit shall have a Deed Rider to regulate the future resale of the property. The Applicant is required to prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement approved by EOHLC for recording with the appropriate Registry of Deeds or Registry District of the Land Court.

D. Methods of Providing Affordable Housing Units. The Planning and Economic Development Board in consultation with the Medway Affordable Housing Trust and Affordable Housing Committee may authorize one or more of the following methods for providing Affordable Housing Units, alone or in combination.

1. **On-Site Units.** Construction of Affordable Housing Units within the development shall be permitted by right.
2. **Off-Site Units.** Creation of Affordable Housing Units on a lot or parcel that is not included in the subject development.
 - a. Off-Site Units may be constructed by the Applicant or be an existing Dwelling Unit that is rehabilitated.
 - b. Off-Site Units need not be located in the same zoning district as the development.
 - c. The Planning and Economic Development Board shall approve the location of the Off-Site Units.
 - d. The Applicant shall provide a demonstration of site control, documenting that the Applicant or a related entity holds title, ground lease, option, or contract for purchase.
 - e. The Applicant shall demonstrate that the land is developable and suitable for the number of Affordable Housing Units required in conformance with this Zoning Bylaw and any relevant state and local regulations governing the property.
 - f. The Applicant shall provide a demonstration of the necessary financing to complete the off-site development or rehabilitation.
 - g. The Applicant shall provide an architect's conceptual site plan with unit designs and architectural elevations, a demonstration that the site plan can meet the Site Plan Review standards set forth in Section 3.5 of this Zoning Bylaw.
 - h. Preservation of existing Dwelling Units for affordable housing, rather than construction of Off-Site Units, may be accomplished by purchasing deed restrictions and providing funds for capital improvements.

- i. The Planning and Economic Development Board may require that the Applicant submit appraisals of the off-site property in question, as well as other data relevant to the determination of equivalent value.

3. Payment of a fee in lieu of Affordable Housing Units:

- a. Such payments shall be made to the Medway Affordable Housing Trust.
 - b. The payment shall be an amount equal to the required number of Affordable Housing Units multiplied by the median sales price of a Medway market-rate home comparable in type, size, and number of bedrooms over a period of eighteen months prior to the date of application submission. The amount of such payment shall not be decreased based on the value of an Affordable Housing Unit. Data for sales price shall be that as provided by the Medway Assessing Department.
 - c. Payments in lieu of Affordable Housing Units shall not be accepted as part of a rental development, either Mixed-Use Development or Multi-Family Development.
 - d. Payments in lieu shall be made according to TABLE 12 - Schedule for Completion of Affordable Housing Units set forth in Paragraph I herein.
4. In no event shall the total value of newly constructed or rehabilitated Off-Site Units and/or cash payments provided be less than the median price of a Medway market-rate home comparable in type, size, and number of bedrooms over a period of eighteen months prior to the date of application submission multiplied by the number of Affordable Housing Units required under Paragraph C.1.

E. Density Bonus - Affordable Housing Special Permit.

1. The Planning and Economic Development Board may grant an Affordable Housing special permit, by a four-fifths vote, to modify or waive this Bylaw's dimensional and density requirements as specified in Section 6.1 in order to increase the number of market-rate units to help offset the affordable housing requirement:
 - a. **On-site provision of Affordable Housing Units.** A density bonus may be granted to increase the number of market-rate units by the required number of Affordable Housing Units under Paragraph C. For example, for a development that must provide two Affordable Housing Units and the developer chooses to include those on the premises, two additional on-site market-rate units may be allowed.
 - b. **Off-site provision of Affordable Housing Units.** A density bonus may be granted to increase the number of market-rate units by one-half the required number of affordable units under Paragraph C. For example, for a development that must provide two Affordable Housing Units and the developer chooses to provide those off-site, one additional on-site market rate unit may be allowed.
 - c. No density bonus shall be granted when the requirements of this Section are met with a payment in lieu of Affordable Housing Units pursuant to Paragraph D. 3.

- d. The density bonus may be granted for a development not subject to Paragraph B.1 that provides Affordable Housing Units voluntarily.
2. **Adjustment of Dimensional Requirements.** When the subject development is a subdivision, the Board may adjust the minimum lot area, minimum lot frontage, and minimum front, rear, and side setbacks required in the underlying zoning district for the subject development to allow for the increase in total number of Dwelling Units as long as the layout of all lots meets the following requirements:
 - a. No individual lot shall be reduced in area or frontage to less than eighty percent of the required minimum in the district, and
 - b. Any lot with an Affordable Housing Unit shall be no smaller in area and frontage than the median of the lot area and frontage of all the lots in said development.
3. **Type of Dwelling Unit.** The Board may authorize types of Dwelling Units not otherwise permitted in the underlying zoning district to allow for the increase in the total number of market rate Dwelling Units. For example, in a district where only single-family dwellings are allowed by right, a development with an affordable housing density bonus may be designed to include duplexes, townhouses, or multi-family dwellings for both the market rate and Affordable Housing Units.

F. Location and Comparability of Affordable Housing Units.

1. The permit application for the proposed development shall include a plan showing the proposed locations of the Affordable Housing Units.
2. On-site Affordable Housing Units shall be proportionately distributed throughout a development in terms of location and unit type, size and number of bedrooms in accordance with the LIP requirements. For example, a development consisting of a mix of single-family detached homes, attached townhouses, and apartments shall include Affordable Housing Units of each housing type in proportion to the market-rate units.
3. On-site Affordable Housing Units shall be as conveniently located to the development's common amenities as the market rate units.
4. Newly constructed on and off-site Affordable Housing Units shall comply at a minimum with the LIP Design and Construction Standards as they may be amended, including the requirement that Affordable Housing Units shall be indistinguishable from market-rate units as viewed from the exterior.
5. On-site Affordable Housing Units shall:
 - a. Be equivalent to the market-rate units in terms of design, quality of construction and workmanship, mechanical, plumbing, heating and cooling systems, roofing, insulation, windows and energy efficiency; and
 - b. Include a garage(s) and/or parking space if the market-rate units include a garage(s) and/or parking space; and

- c. Contain good quality and highly durable interior finishes, flooring, lighting and plumbing fixtures, and appliances that are consistent with contemporary standards for new housing and installed with equivalent workmanship to the market rate units.
 - d. Be provided product and system warranties equivalent to those supplied for market rate units.
 - e. Include an equivalent quantity of cabinets, countertops, appliances, lighting and plumbing fixtures, and closets to those provided for market rate units.
6. Off-site rehabilitated units for affordable housing shall comply at a minimum with the following criteria:
- a. Exterior renovations/improvements shall reflect the character of the surrounding neighborhood.
 - b. EOHLC's HOME/HSF/CIPF/CATNHP Construction/Rehabilitation Guidelines as may be amended.
 - c. State Building Code as amended by Massachusetts regulations 780 CMR, as may be amended.
7. Newly constructed Affordable Housing Units shall contain at least the minimum amount of interior living space, excluding basement space, as specified in the LIP Design and Construction Standards. The Planning and Economic Development Board may make reasonable exceptions for the size and number of bedrooms of existing Dwelling Units that are purchased and resold or rented as Affordable Housing Units with an appropriate deed restriction.
8. The owners and tenants of market-rate and on-site Affordable Housing Units shall have the same rights and privileges to use any common amenities within the development.
9. The Building Commissioner may inspect the premises to ensure that the developer has complied with these requirements and if necessary, require reasonable changes to achieve compliance.

G. Affordable Purchase and Rental Prices.

- 1. The initial affordable purchase price shall comply with the LIP Guidelines in effect when the Regulatory Agreement is filed with EOHLC. The calculations used to determine an affordable purchase price shall be consistent with the terms, rates, fees, down payments, and other requirements of first-time homebuyer mortgage products available from lending institutions licensed by the Commonwealth of Massachusetts in accordance with the requirements of EOHLC.
- 2. The initial affordable rent shall comply with EOHLC requirements and LIP Guidelines in effect when the affordable housing special permit application is filed.

H. Applicant Responsibilities.

1. **Marketing Plan for Affordable Housing Units.** The Applicant shall select Qualified Purchasers and Renters via lottery under an Affirmative Fair Housing Marketing Plan prepared and submitted by the Applicant and approved by the Planning and Economic Development Board in consultation with the Medway Affordable Housing Committee or the Medway Affordable Housing Trust. The marketing plan shall comply with LIP Guidelines in effect on the date of filing the Regulatory Agreement with EOHLC.
2. **Regulatory Agreement.** For both ownership and rental projects, the Applicant shall prepare the Regulatory Agreement in consultation with and for approval by the Town of Medway and EOHLC. Said Regulatory Agreement will be executed by EOHLC, the Town of Medway, and the Applicant. The Applicant shall record the Regulatory Agreement with the Norfolk County Registry of Deeds or Registry District of the Land Court.
3. **Deed Restriction.** The Applicant shall prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement to be recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court.

I. Timing of Construction of Affordable Housing Units.

1. On-site Affordable Housing Units shall be constructed in accordance with TABLE 12 below. Proportionality shall be determined by the number of building permits issued for affordable and market-rate units. In accordance with the TABLE below, Affordable Housing Units shall not be the last units to be built in any development that is subject to this Section.

TABLE 12	
Schedule for Completion of Affordable Housing Units	
Percent Market-Rate Units	Percent Affordable Units
Up to 30%	None required
30% plus 1 unit	At least 10%
Up to 50%	At least 30%
Up to 75%	At least 50%
75% plus 1 unit	At least 70%
Up to 90%	100%

2. Construction or rehabilitation of Off-Site Units shall be completed prior to issuance of the building permit for the unit representing fifty-one percent of the development triggering this Section.
3. In the case of payments in lieu of Affordable Housing Units, the following methods of payment may be used at the option of the Applicant:
 - a. The total amount due shall be paid upon the release of any lots or, in the case of a development other than a subdivision, upon the issuance of the first building permit; or,

- b. The total amount due shall be divided by the total number of market rate units in the development. The resulting quotient shall be payable at, or prior to, the closing of each market rate unit; or,
- c. A combination of the above methods if approved by the Planning and Economic Development Board.

J. Preservation of Affordability.

- 1. Homeownership and rental Affordable Housing Units provided under this Section shall be subject to the requirements of guidelines issued by EOHLC and a EOHLC approved Deed Rider that complies with LIP requirements as they may be amended for inclusion in the Chapter 40B Subsidized Housing Inventory and is enforceable under G.L. c. 184, § 26 or §§ 31-32. Units required by and provided under the provisions of this Section shall remain affordable to the designated income group in perpetuity, or for as long as legally permissible.
- 2. No building permit for any unit in a development subject to this Section shall be issued until the Town has approved the Regulatory Agreement and the Applicant has submitted it to EOHLC. Further, the building permit representing fifty-one percent of the development shall not be issued until the Regulatory Agreement has been approved by EOHLC and recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court.
- 3. For homeownership units, issuance of the certificate of occupancy for any Affordable Housing Unit is contingent on a EOHLC-approved Deed Rider signed by the qualified purchaser.
- 4. Subsequent resale of an Affordable Housing Unit shall be made to a qualified affordable housing purchaser in accordance with the deed restriction.
- 5. The purchaser of an Affordable Housing Unit shall execute a Deed Rider in a form provided by the EOHLC, granting, among other things, the Town of Medway the right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be found.

(Section 8.6 replaced in its entirety 5-8-17)

8.7. WIRELESS COMMUNICATIONS FACILITIES

- A. Purpose.** The purpose of this Section is to minimize adverse impacts of wireless communication facilities on adjacent properties and residential neighborhoods (including but not limited to aesthetic, public safety, and property value impacts), to limit the number and height of these facilities to only what is essential, to promote shared use of existing facilities, to reduce the need for new facilities, and to protect the interest of the general public. This Section is promulgated under the authority of G.L. c. 40A, the Home Rule Amendment of the Massachusetts Constitution and the 1996 Telecommunications Act, 47 U.S.C. Section 332(c)(7)(A).

No Wireless Communications Facility (“WCF”) shall be constructed except in compliance with the provisions of this Section. Unless exempted in accordance with subsection 8.7.H, any WCF shall require a special permit from the Zoning Board of Appeals. An Eligible Facilities Request shall follow the procedures set forth in subsection 8.7.I.

B. Definitions. The definitions herein, especially that of a “device” and “WCF,” are intended to encompass such devices as they may evolve through technological advances.

1. **Tower:** Any structure to which a device may be attached for the purpose of transmitting or receiving wireless communications, including but not limited to water towers, steeples, flag poles, or parking lights (typical), but not including any residential, commercial or industrial building, accessory building, and/or rooftop.
 - a. **Self-Supporting Tower:** Any lattice or monopole tower to which a device may be attached for the purpose of transmitting or receiving wireless communications. Self-Supporting Towers are ground-mounted, but may include an above-grade base made of concrete or other similar material.
2. **Height:** A distance measured from the mean finished grade of the land surrounding the device to its highest point, surface or projection, in the case of free standing devices, or a distance measured from the average finished grade of the land surrounding the exterior walls to the highest point, surface or projection, in the case of devices mounted on existing buildings or structures.
3. **Device:** Any antenna, or other apparatus that performs the function of antennas, together with any telecommunications satellite dishes and other necessary equipment.
 - a. **Mounted Device:** Any device which is affixed to a Tower.
 - b. **Building Mounted Device:** Any device which is affixed to a residential, commercial, or industrial building, accessory building, and/or rooftop.
 - c. **Free Standing Device:** Any device which is affixed to a Self-Supporting Tower.
4. **Wireless Communications Facility (WCF):** Any buildings, structures, towers, and appurtenant equipment and storage that are used for the express purpose of conducting wireless telecommunication services regulated by the Federal Communications Commission (FCC) and defined as “personal wireless services” in Section 704, or other sections of the Federal Telecommunications Act of 1996 as amended. By way of example, but not limitation, “WCF” includes cellular telephone services, personal communication services, paging services, specialized mobile radio, including wireless intended for the transmission of data or internet, and also including antennas, towers, satellite dishes, or other devices or equipment for transferring wireless transmissions with or without a building to house and/or maintain such equipment.

5. **Collocation:** The mounting or installation of transmission equipment on an Eligible Facility for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.
6. **Eligible Facility:** Any existing tower or base station as defined in the Spectrum Act, provided it is in existence at the time an Eligible Facilities Request is filed with the Town in accordance with the provisions of this Bylaw.
7. **Eligible Facilities Request:** Any request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment; removal of transmission equipment; or replacement of transmission equipment.
8. **Spectrum Act:** The “Middle Class Tax Relief and Job Creation Act of 2012” (Public Law 112-96; codified at 47 U.S.C. §1455(a)).

C. By Right Provisions. The following devices may be constructed, erected, installed, placed and/or used within the Town subject to the issuance of a building permit by the Building Department in those instances when a building permit is required:

1. A device for customary private household use, including but not limited to, a conventional chimney-mount television antenna or home satellite dish not to exceed 3 feet in width;
2. A device (or combination of devices) installed on an existing building or other existing structure within any commercial or industrial district provided that such device or combination thereof, including its supports, is:
 - a. Finished in a manner designed to be aesthetically consistent with the exterior finish of such building or structure and otherwise in accordance with the Design Standards set forth in subsection 8.7.F; and
 - b. Mounted in such a manner that it does not:
 - i. Extend above the highest point of a building or structure by more than 10 feet;
 - ii. Obscure any window or other exterior architectural feature;
 - iii. Extend beyond the face of any wall or exterior surface by more than 18 inches;
 - iv. Extend below the top of the roof line of any single-story building or structure; or
 - v. Extend more than 8 feet below the roof line of any multi-story building or structure.
 - c. Not comprised of any device or devices which have a visible surface area facing surrounding streets and/or residential districts that exceeds 50 square feet in area.
3. A device owned by and located on the property of an amateur radio operator licensed by the FCC, which device shall be installed at the minimum height necessary for the proper functioning of amateur radio communications in accordance with the licensing requirements for that location; and

4. A device installed wholly within and not protruding from the interior space of an existing building or structure (including interior space behind existing roofs or within existing mechanical penthouse space) or behind existing rooftop mechanical screens in such a manner that the device would not be visible from surrounding streets and/or residential districts only for so long as such device remains wholly within such space or behind such roofs or screens.

D. Special Permit General Requirements.

1. Lattice style towers and similar facilities requiring three or more legs and/or guy wires for support are prohibited.
2. To the greatest extent feasible, all service providers shall co-locate at existing facilities. Wireless communication facilities shall be designed to accommodate the maximum number of users as technically practical.
3. When co-location on an existing WCF is not feasible, the applicant must demonstrate that another site is required to address a substantial gap in coverage. A new WCF shall be located at one of the sites described in Section E.2 below; only if there is no feasible alternative location set forth in Section E.2 below that would address the gap in coverage may other locations be considered.
4. The height of a WCF shall be constructed at the minimum height necessary to accommodate the anticipated and future use of the facility. The maximum allowed height for a WCF shall be 120 feet.
5. A WCF shall meet all setback requirements as provided for in Section 6, Dimensional Regulations, of the Medway Zoning Bylaw.
6. Where the applicant seeks approval for a device owned or controlled by the applicant, approval of equipment shall be contingent upon the agreement of the applicant to reasonably cooperate with other wireless communications service providers in permitting the co-location of antennas on such structures, on commercially reasonable terms, unless:
 - a. There are structural or other limitations which would make it unfeasible to accommodate the proposed WCF; or
 - b. The proposed facility would interfere with the wireless communications of one or more existing occupants at the site, including the applicant.
7. The Board may adjust height and setback requirements by a four-fifths vote if the Board finds that such adjustments will result in:
 - a. A more desirable design of the development or provide enhanced buffering for adjacent residential properties;
 - b. Improved transmission for wireless telecommunication services, signals, and long distance communications; and/or

- c. Improved public safety.

E. Location of Wireless Communication Facilities.

1. All applications for a new WCF must demonstrate inability to co-locate at an existing WCF, and that there is a gap in coverage that the new WCF will address in whole or in part, before consideration will be given to another site.
2. Should the applicant demonstrate the requirements that there is a technical inability to co-locate and that there is a gap in coverage that the new WCF will address in whole or in part, the following locations may be allowed by special permit and should be considered by the Applicant to the extent that any of these locations serve as a feasible location for a proposed WCF:
 - a. Any land located within an electrical transmission easement; or
 - b. Any land owned by the Town of Medway on which a water tower, water tank/well, emergency service building (i.e., police or fire station), or other buildings/structures, not including schools, are located.
3. Should the applicant demonstrate that there is a need for a WCF due to a substantial gap in coverage in a location not otherwise provided for in subsections 8.7.E.1 and 2, consideration may be given for a WCF as provided for in subsection 8.7.H. Applications under subsection 8.7.H must comply with all general, design, and procedural requirements of this Section 8.7, as well as all other applicable sections of the Medway Zoning Bylaw.
4. No WCF shall be located, erected, or modified nearer to any building or structure than one times the vertical height of the facility (inclusive of any appurtenant buildings/structures).
5. No WCF shall be located on land under status of G.L. c. 61A or c. 61B, as may be on record with the Assessor's Office.
6. No WCF shall be located within a National or Local Historic District unless the Zoning Board of Appeals finds that the facility is properly concealed, meets the Design Standards set forth in subsection 8.7.F, and does not alter the character of that district, property, building, or structure where it is located. All such applications shall be referred to the Historical Commission for review within five business days of receipt, and the Historical Commission shall provide its recommendations, if any, within 45 days after said referral.

F. Design Standards.

1. Wireless facilities shall be suitably screened from abutters and residential neighborhoods. Painting, landscaping, fencing, buffering and screening, when deemed necessary by the Zoning Board of Appeals, will be required at the expense of the owner.
2. Devices shall be camouflaged by location and/or design to disguise them from the public view, whether by designing the device so as to disguise it as an existing or new building or structure appropriate in type and scale to its location (e.g. a parking light adjacent to a

recreational area, a flagpole in a park, a silo in a field, an artificial tree monopole in a wooded area) where the WCF are hidden within or mounted on a structure to make them essentially invisible, or whether located in a place and manner that renders the device essentially invisible (e.g. siting the device within existing trees, providing effective screening by the use of landscaped buffers which camouflage the device at the time of planting and are effective year-round).

3. Existing on-site vegetation shall be preserved. The Board may require additional buffering and screening if it finds that the existing vegetation is insufficient.
4. A different color scheme shall be used to blend the structure with the landscape below and above the tree or building line, as deemed necessary by the Board.
5. Fencing shall be provided to control access to the WCF and shall be compatible with the rural and scenic character of the area and of the Town. Fencing shall not be constructed of razor wire (or similar materials) or chain link.
6. There shall be no signs or advertisement signs permitted on or in the vicinity of a WCF, except for announcement signs, no trespassing signs, and a required sign, not to exceed four square feet in area for each device installation, which shall display a phone number where the person responsible for the maintenance of the WCF may be reached on a twenty-four hour basis. All other signage shall be consistent with Section 7.2, Signs, of the Zoning Bylaw.
7. Night lighting of any WCF shall be prohibited, except as required by the FCC, Federal Aviation Administration (FAA), or that needed for emergency service, security, and safety requirements. All lighting shall be consistent with Section 7.1.2, Outdoor Lighting, of the Zoning Bylaw.
8. There shall be a minimum of one parking space for each facility, large enough for an electric utility vehicle, to be used only in connection with the maintenance of the site and not for the permanent storage of vehicles or other equipment.
9. To the extent feasible, the equipment to relay the wireless transmissions shall be located inside an existing building/structure. Otherwise, such equipment shall be located in a new, enclosed structure in a location where the visual impact to the surrounding properties and streets will be minimized. The Board may impose conditions on the siting and screening of such structure.

G. Procedures for Special Permit.

1. All applications for modification of existing or construction of new wireless communications facilities shall be submitted in accordance with the rules and regulations of the Zoning Board of Appeals, except that applications constituting Eligible Facilities Requests shall follow the procedures set forth in subsections 8.7.I and 8.7.J below.
2. Documentation must be provided for the rights to the property and/or use of buildings/structures (i.e., ownership), a portion of land and/or use of buildings/structures (i.e. a lease or rent), or other means of legal access. Applicants proposing to erect a WCF

on municipally-owned land, buildings, or structures shall provide evidence of a contractual authorization by the Town to conduct wireless communication services on such properties.

3. A field inspection/site visit shall be conducted on all applications for a WCF prior to the hearing for the special permit. The results of the inspection shall become a permanent part of the applicant's file and shall bear the date of inspection and comments by the inspecting town agents. A site visit shall include, but not be limited to, the following agents as determined necessary: Building Commissioner/Zoning Enforcement Officer, Conservation Agent, Department of Public Works Staff, and Zoning Board of Appeals Staff.
(Amended 11-14-22)
4. The following information must be provided, prepared by a professional engineer, licensed in the state of Massachusetts:
 - a. A plan shall be provided showing the exact location of existing and proposed buildings, structures and Towers, as well as:
 - i. Landscaping and lighting features;
 - ii. Buffering and screening;
 - iii. Fencing and controlled entry;
 - iv. Abutting streets, residential dwellings and all buildings/structures within 300 feet of the tower base and the distance at grade from the proposed WCF to each building on the plan;
 - v. Grading and utilities at two-foot contours; and
 - vi. Zoning requirements, as well as building and structural setbacks.
 - b. Elevation plans and/or colored rendition showing details of the tower(s) and devices, as well as any buildings/structures associated with the WCF. Plans should also provide details of buffering and screening, landscaping (including species, height, and breadth of trees and shrubbery), lighting, fencing, and colors and materials for the entire project site.
 - b. Description of facility, as well as all technical, economic, and other reasons for the proposed location, height and design;
 - c. Confirmation that the facility complies with all applicable Federal and State standards;
 - d. Description of facility capacity including number of type of devices that can be accommodated and basis for calculations. For existing towers, confirmation that the WCF has the structural and technical capacity for an additional device;
 - e. Specifications for construction, lighting, and wiring in accordance with State and National building codes;
 - f. Environmental Assessment, as may be required by the FCC;

- g. Confirmation that proposed facility complies with FAA and FCC guidelines;
- h. Written statement demonstrating that there are no adverse impacts to residents and the general public—visual, safety, or otherwise; and
- i. A plan showing the existing WCF locations and service provider coverage in and surrounding the Town of Medway, as well as the proposed WCF location and service coverage of that facility. This plan should be provided by a certified radio frequency engineer(s) or other certified telecommunications specialist.

H. Special Provisions for Review of Application to Construct New WCF pursuant to 1996 Telecommunications Act.

1. The Board shall issue a special permit for a WCF, in accordance with the provisions of this Section, in areas where a WCF would otherwise be prohibited, if and only if the following terms and conditions are met entirely:
 - a. The Board, after public hearing and presentation of substantial evidence by the applicant, determines that a significant gap in wireless coverage exists in a portion of the town; and
 - b. There is no feasible alternative location for the proposed location of the WCF which would adequately address the gap in coverage; and
 - c. An application for a significant gap in wireless coverage determination must provide information such as mapping of existing areas of coverage, maps depicting location of wireless coverage gaps, reports, affidavits, and other supplemental narrative information, from a suitably qualified radio frequency engineer(s) or other telecommunications specialist, to clearly demonstrate that a gap in coverage exists and there are no feasible alternative locations for the proposed WCF that would address the gap in coverage.
 - d. An application for a special permit relying upon a significant gap in wireless coverage determination shall comply with all general, design, and procedural requirements of this Section 8.7, as well as all other applicable sections of the Medway Zoning Bylaw.

I. Request for Modification of Eligible Facilities.

1. Submission Requirements – Applications for an Eligible Facilities Request shall be filed with the Building Department. The Building Commissioner shall conduct an initial review of the application within 30 days of receipt to determine whether the application is complete. The Building Commissioner shall notify the applicant within thirty days of receipt of the application if the application is deemed incomplete. Such notice shall delineate all missing documents or information.
2. Review of Application – The Building Commissioner shall conduct a limited-scope review of an Eligible Facilities Request to determine if the proposed Eligible Facilities Modification will result in a substantial change to the physical dimensions of an Eligible Facility. An Eligible Facilities Request “substantially changes” the physical dimensions

of an Eligible Facility if it meets any of the criteria established in the FCC Eligible Facilities Request Rules.

3. Approval – Within sixty days of the filing of a complete Eligible Facilities Request, less any time period that may be excluded pursuant to a tolling agreement between the applicant and the Building Commissioner, the Building Commissioner shall complete his or her limited-scope site plan review and approve the application unless the Building Commissioner determines that the application does not meet the definition of an existing Eligible Facility subject to the Spectrum Act, or the proposed Eligible Facility Request proposes modifications that will substantially change the physical dimension of an Eligible Facility.

J. Construction, Maintenance, & Cessation of Use.

1. Upon receipt of a special permit from the Board, the applicant shall apply to the Building Department for a permit to construct a WCF and shall provide written evidence that all preconstruction conditions, as may be part of the special permit decision have been satisfied.
2. The owner of the facility and/or devices shall be responsible for ongoing proper maintenance of the WCF or device as allowed by Special Permit. Verification of maintenance and structural integrity by a certified structural engineer shall be required at the request of the Building Commissioner/Zoning Enforcement officer on a biennial basis.
3. If applicable, annual certification demonstrating continuing compliance with the standards of the FCC, FAA, and the American National Standards Instituted and required maintenance shall be filed with the Building Commissioner/Zoning Enforcement Officer by the special permit holder.
4. WCF devices and/or structures shall be removed within one year of cessation of use.
5. Should the owner and/or operator, or the owner of the land or structure on which the device is located, fail to remove a device within one year of cessation of use, the Town may remove the same.
6. A performance guarantee may be required as a condition of any special permit granted under this Section, in an amount deemed sufficient to cover the Town's cost of the demolition and removal of the device in the event of cessation of use.

(NOTE – This section was replaced in its entirety 11-13-17)

8.8. SMALL WIND GENERATION

- A. **Purposes.** Massachusetts laws and policies have established the need for clean and renewable energy resources to ensure the long-term health, prosperity and security of the people and environment of the Commonwealth. Wind energy is important to help meet the Commonwealth's energy goals and improve the reliability of electricity supply through the diversification of energy generation resources. Accordingly, this Section 8.8 provides by special permit for the construction and operation of responsibly sited small wind energy

systems and to provide standards for the placement, design, construction, monitoring, modification, and removal of small wind energy systems that are appropriately designed, address public safety, minimize impacts on the Town's scenic, natural and historic resources and provide adequate financial assurance for decommissioning.

- B. **Applicability.** This Section 8.8 applies to small wind energy systems between 2 and 60 kilowatts of rated nameplate capacity. It is intended that this Section 8.8 apply primarily to single stand-alone tower mounted turbines. However, other small wind generating systems such as roof-mounted, building integrated, building-mounted, or architectural wind systems and other forms as evolving technology provides will be considered.
- C. **Definitions.** For the purposes of this sub-section, the following words and phrases shall have the following meanings:

Rated Nameplate Capacity: The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a "nameplate" on the equipment.

Small Wind Energy System: All equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to storage, electrical collection and supply equipment, transformers, service and access roads, and one or more wind turbines, which has a rated nameplate capacity between 2kW and 60kW.

Tower: The vertical component of a wind energy system that elevates the wind turbine generator and associated appurtenances above the ground.

Wind Turbine: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, nacelle body, and a rotor with two or more blades but may include other components as technology innovations occur.

D. **General Requirements.**

1. The Building Commissioner shall not issue a building permit to erect, construct, install or modify a small wind energy system unless the Zoning Board of Appeals has first issued a special permit authorizing such use.
2. The Zoning Board of Appeals may grant a special permit for a small wind system in any district, provided that the use complies with all requirements set forth in sub-sections E, F, and G below and the Board makes the following findings:
 - a. The specific site is an appropriate location for such use;
 - b. The use is not expected to adversely affect the neighborhood;
 - c. There is not expected to be any serious hazard to pedestrians or vehicles from the use;
 - d. No nuisance including but not limited to flicker and shadow is expected to be created by the use.

The Board may impose reasonable conditions, safeguards, and limitations on time and use and may require the applicant to implement all reasonable measures to mitigate unforeseen adverse impacts of the small wind energy system, should they occur.

3. All small wind energy systems shall be constructed and operated in a manner that minimizes any adverse visual, safety, and environmental impacts.
4. Compliance with Law. The construction and operation of any small wind energy system shall comply with all applicable local, state, and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications and aviation requirements.
5. Utility Notification. No small wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this notification requirement.

E. Siting Standards.

1. Wind turbines shall be set back a minimum distance equal to the total height of the wind turbine from all inhabited structures, overhead utility lines, public road or right of way, and property lines. No portion of a wind turbine shall extend into the air space of any adjacent property.
2. For purposes of this Section 8.8., the height of a wind turbine shall be measured from natural grade to the tip of the rotor blade at its highest point, or blade-tip height.
3. The Zoning Board of Appeals may increase the minimum setback distance as appropriate based on site specific considerations and technological innovations in the design of small wind energy systems if the project satisfies all other criteria for the granting of a special permit under the provisions of this sub-section.

F. Design Standards.

1. Color and Finish. The Zoning Board of Appeals shall have discretion over the color of the wind generator and tower. A neutral, non-reflective exterior color designed to blend with the surrounding environment is required.
2. Lighting. Wind turbines shall be lighted only if required by the Federal Aviation Administration. Lighting shall be limited to that required for safety and operational purposes, shall be designed to minimize glare on adjacent properties, and shall be reasonably shielded from abutting properties with cut-off fixtures to reduce light pollution.
3. Signage and Advertising. Signs and advertising shall be limited only to the smallest possible reasonable identification of the manufacturer or operator of the small wind energy system, a 24-hour emergency contact telephone number, and any standard safety warnings.
4. Utility Connections. Reasonable efforts shall be made to locate utility connections from the small wind energy system underground.

G. Safety and Environmental Standards.

1. **Unauthorized Access.** Wind turbines or other structures part of a small wind energy system shall be designed to prevent unauthorized access. The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of eight feet above the ground.
2. **Noise.** The small wind energy system and associated equipment shall conform with the provisions of the DEP's Division of Air Quality Noise Regulations (310 CMR 7.10), unless the DEP and the Zoning Board of Appeals determine that those provisions shall not be applicable.
3. **Land Clearing.** Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the small wind energy system and as otherwise prescribed by applicable laws, regulations, and local bylaws.
4. **Emergency Services.** The applicant shall provide a copy of the project summary and site plan to the local emergency services entity, as designated by the Select Board. Upon request, the applicant shall cooperate with local emergency services in developing an emergency response plan. *(Amended 11-14-22)*
5. **Liability Insurance.** The Zoning Board of Appeals may require the applicant or the property owner to provide evidence of liability insurance in an amount and for a duration sufficient to cover loss or damage to persons and structures occasioned by the failure of the system.

H. Monitoring and Maintenance.

1. **Facility Conditions.** The owner shall maintain the small wind energy system in good condition and shall be responsible for the cost of maintaining the small wind energy system and the cost of repairing any damage occurring as a result of operation and construction. Maintenance shall include, but not be limited to painting, structural repairs, and security measures. Site access shall be maintained to a level acceptable to the local emergency services entity.
2. **Modifications.** All material modifications to a small wind energy system made after issuance of the special permit shall require approval of the Zoning Board of Appeals.

I. Abandonment or Decommissioning.

1. **Removal Requirements.** Any small energy wind system which has reached the end of its useful life or has been abandoned shall be removed. A small energy wind system shall be considered abandoned when it fails to operate for one year. Upon a notice of abandonment issued by the Building Commissioner, the small wind energy system owner will have thirty days to provide sufficient evidence that the system has not been abandoned or the Town shall have the authority to enter the owner's property and remove the system at the owner's expense.
2. **When a small wind system is removed, the site shall be restored to the state it was in before the system was constructed. At minimum, the owner shall be responsible for:**

- a. Physical removal of all wind turbines, structures, equipment, security barriers and transmission lines from the site.
 - b. Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion.
3. Financial Surety. The Zoning Board of Appeals may require the applicant for the small wind energy system to provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the Town must remove the small wind energy system, of an amount and form determined to be reasonable by the Zoning Board of Appeals, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein. Such surety will not be required for municipally or state-owned facilities. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for inflation adjustments.

J. Procedures.

1. Submission requirements and procedures shall be in accordance with Section 3.4 of this Zoning Bylaw and the rules and regulations of the Zoning Board of Appeals.
2. The Zoning Board of Appeals shall refer a small wind energy system special permit application to the Energy Committee, the Design Review Committee, the Building Commissioner, and any other boards or committees or departments as it deems appropriate for review and comment. Any such board or agency to which the special permit application is referred for comment shall make its recommendations in writing to the Zoning Board of Appeals within forty-five days of receipt of the referral request or there shall be deemed no opposition or desire to comment. The Zoning Board of Appeals shall not act on the special permit until either comments from referred boards or agencies have been received or forty-five days have elapsed, whichever is sooner.

K. Term of Special Permit.

1. A special permit issued for a small wind energy system shall expire if the system is not installed and functioning within twenty-four months from the date the permit is issued or if the system is abandoned.
2. Once constructed, the special permit authorizing a small wind energy system shall be valid for twenty-five years, unless extended or renewed. The time period may be extended or the permit renewed by the Zoning Board of Appeals upon satisfactory operation of the facility. Request for renewal must be submitted at least 180 days prior to expiration of the special permit. Submitting a renewal request shall allow for continued operation of the facility until the special permit granting authority acts. At the end of that period (including extensions and renewals), the wind facility shall be removed as required by this Section.

8.9. REGISTERED MEDICAL MARIJUANA FACILITIES

A. **Purposes.** The purposes of this Section are to address possible adverse public health and safety consequences and impacts on the quality of life of the Town of Medway related to the passage of Chapter 369 of the Acts of 2012; provide for the limited establishment of a Registered Medical Marijuana Facility (RMMF) in an appropriate place and under strict conditions in accordance with Chapter 369 of the Acts of 2012, and 105 CMR 725.000; minimize the adverse impacts of a RMMF on adjacent properties, residential neighborhoods, schools, playgrounds and other land uses potentially incompatible with such a facility; regulate the siting, design, placement, security, safety, monitoring, modification, and removal of RMMFs; and limit the overall number of RMMFs in the community to what is essential to serve the public necessity.

B. **Applicability.**

1. The commercial cultivation, production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of Marijuana for Medical Use is prohibited unless permitted as a RMMF under this Section 8.9.
2. No RMMF shall be established except in compliance with the provisions of this Section 8.9.
3. Nothing in this Section 8.9 shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.

C. **Definitions.** As used in this Section, the following terms shall have the following meanings:

Marijuana: The same substance defined as “marijuana” under 105 CMR 725.004.

Marijuana for Medical Use: Marijuana that is designated and restricted for use by, and for the benefit of, Qualifying Patients as defined in 105 CMR 725.004.

Registered Medical Marijuana Facility (RMMF): Shall mean a not-for-profit entity, as defined by Massachusetts law only, registered by the Massachusetts Cannabis Control Commission under 105 CMR 725.000 that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their registered personal caregiver as determined by 105 CMR 725.000.

(Amended 11-16-20)

D. **Eligible Locations for Registered Medical Marijuana Facilities.** Registered Medical Marijuana Facilities may be allowed by special permit from the Planning and Economic Development Board in the following zoning districts, provided the facility meets the requirements of this Section:

Retail RMMF	Non-Retail RMMF
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Business Industrial (BI)	East Industrial (EI) West Industrial (WI)
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(Amended 5-13-19)

E. General Requirements and Conditions for all Registered Marijuana Dispensaries

1. All RMMFs shall be contained within a permanent building or structure. No RMMF shall be located inside a building containing residential units or inside a movable or mobile structure such as a van, trailer, cargo container or truck.
(Amended 5-13-19)
2. Size standards:
(Amended 11-16-15)
 - a. A standalone retail RMMF shall not exceed 3,500 sq. ft. for product display, client dispensary, and patient consultation area.
 - b. The RMMF shall be of adequate interior space to accommodate all activities inside the building so as not to have outside patient queuing on sidewalks, in parking areas, or in other areas outside the RMMF.
3. A RMMF shall not be located in a building that contains any medical doctors' offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana.
4. The hours of operation of RMMFs shall be set by the Planning and Economic Development Board, but in no event shall the on-site retail sale or dispensing of medical marijuana and/or related products to customers occur between the hours of 8:00 PM and 8:00 AM.
(Amended 11-14-16)
5. Locational Criteria:
 - a. A retail RMMF shall not be located on a lot within 500 feet of any lot with a residence, existing public or private school serving students in grades K-12, private educational entity that provides instruction to children and youth in an ongoing organized basis, licensed registered childcare facility, library, religious facility, playground, public park, ball field, recreation center, halfway house or similar facility, drug or alcohol rehabilitation facility, or another retail RMMF which sells, distributes dispenses or administers marijuana, products containing marijuana or related supplies to qualifying patients and registered caregivers.
 - b. A non-retail RMMF shall not be located within 500 feet of any lot with an existing public or private school serving students in grades K-12.
 - c. The distance requirement may be reduced by the Planning and Economic Development Board if the applicant demonstrates that the RMMF would otherwise be effectively prohibited from locating within the municipality and that adequate security measures will be employed to prevent the diversion of medical marijuana to minors who are not qualifying patients.

- d. The distance between properties shall be calculated by direct measurement in a straight line without regard for intervening structures from the nearest property line of the land used as noted above to the nearest property line of the land on which the RMMF is to be located.
(Amended 5-21-18)

6. No smoking, burning or consumption of any product containing marijuana or marijuana-infused products shall be permitted on the premises of a RMMF.

7. A RMMF may not have a drive-through service.

F. Signage.

1. Signage for the RMMF shall include the following language: *“Registration card issued by the MA Cannabis Control Commission required.”*
(Amended 11-16-20)
2. The required text for a sign for a RMMF shall be a minimum of two inches in height.
3. No permitted RMMF shall use any advertising material or graphics that are misleading, deceptive, or false, or designed to appeal to minors.
4. A RMMF shall not display on the exterior of the facility any advertisement for medical marijuana or any brand name.
5. Off-site signage or advertising in any form, including billboards shall not be allowed.

- G. Contact Information.** The RMMF shall provide the Medway Police Department, Building Commissioner and the Planning and Economic Development Board with the names, telephone numbers and email addresses of all management staff and key holders to whom the Town can provide notice if there are operating problems associated with the establishment.

- H. Prohibition against Nuisances.** No RMMF shall create a nuisance to abutters or to the surrounding area, or create any hazard, including but not limited to fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area.

I. Openness of Premises.

1. Any and all cultivation, distribution, possession, storage, display, sales or other distribution of medical marijuana shall occur only within the restricted interior area of the RMMF.
2. The RMMF shall be designed and constructed such that no area or portion where marijuana is processed or stored is visible from the exterior of the building.
3. The front of the building which shall include the public entrance to the RMMF shall be fully visible from the public street or building frontage.
4. Marijuana, marijuana infused products, and products that facilitate the use of medical marijuana shall not be displayed or clearly visible to a person from the exterior of the RMMF.

J. Special Permit Requirements.

1. A RMMF shall only be allowed by special permit from the Planning and Economic Development Board in accordance with G.L. c. 40A, §9, subject to the following statements, regulations, requirements, conditions and limitations.
2. A RMMF is subject to site plan review by the Planning and Economic Development Board pursuant to Section 3.5, which shall be coordinated with the special permit process.
3. A special permit for a RMMF shall be limited to one or more of the following uses that shall be prescribed by the Planning and Economic Development Board:
 - a. Cultivation of Marijuana for Medical Use (horticulture);
 - b. Processing and packaging of Marijuana for Medical Use, including marijuana that is in the form of smoking materials, food products, tinctures, oils, aerosols, ointments, and other marijuana infused products;
 - c. Retail sale or distribution of Marijuana for Medical Use to Qualifying Patients or Registered Personal Caregivers; *(Amended 5-21-18)*
 - d. Retail sale of products that facilitate the use of marijuana for medical purposes and of patient educational materials.
4. The RMMF special permit application shall include the following:
 - a. The name and address of each owner of the facility;
 - b. Copies of all required licenses and permits issued for the RMMF to the applicant by the Commonwealth of Massachusetts and any of its agencies;
 - c. Evidence of the Applicant's right to use the site of the RMMF for the RMMF, such as a deed or lease;
 - d. A statement under oath disclosing all of the applicant's owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals;
 - e. A certified list of all parties in interest entitled to receive notice of the hearing for the special permit application, taken from the most recent tax list of the town and certified by the Town Assessor;
 - f. A detailed site plan that includes the following information:
 - i. A detailed floor plan of the premises of the proposed RMMF that identifies the square footage available and describes the functional areas of the facility including but not limited to sales, storage, cultivation, processing, food preparation, etc.

- ii. Proposed security measures for the RMMF, including lighting, fencing, gates and alarms, etc., to ensure the safety of qualifying patients, their caregivers, and facility employees and to protect the premises from theft.
- g. A copy of the policies/procedures for the transfer, acquisition, or sale of medical marijuana between approved RMMF's in compliance with 105 CMR 725.105(B)(2).
- h. A copy of the policies/procedures for patient or personal caregiver home-delivery.
- i. A comprehensive noise mitigation plan prepared by a qualified acoustical consultant (whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience). *(Added 5-13-19)*
- j. A comprehensive odor control, abatement and mitigation plan prepared by a certified environmental engineer or certificated environmental professional with demonstrated experience in the area of marijuana odor mitigation. *(Added 5-13-19)*

5. Procedures.

- a. The special permit application and public hearing procedure for a RMMF shall be in accordance with Section 3.4 and G.L. c. 40A, § 9.
- b. Mandatory Findings. The Planning and Economic Development Board shall not grant a special permit for a RMMF unless it finds that:
 - i. The RMMF is designed to minimize any adverse visual or economic impacts; *(Amended 11-16-20)*
 - ii. The RMMF demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
 - iii. The applicant has satisfied all of the conditions and requirements of this Section and Section 3.4 of this Zoning Bylaw.

6. Conditions. In granting a special permit under this Section 8.9, the Planning and Economic Development Board shall impose conditions, limitations, and safeguards that are reasonably appropriate to:

- a. Improve site design, traffic flow, and public safety;
- b. Protect water quality, air quality and significant environmental resources;
- c. Preserve the character of the surrounding area.

These conditions, limitations, and safeguards may address but are not limited to:

- d. Hours of operation
- e. Landscaping and site amenities
- f. Requirements for noise and odor mitigation measures and monitoring *(Added 5-13-19)*

- K. **Annual Reporting.** Each RMMF permitted under this Zoning Bylaw shall as a condition of its special permit file an annual report with the Planning and Economic Development Board, the Building Commissioner, the Health Agent, and the Police Chief no later than January 31st of each year, providing a copy of all current applicable state licenses for the RMMF and/or its owners and demonstrate continued compliance with the conditions of the special permit.
- L. **Duration of Special Permit.** A special permit granted under this Section 8.9 shall remain exclusively with the applicant which shall be the owner or lessee of the premises described in the application. The special permit shall terminate automatically on the date the applicant alienates that title or leasehold interest in the premises.
- M. **Abandonment or Discontinuance of Use.** A RMMF shall be required to remove all material, plants, equipment and other paraphernalia:
1. Prior to surrendering its state issued licenses or permits; or
 2. Within six months of ceasing operations; whichever comes first.
- N. **Other Permits and Approvals.** Receipt of a special permit from the Planning and Economic Development Board for a RMMF does not preclude an applicant from having to secure other required local permits from other Town boards or departments, including but not limited to the Board of Health, Conservation Commission, or the Department of Public Works.

(Amended 11-14-22)

(Section 8.9 amended 5-21-18 changing the term Registered Marijuana Dispensary (RMD) to Registered Medical Marijuana Facility (RMMF) throughout. Amended 5-8-2023)

8.10. RECREATIONAL MARIJUANA

- A. **Purposes.** The purposes of this Section are to address possible adverse public health and safety consequences and impacts on the quality of life of the Town of Medway related to the passage of Chapter 5 of the Acts of 2017 regarding recreational marijuana; provide for the limited establishment of a Recreational Marijuana Establishment (RME) in an appropriate place and under strict conditions in accordance with Chapter 5 of the Acts of 2017; minimize the adverse impacts of a RME on adjacent properties, residential neighborhoods, schools, playgrounds and other land uses potentially incompatible with such a facility; regulate the siting, design, placement, security, safety, monitoring, modification, and removal of RMEs; and limit the overall number of RMEs in the community to what is essential to serve the public necessity.
- B. **Applicability.**
1. The commercial cultivation, production, processing, assembly, packaging, wholesale sale, trade, or distribution of Marijuana for Recreational Use is prohibited unless permitted as a RME under this Section 8.10.
 2. No RME shall be established except in compliance with the provisions of this Section 8.10.
 3. Nothing in this Section 8.10 shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.

C. **Definitions.** As used in this Section, the following terms shall have the following meanings:

Marijuana: The same substance defined as “marijuana” under Chapter 5 of the Acts of 2017

Recreational Marijuana Establishment (RME): See definition in Section 2.

Recreational Marijuana Retailer: See definition in Section 2

Recreational Marijuana Social Consumption Establishment: See definition in Section 2.

D. **Eligible Locations for Recreational Marijuana Establishments.** Recreational Marijuana Establishments may be allowed by special permit from the Planning and Economic Development Board in the following zoning districts, provided the facility meets the requirements of this Section:

1. East Industrial (*renamed from Industrial I on 11-13-17*)
2. West Industrial (*renamed from Industrial III on 11-13-17*)

E. **General Requirements and Conditions for all Recreational Marijuana Establishments**

1. All RMEs shall be contained within a permanent building or structure. No RME shall be located inside a building containing residential units or inside a movable or mobile structure such as a van, trailer, cargo container or truck. *(Amended 5-13-19)*
2. A RME shall not be located in a building that contains any medical doctors’ offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana.
3. The hours of operation of RMEs shall be set by the Planning and Economic Development Board.
4. No RME shall be located on a lot within 500 linear feet of any lot of an existing public or private school serving students in grades K-12.
 - a. The distance requirement may be reduced by the Planning and Economic Development Board if the applicant demonstrates that the RME would otherwise be effectively prohibited from locating within the municipality and that adequate security measures will be employed to prevent the diversion of medical marijuana to minors who are not qualifying patients.
 - b. The distance between properties shall be calculated by direct measurement in a straight line without regard for intervening structures from the nearest property line of the land used as noted in E. 4. above to the nearest property line of the land on which the RME is to be located.
5. No smoking, burning or consumption of any product containing marijuana or marijuana-infused products shall be permitted on the premises of a RME.

6. A RME may not have a drive-through service.

F. Signage.

1. No permitted RME shall use any advertising material or graphics that are misleading, deceptive, or false, or designed to appeal to minors.
2. A RME shall not display on the exterior of the facility any advertisement for marijuana or any brand name.
3. Off-site signage or advertising in any form, including billboards shall not be allowed.

G. Contact Information. The RME shall provide the Medway Police Department, Building Commissioner and the Planning and Economic Development Board with the names, telephone numbers and email addresses of all management staff and key holders to whom the Town can provide notice if there are operating problems associated with the establishment.

H. Prohibition against Nuisances. No RME shall create a nuisance to abutters or to the surrounding area, or create any hazard, including but not limited to fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area.

I. Openness of Premises.

1. Any and all cultivation, distribution, possession, storage, or display of recreational marijuana shall occur only within the restricted interior area of the RME.
2. The RME shall be designed and constructed such that no area or portion where marijuana is processed or stored is visible from the exterior of the building.
3. The front of the building which shall include the public entrance to the RME shall be fully visible from the public street or building frontage.
4. Marijuana and marijuana infused products shall not be displayed or clearly visible to a person from the exterior of the RME.

J. Special Permit Requirements.

1. RME shall only be allowed by special permit from the Planning and Economic Development Board in accordance with G.L. c. 40A, §9, subject to the following statements, regulations, requirements, conditions and limitations.
2. A RME is subject to site plan review by the Planning and Economic Development Board pursuant to Section 3.5, which shall be coordinated with the special permit process.
3. A special permit for a RME shall be limited to one or more of the following uses that shall be prescribed by the Planning and Economic Development Board:
 - a. Cultivation of Marijuana (horticulture)

- b. Manufacturing, processing and packaging of marijuana for recreational use and the delivery and transport of marijuana and marijuana products to other RMEs, but not to consumers
- c. Independent testing laboratory
- 4. Recreational Marijuana Retailers and Recreational Marijuana Social Establishments are not allowed by right or special permit anywhere in Medway.
- 5. The RME special permit application shall include the following:
 - a. The name and address of each owner of the facility;
 - b. Copies of all required licenses and permits issued for the RME to the applicant by the Commonwealth of Massachusetts and any of its agencies;
 - c. Evidence of the Applicant's right to use the site of the RME for the RME, such as a deed or lease;
 - d. A statement under oath disclosing all of the applicant's owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals;
 - e. A certified list of all parties in interest entitled to receive notice of the hearing for the special permit application, taken from the most recent tax list of the town and certified by the Town Assessor;
 - f. A detailed site plan that includes the following information:
 - i. A detailed floor plan of the premises of the proposed RME that identifies the square footage available and describes the functional areas of the facility including but not limited to sales, storage, cultivation, processing, food preparation, etc.
 - ii. Proposed security measures for the RME, including lighting, fencing, gates and alarms, etc., to ensure the safety of qualifying patients, their caregivers, and facility employees and to protect the premises from theft.
 - g. A copy of the policies/procedures for delivery service.
 - h. A comprehensive noise mitigation plan prepared by a qualified acoustical consultant (whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience). *(Added 5-13-19)*
 - i. A comprehensive odor control, abatement and mitigation plan prepared by a certified environmental engineer or certificated environmental professional with demonstrated experience in the area of marijuana odor mitigation. *(Added 5-13-19)*

6. Procedures.

- a. The special permit application and public hearing procedure for a RME shall be in accordance with Section 3.4 and G.L. c. 40A, § 9.
 - b. **Mandatory Findings.** The Planning and Economic Development Board shall not grant a special permit for a RME unless it finds that:
 - i. The RME is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest, as defined in G.L. c. 40A, § 11;
 - ii. The RME demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
 - iii. The applicant has satisfied all of the conditions and requirements of this Section and Section 3.4 of this Zoning Bylaw.
7. **Conditions.** In granting a special permit for an RME under this Section 8.10, the Planning and Economic Development Board shall impose conditions, limitations, and safeguards that are reasonably appropriate to:
- a. Improve site design, traffic flow, and public safety;
 - b. Protect water quality, air quality and significant environmental resources;
 - c. Preserve the character of the surrounding area.
- These conditions, limitations, and safeguards may address but are not limited to:
- d. Hours of operation
 - e. Landscaping and site amenities
 - f. Requirements for noise and odor mitigation measures and monitoring *(Added 5-13-19)*
- K. **Annual Reporting.** Each RME permitted under this Section 8.10 shall as a condition of its special permit file an annual report with the Planning and Economic Development Board, the Building Commissioner, the Health Agent, and the Police Chief no later than January 31st of each year, providing a copy of all current applicable state licenses for the RME and/or its owners and demonstrate continued compliance with the conditions of the special permit.
- L. **Duration of Special Permit.** A special permit granted under this Section 8.10 shall remain exclusively with the applicant which shall be the owner or lessee of the premises described in the application. The special permit shall terminate automatically on the date the applicant alienates that title or leasehold interest in the premises.
- M. **Abandonment or Discontinuance of Use.** A RME shall be required to remove all material, plants, equipment and other paraphernalia:
- a. Prior to surrendering its state issued licenses or permits; or
 - b. Within six months of ceasing operations; whichever comes first.

- N. **Other Permits and Approvals.** Receipt of a special permit from the Planning and Economic Development Board for a RME does not preclude an applicant from having to secure other required local permits from other Town boards or departments, including but not limited to the Board of Health, Conservation Commission, or the Department of Public Works.
(Amended 11-14-22)

(Section 8.10 was amended in its entirety 5-21-18)

8.11. SOLAR ELECTRIC INSTALLATIONS

- A. **Purpose.** The purpose of this bylaw is to facilitate and appropriately regulate the creation of Ground-Mounted Solar Electric Installations: (a) by providing standards for the approval, placement, design, construction, operation, monitoring, modification and removal of such installations to protect the public health, safety and welfare, including protection and preservation of Town infrastructure (including roads); providing for public safety; and mitigating any impacts upon environmental, scenic, and historic resources; (b) by providing adequate financial assurance for the eventual decommissioning of such installations; and (c) by protecting large, contiguous blocks of forest land, based on the understanding that large, contiguous tracts provide many ecological benefits, including improved water and air quality, sequestration of carbon, reduced movement of invasive species, provision of wildlife habitat and the support for greater biodiversity; and providing many recreational opportunities for town residents. The Town through this bylaw also seeks to incentivize solar installations within already developed sites and lands with lower resource values (e.g., parking lots, roofs) in accordance with state policies such as the Department of Environmental Protection Program Policy 17-1.
(Amended 11-14-22)

B. Definitions.

Where the following terms appear in this Zoning Bylaw, they shall have the following meanings.

Forestland: A dense growth of trees and shrubs covering an area of one acre or more.

Ground-Mounted Solar Electric Installation: A Solar Electric System that is affixed to the ground (not roof-mounted) and all appurtenant fencing, access driveways, drainage infrastructure, electronics, batteries that are incidental and necessary for the storage of solar energy generated by the installation, and any surrounding shade management areas.
(Amended 5-8-2023)

Large-Scale Ground-Mounted Solar Electric Installation: A Ground-Mounted Solar Electric Installation which occupies more than one acre of land and no greater than fifteen acres of land; also including a Ground-Mounted Solar Electric Installation with a rated nameplate capacity of 250 kW (DC).
(Amended 11-14-22)

Small-Scale Ground-Mounted Solar Electric Installation: A Ground-Mounted Solar Electric Installation which occupies one acre or less of land.

Solar Electric System: A group of Solar Photovoltaic Arrays used for electrical power generation.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Parking Canopy: An elevated structure that hosts solar panels installed over parking lots or other hardscape areas.

Solar Photovoltaic Array: An active Solar Energy collection device that converts solar energy directly into electricity whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

C. Applicability

1. *Roof-mounted Solar Energy Facilities.* Solar energy panels mounted on the roof of a building as an accessory portion of the structure, and related equipment which is necessary for and incidental to those solar energy panels, are allowed by right in all zoning districts, and do not need to comply with the other provisions of this Section 8.11.
2. *Small-Scale Ground-Mounted Solar Electric Installations* which are accessory to a residential or non-residential use, and which generate electricity principally used by such residential or non-residential use, may be allowed by special permit in all zoning districts, do not need to comply with the other provisions of this Section 8.11, but require Site Plan Review under Section 3.5 from the Planning and Economic Development Board. *(Amended 11-14-22)*
3. *Solar Parking Canopies* which are accessory to a residential or non-residential use may be allowed by special permit in all zones except AR-I, AR-II, AR-III, OGN and VR, or which are otherwise allowed under the provisions of this Zoning Bylaw, and are subject to the requirements of this Section 8.11. *(Amended 5-9-22 and 11-14-22)*
4. All other Small-Scale and Large-Scale Ground-Mounted Solar Electric Installations are subject to the requirements of this Section 8.11, and are allowed in zoning districts only as specified in TABLE 1: Schedule of Uses. *(Amended 11-14-22)*
5. The Planning and Economic Development Board (the Board) shall be the special permit granting authority for all special permit applications under Section 8.11.

D. General Requirements.

1. *Compliance with Laws, Bylaws, and Regulations* - The construction and operation of all Ground-Mounted Solar Electric Installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements, and require Site Plan Review per Section 3.5.3.A.1.d. of this Zoning By-law.
2. *Mitigation for Loss of Forest Habitat within the Installation* - If Forestland is proposed to be converted to a Ground-Mounted Solar Electric Installation, the plans shall show mitigation measures that create a wildflower meadow habitat within and immediately around the Solar Electric System, and a successional forest habitat in the surrounding areas managed to prevent

shading until such time as the installation is decommissioned. The wildflower meadow shall contain a wide variety of plants that bloom from early spring into late fall, that are planted in clumps rather than single plants to help pollinators find them, and that are native plants adapted to local climate, soil and native pollinators. At least 50% of the array footprint and perimeter shall be planned to have these flowering plants. Mowing shall be limited to no more than once annually. Plans for pollinator-friendly vegetation establishment and maintenance shall be compiled and written by a professional biologist or ecologist with relevant experience and expertise in pollinator habitat creation, grassland habitat restoration, and/or knowledge of native New England plant communities.

(Amended 11/13/2023)

3. All plans and maps shall be prepared, stamped and signed by a Professional Civil Engineer licensed to practice in the Commonwealth of Massachusetts.
4. Vehicular access for the purpose of construction shall be from paved streets.
6. Lots for Ground-Mounted Solar Electric Installations shall have the required frontage on a street.
7. The special permit may be conditioned to effectuate and make enforceable these requirements.

E. Required Documents.

The project applicant shall provide the following documents.

1. *Site Plan*. A Site Plan additionally showing:
 - a. Locations of wetlands and Priority Habitat Areas as defined by the Natural Heritage & Endangered Species Program (NHESP).
 - b. Locations of local or National Historic Districts.
 - c. Locations of all known, mapped or suspected Native American archaeological sites or sites of Native American ceremonial activity. Identification of such sites shall be based on responses, if any, to written inquiries with a requirement to respond within 35 days, to the following parties: all federally or state recognized Tribal Historic Preservation Officers with any cultural or land affiliation to the Medway area; the Massachusetts State Historical Preservation Officer; tribes or associations of tribes not recognized by the federal or state government with any cultural or land affiliation to the Medway area; and the Medway Historical Commission. Such inquiries shall serve as a notice to the aforesaid parties and shall contain a plan of the project, specific identification of the location of the project, and a statement that permitting for the project is forthcoming. Accompanying the site plan shall be a report documenting such inquiries, the responses from the parties, a description of the location and characteristics, including photographs, of any Native American sites and the outcomes of any additional inquiries made based on information obtained from or recommendations made by the aforesaid parties. A failure of parties to respond within 35 days shall allow the applicant to submit the site plans.
 - d. The project proponent must submit a full report of all materials to be used, including but not limited to the use of cleaning products, paints or coatings, hydro-seeding, fertilizers,

and soil additives. When available, Material Safety Data Sheets will be provided.

2. *Blueprints.* Blueprints or drawings of the installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts, showing:
 - a. The proposed layout of the system and any potential shading from nearby structures.
 - b. One- or three-line electrical diagram detailing the Ground-Mounted Solar Electric Installation, associated components, and electrical interconnection methods, with all Massachusetts and National Electrical Code compliant disconnects and overcurrent devices.
3. *General Documentation.* The following information shall also be provided:
 - a. A list of any listed hazardous or known carcinogenic materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment as appropriate.
 - b. Name, address, and contact information for proposed system installer.
 - c. The name, contact information and signature of any agents representing the project applicant.
4. *Site Control* - The project applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed Ground-Mounted Solar Electric Installation.
5. *Operation and Maintenance Plan* - The project applicant shall submit a plan for the operation and maintenance of the Ground-Mounted Solar Electric Installation, which shall include measures for maintaining safe access to the installation, stormwater management (consistent with DEP's and, where appropriate, Medway's stormwater regulations), as well as general procedures for operational maintenance of the installation.
6. *Financial Surety* - Applicants for Ground-Mounted Solar Electric Installations shall provide a form of surety, either through a deposit of money, bond, triparty agreement, or other means acceptable to the Board, to cover the cost of removal in the event the Town must remove the installation and remediate the site to its natural preexisting condition, in an amount and form determined to be reasonable by the Board, but in no event to exceed more than 125% of the cost of removal and compliance with the additional requirements set forth herein. The project applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.
7. *Utility Notification* - No Ground-Mounted Solar Electric Installation shall be constructed, nor building permit issued until evidence has been provided to the Building Commissioner that the utility company that operates the electrical grid where the installation is to be located has approved the solar electric installation owner or operator's intent to install an interconnected customer-owned generator and that the utility has approved connection of the proposed generator into their power grid. Off-grid systems shall be exempt from this requirement.

8. *Proof of Liability Insurance.* The applicant or property owner shall provide evidence of liability insurance prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with subsection K. of this bylaw. *(Amended 11-14-22)*

F. Dimensional Requirements.

1. Minimum setbacks for all Large-Scale Ground-Mounted Solar Electric Installations shall be:

- Front setback: 500 feet
- Side and rear setback: 100 feet

2. Minimum setbacks for all Small-Scale Ground-Mounted Solar Electric Installations shall be:

- Front setback: 100 feet
- Side and rear setback: 50 feet

3. Minimum setbacks for all Ground-Mounted Solar Electric Installations that are installed on or above existing paved parking areas (Solar Parking Canopies):

- Front setback: 50 feet
- Side and rear setback: 50 feet

4. Required setback areas shall not be counted toward a facility's total acreage.

G. Design and Performance Standards.

1. Lighting – Lighting shall be limited to that minimally required for safety and operational purposes and shall comply with Section 7.1.2 of this Zoning Bylaw. *(Amended 5-9-22 and 11-14-22)*

2. Signage

- a. Sufficient signage shall be provided to identify the owner of the facility and provide a 24-hour emergency contact phone number.
- b. Signage at the perimeter warning pedestrians is allowable.
- c. Ground-Mounted Solar Electric Installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of such installation.

3. Control of Vegetation - Herbicides or pesticides may not be used to control vegetation or animals at a Ground-Mounted Solar Electric Installation, except to the extent this provision may be pre-empted by state or federal law. *(Amended 5-8-2023)*

4. Visual Impacts

- a. Ground-Mounted Solar Electric Installation shall be designed to minimize visual impacts including preserving natural vegetation to the maximum extent possible, blending in equipment with the surroundings, and adding vegetative buffers to provide an effective visual barrier from adjacent roads and driveways, and to screen abutting residential

dwellings.

- b. When possible, a diversity of plant species shall be used, with a preference for species native to New England.
- c. Use of invasive or exotic plants, as identified by the most recent copy of the “Massachusetts Prohibited Plant List” maintained by the Massachusetts Department of Agricultural Resources, is prohibited.
- d. The Board may require vegetative screening, up to 30 feet in depth in locations it deems necessary. Such screening shall be composed of native trees, staggered for height and density, and shall be properly maintained.
- e. Landscaping shall be maintained and replaced as necessary by the owner and operator of the Ground-Mounted Solar Electric Installation.

(Amended 11-14-22)

- 5. Utility Connections - Electrical transformers, wires, or other utility interconnections shall be constructed as required by the utility provider and may be above ground if necessary; provided, however, that every reasonable effort shall be made to place all utility connections underground, depending on appropriate soil conditions and topography of the site and any requirements of the utility provider.
- 6. All electric power generated at a Ground-Mounted Solar Electric Installation shall be from Solar Energy.
- 7. Access Driveways shall be constructed to minimize finished width, grading, removal of stone walls or roadside trees, incompatible appearance from the roadway, and impacts to environmental or historic resources.

H. Safety and Environmental Standards.

1. Emergency Services

- a. Ground-Mounted Solar Electric Installations owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Fire Chief.
- b. The owner or operator shall cooperate with local emergency services to develop a written emergency response plan that is provided to police and fire departments
- c. All means of shutting down the solar electric installation shall be clearly marked on the equipment.
- d. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. Contact information shall be provided annually to the Town Manager including name, email and telephone number for the designated person and a back-up person.

2. Land Clearing, Soil Erosion and Land Impacts

- a. The facility shall be designed to minimize impacts to open agricultural land and fields,

even if not in production. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Ground-Mounted Solar Electric Installation. Grading that substantially disturbs the existing soil profile and structure is prohibited; sites shall be selected where construction may be accomplished without such earth work.

- b. Prior to any site disturbance and construction, the limits of the work shown on the approved site plan shall be surveyed and clearly marked by a Professional Land Surveyor. Upon completion of the survey, the Professional Land Surveyor shall verify to the Building Commissioner, in writing, that the limit of work, as shown on the approved site plans, has been established on site.
 - c. The design shall minimize the use of concrete and other impervious materials to the maximum extent possible. Except where necessary for structural or other reasons established by the applicant to the reasonable satisfaction of the PEDB, Ground-Mounted Solar Electric Installations, except Solar Parking Canopies, shall be installed on water permeable surfaces in order to promote groundwater recharge, minimize groundwater run-off, preserve wildlife habitat and biodiversity, and reduce heat island effects and climate change impacts.
(Amended 5-9-22 and 11-14-22)
 - d. Locating Ground-Mounted Solar Electric Installations, including access driveways and any associated drainage infrastructure on original, pre-development grades in excess of 15% is prohibited.
3. Habitat Impacts - Large-Scale Ground-Mounted Solar Electric Installations shall not be located on permanently protected land subject to G.L. c. 184, sections 31-33, Priority Habitat and Bio Map 2 Critical Natural Landscape Core Habitat mapped by the Natural Heritage and Endangered Species Program (NHESP) and “Important Wildlife Habitat” mapped by the DEP.
4. Wetlands
- a. In order to provide an adequate intervening land area for the infiltration of stormwater runoff from a Solar Electric Installation, ground alterations, such as stump removal, excavation, filling, and grading, or the installation of drainage facilities or solar panels, are prohibited within 100 feet of any wetlands or hydrologic features subject to the jurisdiction of the Conservation Commission.
 - b. The Board may impose conditions to contain and control stormwater runoff that might negatively impact identified wetlands or other hydrologic features even if the proposed work area is outside the jurisdiction of the Conservation Commission.

I. Monitoring, Maintenance and Reporting.

1. Solar Electric Installation Conditions

- a. The Ground-Mounted Solar Electric Installation owner or operator shall maintain the facility in good condition.
- b. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity

of security measures.

- c. Site access shall be maintained to a level acceptable to the Fire Chief.
- d. The owner or operator shall be responsible for the cost of maintaining the Solar Electric Installation and any access driveways.

2. Annual Reporting

- a. The owner or operator of a Ground-Mounted Solar Electric Installation shall submit an annual report demonstrating and certifying compliance with the Operation and Maintenance Plan, the requirements of this Section 8.11 and the approved special permit, including but not limited to continued management and maintenance of vegetation, compliance with the approved plans and any special permit conditions, continuation of liability insurance, and adequacy of road access.
- b. The annual report shall also provide information on the maintenance completed during the course of the year and the amount of electricity generated by the facility.
- c. The report shall be submitted to the Department of Community and Economic Development and Building Commissioner, no later than 45 days after the end of the calendar year.

K. Abandonment or Decommissioning.

1. Removal Requirements

- a. Any Ground-Mounted Solar Electric Installation which has reached the end of its useful life, has been abandoned, or taken off line shall be removed.
- b. The owner or operator shall physically remove the installation no later than 150 days after the date of discontinued operations.
- c. The owner or operator shall notify the Building Commissioner in writing at least sixty days in advance of the proposed date of discontinued operations and plans for removal.

2. Decommissioning shall consist of:

- a. Physical removal of all components of the Ground-Mounted Solar Electric Installation, including but not limited to structures, foundations, equipment, security barriers, and on-site above-ground transmission lines. Associated off-site utility interconnections shall also be removed if no longer needed.
- b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- c. Restoration of the site, including stabilization or re-vegetation of the site as necessary to minimize erosion. The Board may allow the owner or operator to leave landscaping or designated below-grade foundations and electric lines in order to minimize erosion and disruption to vegetation.

3. Decommissioning by the Town - If the owner or operator of a Ground-Mounted Solar Electric

Installation fails to remove such installation in accordance with the requirements of this Section 8.11 within 150 days of discontinued operations or abandonment, the Town may, after compliance with any applicable state and federal constitutional requirements, enter the property and physically remove the installation and stabilize the site, at the owner's expense, drawing upon the financial surety provided by the applicant.

(Amended 11-14-22)

(Section 8.11 was added 5-10-21)

8.12. BATTERY ENERGY STORAGE SYSTEMS

A. Purpose. The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of battery energy storage systems, with the following objectives:

1. To provide a regulatory scheme for the location, construction and operation of battery energy storage systems consistent with best practices and safety protocols;
2. To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems and to mitigate any potential impacts on abutting and nearby properties; and
3. To mitigate the impacts of battery energy storage systems on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

B. Definitions

As used in this bylaw, the following terms shall have the meanings indicated. Terms that are not defined herein or elsewhere in this Zoning Bylaw shall be as defined in NFPA 855 if applicable.

ANSI: American National Standards Institute

Battery or batteries: A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this bylaw, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage Management System (BESS): An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

Cell: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Commissioning: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

Dedicated-Use Building: A building that is built for the primary intention of housing battery energy storage system equipment, and complies with the following:

1. The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
2. No other occupancy types are permitted in the building.
3. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
4. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
 - a. The areas do not occupy more than 10 percent of the building area of the story in which they are located.
 - b. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

Nationally Recognized Testing Laboratory (NRTL): A U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NFPA: National Fire Protection Association.

Non-Dedicated-Use Building: All buildings that contain a battery energy storage system and do not comply with the dedicated-use building requirements.

Non-Participating Property: Any property that is not a participating property.

Non-Participating Residence: Any residence located on non-participating property.

Participating Property: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the battery energy storage system owner (or affiliate) regardless of whether any part of a battery energy storage system is constructed on the property.

This bylaw: Section 8.12 of the Zoning Bylaw

UL: Underwriters Laboratory

C. Applicability

1. The requirements of this bylaw shall apply to battery energy storage systems permitted, installed, decommissioned or modified after the effective date of this bylaw, excluding general maintenance and repair. BESS subject to this bylaw are only those that exceed the following capacities:
 - Lead-acid with a capacity of greater than 70 kWh
 - Nickel with a capacity of greater than 70 kWh

- Lithium-ion with a capacity of greater than 30 kWh
- Sodium nickel chloride with a capacity of greater than 20 kWh
- Flow with a capacity of greater than 20 kWh
- Other battery technologies with a capacity of greater than 10 kWh

BESS that do not meet the threshold capacities above are not subject to this bylaw and are allowed by right in all zoning districts.

2. A battery energy storage system that is subject to this bylaw is classified as a Tier 1 or Tier 2 Battery Energy Storage System as follows:
 - a) Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to 1MWh and, if in a room or enclosed area, consist of only a single energy storage system technology.
 - b) Tier 2 Battery Energy Storage Systems have an aggregate energy capacity greater than 1MWh or are comprised of more than one storage battery technology in a room or enclosed area.

D. General Requirements

1. All permits required by state codes, including but not limited to building permit, an electrical permit, and a fire department permit shall be required for installation of all battery energy storage systems.
2. All battery energy storage systems, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code 780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All battery energy storage systems shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems.
3. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855.

E. Permitting Requirements for Tier 1 Battery Energy Storage Systems

Tier 1 Battery Energy Storage Systems are allowed by right in all zoning districts, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to minor site plan review and such provisions of this bylaw as are applicable.

F. Permitting Requirements for Tier 2 Battery Energy Storage Systems

Tier 2 Battery Energy Storage Systems are subject to this bylaw and require the issuance of a special permit in those zoning districts identified in TABLE 1, Schedule of Uses, and are subject to Major Site Plan Review pursuant to Section 3.5. Tier 1 and Tier 2 BESS shall comply with the applicable requirements set forth in this bylaw, as well as this Zoning Bylaw, and the Medway General Bylaws. The following requirements apply to all Tier 1 and Tier 2 BESS subject to this bylaw, except where it is specifically noted to apply only to Tier 2 BESS:

1. **Utility Lines and Electrical Circuitry.** All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.
2. **Signage.** Signage shall comply with the requirements of Section 7.2 of this Zoning Bylaw and the following additional requirements; in the event of a conflict between the provisions of Section 7.2 and this section, the requirements of this section shall prevail.
 - a) The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number.
 - b) As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
 - c) Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.
3. **Lighting.** Lighting of the battery energy storage systems shall be limited to that minimally required for safety, security and operational purposes and shall comply with Section 7.1.2 of this Zoning Bylaw.
4. **Vegetation and tree-cutting.** Areas within ten feet on each side of Tier 2 Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.
6. **Setbacks.** Tier 2 Battery Energy Storage Systems shall be set back a minimum of 50 feet from all side, rear, and front lot lines; except that Tier 2 BESS shall be set back a minimum of 100 feet from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a Buffer Area at least fifteen feet wide along all property lines. Access drives and parking are allowed in the setback areas, but shall not intrude into the required Buffer Areas except where necessary to provide access or egress to the property. In addition, a minimum of 10 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure.
7. **Dimensional.** Tier 2 Battery Energy Storage Systems shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Section 6 of this Zoning Bylaw, unless otherwise provided in this bylaw.
8. **Fencing Requirements.** Tier 2 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a minimum eight-foot high fence with a self-locking gate to

prevent unauthorized access unless housed in a dedicated-use building. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.

9. Screening and Visibility. Tier 2 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with the setbacks established in paragraph 6 above.
10. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Medway Fire Chief in advance if the type of battery or batteries used onsite is to be changed.
11. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for Tier 2 BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a Tier 2 BESS will be decommissioned. Decommissioning of an abandoned or discontinued Tier 2 BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:
 - a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - c. The anticipated life of the battery energy storage system;
 - d. The estimated decommissioning costs and how said estimate was determined;
 - e. The method of ensuring that funds will be available for decommissioning and restoration;
 - f. The method by which the decommissioning cost will be kept current;
 - g. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 - h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
12. Decommissioning Fund. The owner and/or operator of the energy storage system, shall continuously maintain a fund or other surety acceptable to the Town, in a form approved by the Planning and Economic Development Board and Town Counsel, for the removal of the

battery energy storage system, in an amount to be determined by the Town, for the period of the life of the facility. All costs of the financial security shall be borne by the applicant.

13. **Proof of Liability Insurance.** The applicant or property owner shall provide evidence of commercially liability insurance in an amount and type generally acceptable in the industry and approved by the PEDB prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this bylaw.

G. Site plan application. For a Tier 2 Battery Energy Storage System the site plan application shall include the following information, in addition to that required by Section 3.5 of this Zoning Bylaw and the Planning and Economic Development Board Rules and Regulations Governing Site Plan Applications:

1. A one- or three-line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.
2. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
3. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit.
4. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning and Economic Development Board for review:
 - BESS systems with a capacity of greater than 50kWh
 - BESS systems with spacing between arrays of less than 3 feet
5. **Commissioning Plan.** The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, battery energy storage system commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.
6. **Fire Safety Compliance Plan.** Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including

documentation that BESS components comply with the safety standards set forth in subsection 8.12.I.

7. Operation and Maintenance Manual. Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system.
8. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855. An accessible disconnect is required per 527 CMR 12.00.
9. Prior to the issuance of the building permit, engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer.
10. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Town Manager's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
 - a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
 - b. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.
 - c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
 - d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
 - e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
 - f. Procedures for safe disposal of battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel

qualified to safely remove damaged battery energy storage system equipment from the facility.

- g. Other procedures as determined necessary by the Town to provide for the safety of occupants, neighboring properties, and emergency responders.
- h. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

H. Ownership Changes. If the owner of the battery energy storage system changes or the owner of the property changes, the special permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special permit, site plan approval, and decommissioning plan. A new owner or operator of the battery energy storage system shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

I. Safety

1. System Certification. Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:
 - a. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
 - b. UL 1642 (Standard for Lithium Batteries),
 - c. UL 1741 or UL 62109 (Inverters and Power Converters),
 - d. Certified under the applicable electrical, building, and fire prevention codes as required.
 - e. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.
2. Site Access. Battery energy storage systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.
3. Battery energy storage systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.
4. Prior to the start of commercial operation, and annually thereafter on or before December 31st of each year, for as long as the BESS remains in operation, the facility owner or operator are required to hire a third party consultant to submit to the PEDB a certification of compliance with the applicable federal, state and/or manufacturer's testing and safety protocols, which shall also be signed by a duly authorized corporate officer on behalf of the owner or operator.
(added 11-10-25)

K. Abandonment

The battery energy storage system shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the Town may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of a Tier 2 BESS and restoration of the site in accordance with the decommissioning plan.

SECTION 9. OAK GROVE PARK DISTRICTS

9.1. PURPOSE AND APPLICABILITY

A. Purpose. Oak Grove Park (OGP) incorporates the Oak Grove Urban Renewal Area as delineated in the Oak Grove Urban Renewal Plan dated March 2017. OGP is a major gateway into Medway with access to Route 109 and Interstate 495. OGP is identified in the Medway Master Plan and the Oak Grove Urban Renewal Plan as an area targeted for development and reinvestment. The standards set forth herein for OGP are intended to:

1. Promote development that is consistent with the Oak Grove Urban Renewal Plan to facilitate new investment and create a vibrant, diverse, connected and resilient district.
2. Guide the physical character of development by providing context-based building and site development standards that reflect scale, design characteristics, and development patterns envisioned for the district.
3. Create a public realm with high quality streetscapes, enhanced outdoor recreation areas, and active public and publicly-oriented gathering spaces that enhance development and reinforce pedestrian orientation and multi-modal transportation in the district.
4. Encourage a range of business development opportunities using the advantages of access to Route 109 and Interstate 495.
5. Encourage high quality housing production for a variety of age groups, household types, and income ranges.

B. Designated Districts. Oak Grove Park (OGP) contains three subdistricts which are identified below and on the OGP Regulating Plan, which is integrated into the Town of Medway Zoning Map. The design and development standards for the OGP subdistricts are included in Section 9.10.

1. Oak Grove Village Center (OGVC)
2. Oak Grove Business Park (OGBP)
3. Oak Grove Neighborhood (OGN)

9.2. REGULATING PLAN

Each Oak Grove Park subdistrict may be shown on a Regulating Plan which is an enhanced zoning map that illustrates additional development and design standards specific to each district. The Regulating Plan may include the following elements:

A. Civic and Park Nodes. The Regulating Plan may identify Civic and Park Nodes which are areas within the district that are intended to be used as a public Outdoor Amenity Space under Section 9.6.

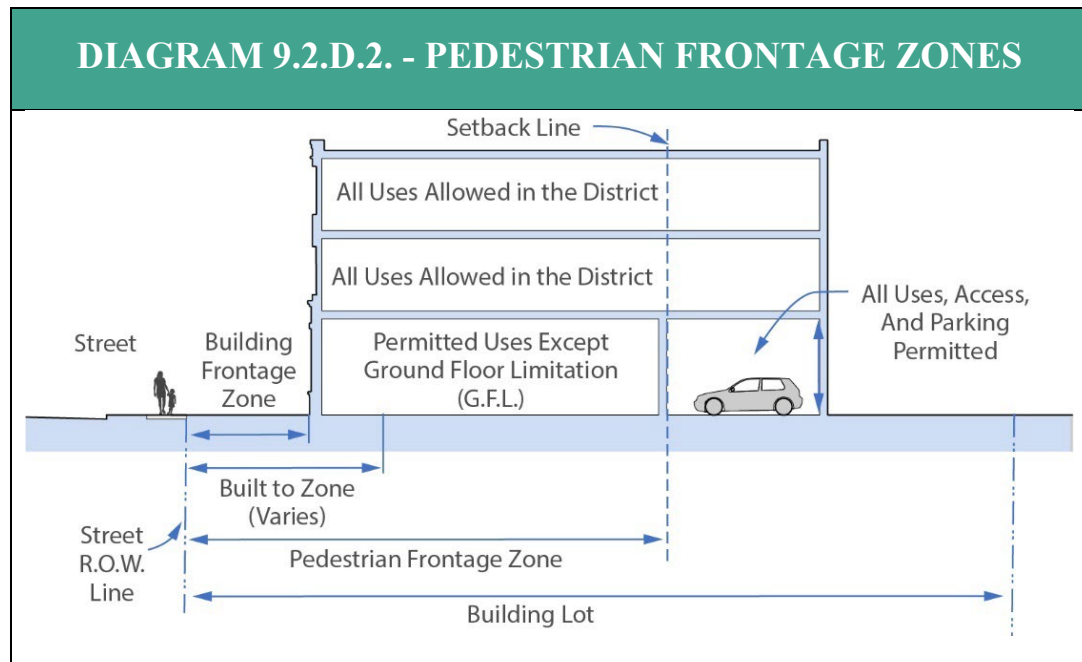
B. Streets, Pathways, and Trails. The Regulating Plan may identify streets, multi-use pathways and walking trails in each OGP subdistrict in their approximate locations. See Section 9.7 for additional standards.

C. Transitional Buffer Zones.

1. Purpose: The Transitional Buffer Zones are certain subdistrict boundaries where buildings and uses must be buffered to create a compatible transition with the surrounding neighborhoods and other land uses. Transitional Buffer Zones are identified on the Town's Zoning Map and may also be shown on the Oak Grove Park Regulating Plan.
2. Buffer Requirements: Where required, buffers may include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of eight feet above the ground. All buildings, structures and uses shall be setback a minimum of 75 feet from the property line along all Transitional Buffer Zone boundaries, except any lot which has one or more existing buildings or structures on the effective date of this Section 9 shall not be subject to a Transitional Buffer Zone on such lot.

D. Pedestrian Frontage Zones.

1. Purpose: The Pedestrian Frontage Zones are properties along existing or future Village Center Streets as defined in Section 9.7.B. prioritized for pedestrian-oriented and active ground floor uses. Pedestrian Frontage Zones may also be identified on the Town of Medway Zoning Map for other zoning districts.



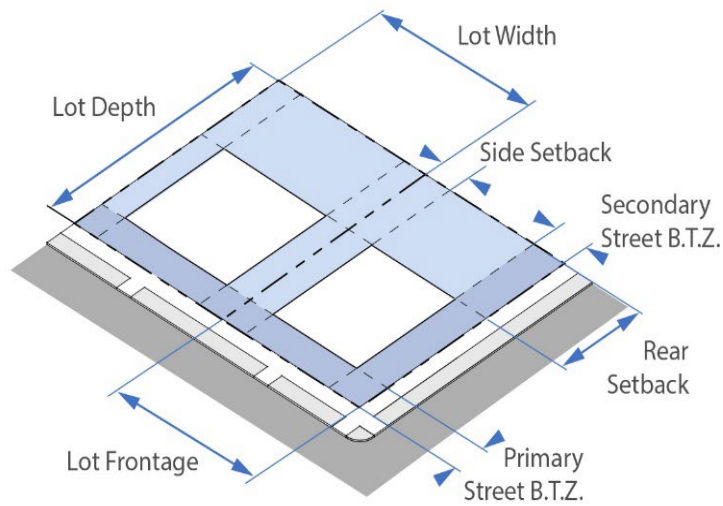
2. Requirements: Buildings fronting on the designated street segments for Pedestrian Frontage Zones shall be subject to the following Ground Floor Limitations:
 - a. Ground floor uses shall be reserved for retail, restaurant, and uses open to the public on an appointment or walk-in basis, including but not limited to personal service, office, repair, and municipal uses (“Publicly Oriented Uses”).
 - b. Residential uses and non-residential uses which are not Publicly Oriented Uses shall be allowed to have access from the building frontage zone by an entrance that leads to the upper floors of the building, or by an entrance to the rear of the building.
 - c. Residential uses and non-residential uses which are not Publicly Oriented Uses shall be allowed on ground floors where:
 - 1) The use is within a building with frontage on the street and the use is set back a minimum of sixty feet from the street right of way (R.O.W.) line; or
 - 2) The PEDB may waive this requirement if it determines that street-front residential and/or other non-Publicly Oriented Uses will not have an adverse impact on the continuity and vitality of the Publicly Oriented uses.

9.3. GENERAL STANDARDS FOR ALL BUILDINGS AND LOTS

A. Building Placement and Orientation.

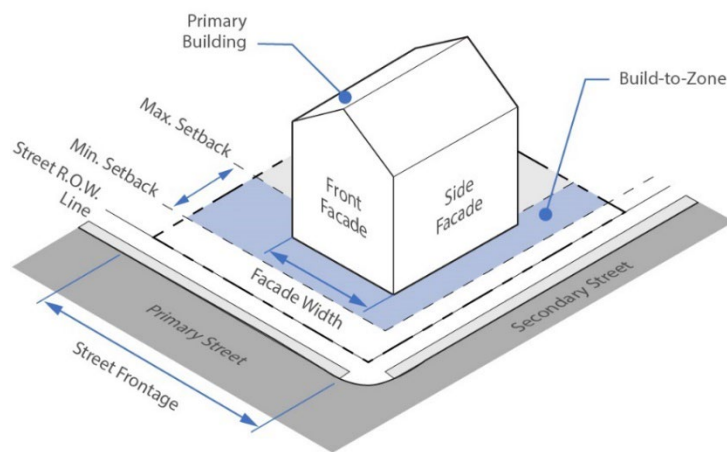
1. Building Lot: Minimum lot sizes are defined in Section 9.4 for each of the Building Types.
2. Number of Buildings: Only one principal building is allowed on a building lot except where otherwise permitted in this section.
3. Building Placement: No principal buildings and/or accessory structures shall be located in any required front, side, or rear setbacks except as otherwise permitted in this section. Building placement standards are set forth for each Building Type in Section 9.4.

DIAGRAM 9.3.A.3 - BUILDING PLACEMENT ON THE LOT



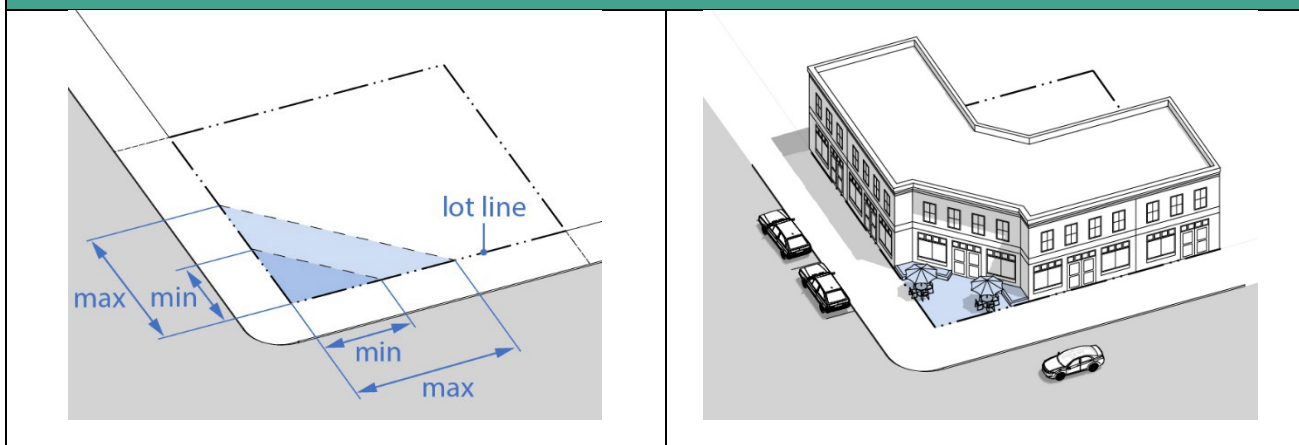
4. **Build-To-Zones (BTZ):** The area between the minimum front setback and maximum front setback is the Primary Street Build-To-Zone (BTZ) in which the front façade of the primary building facing the primary street shall be placed. If the lot is on a street corner, the side façade facing the secondary street shall be placed in the required Secondary Street Build-To-Zone. The BTZ is defined for each Building Type in Section 9.4.

DIAGRAM 9.3.A.4 PRIMARY AND SECONDARY BUILD-TO-ZONE (BTZ)



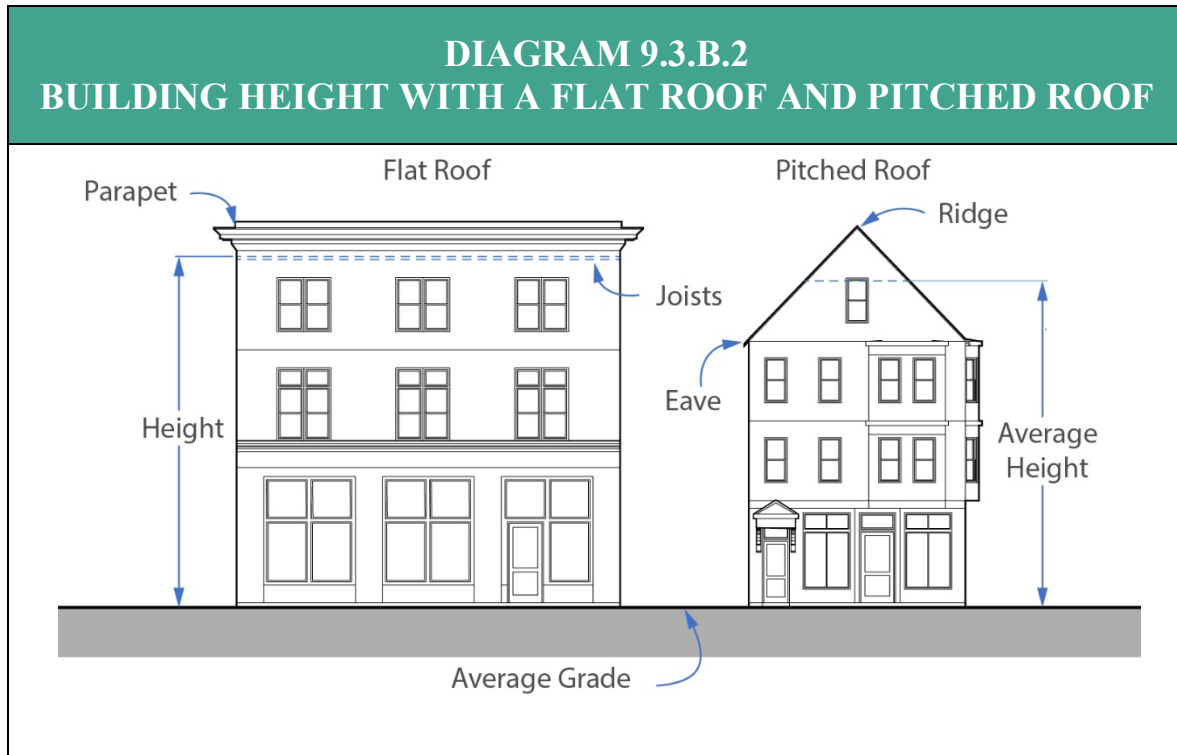
5. Build-To-Zone Occupancy (BTZO): The width of the primary building façade facing the primary street measured as a percentage of the street frontage shall determine the percentage occupancy of the Build-To-Zone. Primary BTZ occupancy shall be equal to at least 50% of the frontage width at the street R.O.W. line unless otherwise specified in the Building Type standards in Section 9.4.
6. Façade Orientation: The front façade and entrance of a principal building must be built parallel to a street R.O.W. line. On a corner lot, the building façade may be retracted up to 30 feet between the curb radius to allow for Outdoor Amenity Space.

DIAGRAM 9.3.A.6
FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



B. Building Height.

1. Minimum and Maximum Height: The minimum and maximum height and number of stories is defined by Building Type in Section 9.4.
2. Height Measurement and Roof Pitch: Building height is calculated in feet and measured as the vertical distance from the grade plane to the average height of the highest roof surface.

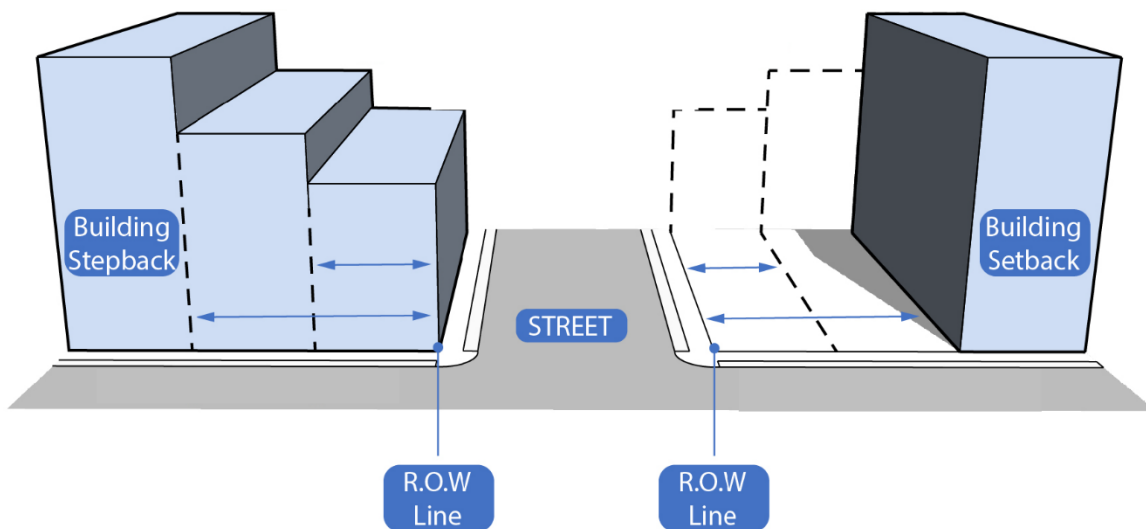


3. Half-Stories: When building height allows for a half-story, the half-story is counted as the habitable space located directly under a pitched roof. For half-stories, the following standards apply:
 - a. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two feet above the finished floor of the half-story.
 - b. Ceiling height of a half-story must not exceed twelve feet in height at any point.
4. Attics: Non-habitable attic space located under a pitched roof is not counted as a half-story.
5. Building Height Exceptions: Height limits do not apply to Outdoor Amenity Spaces such as a roof deck, terrace, garden, trellises, and related structures conforming to Section 9.6. Height limits do not apply to mechanical and stairwell housing; roof mounted cellular, radio, and internet transmission equipment; vents or exhausts; solar panels; skylights; flagpoles; and belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features.
6. Building Stepback and Street Enclosure: Buildings shall be set back or stepped back from the street right-of-way line in accordance with TABLE 9.3.B.6 below. Therefore, a building may have to be setback or stepped back further from the street right-of-way line in order to achieve the maximum height allowed for a given building type. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive street enclosure and shadowing on narrower streets. Notwithstanding the provisions of TABLE 9.3.B.6, in no event shall any building exceed the maximum height requirements for

individual Building Types in Section 9.4. Within the spaces created by building setbacks or stepbacks, Outdoor Amenities Space is encouraged and may be required under Section 9.6.

TABLE 9.3.B.6 - BUILDING SETBACK AND STEPBACK

Distance from Street Right-Of- Way Line	Maximum Building Height by Street Type (See Section 9.7.B)			
	Neighborhood Street	Village Center Street	Trotter Drive	Access Street
At Street Line (0 Feet)	0	30	30	A 5-foot Setback from the Street R.O.W. Line and based on the Maximum Height for Building Type in Section 9.4.C.
5 Feet	20	35	35	
10 Feet	25	45	45	
15 Feet	35	45	45	
20 Feet	35	50	50	
25 Feet	40	55	55	
30 Feet or More	40	60	60	

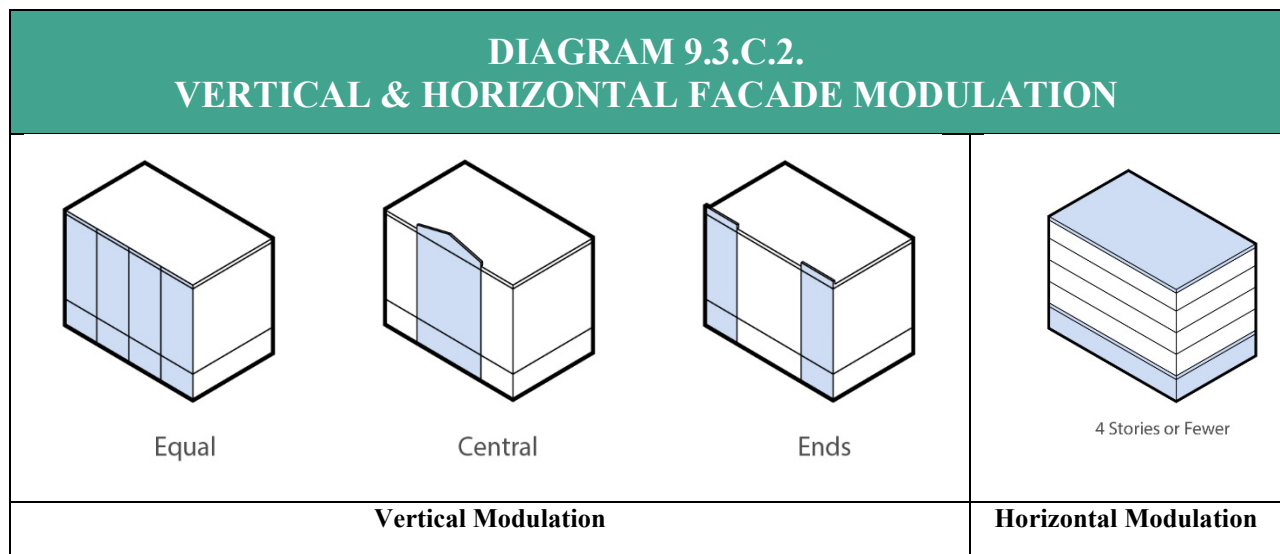


C. Building Proportions and Façade Composition.

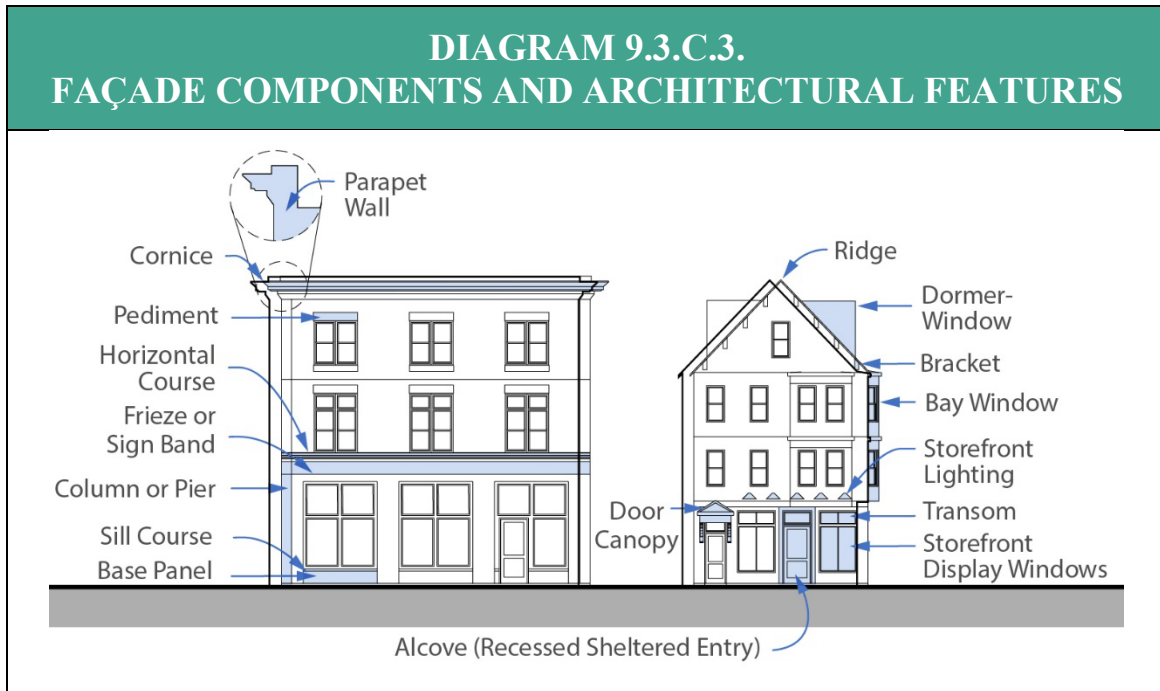
1. Vertical Modulation and Articulation:

- The minimum and maximum building width shall be determined for each building type under Section 9.4. Street-facing building façades shall be vertically articulated with architectural bays to create an equal, central, or end articulated façade composition.

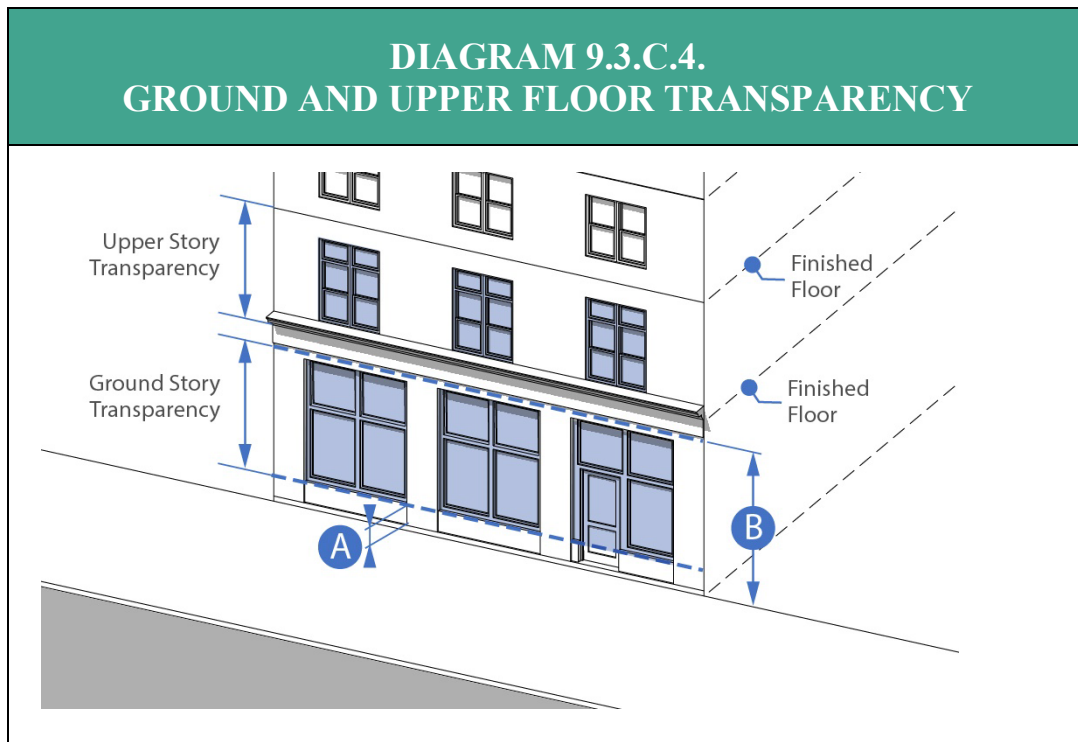
- b. Buildings greater than fifty feet in width shall be designed to read as a series of smaller buildings with varied articulation, architectural detailing, and fenestration patterns. Articulation must result in a change in vertical plane of the façade of at least four feet (in depth or projection) for at least one modulated bay in width for every fifty feet of total street-facing façade width.
 - c. The façade on buildings that are wider than tall shall be articulated and defined by piers built into the façade at least twelve inches wide and four inches deep or of equivalent separation on the street-facing façade.
2. Horizontal Modulation and Articulation: Street-facing building façades should be horizontally articulated with a clearly defined base, middle, and top as illustrated below. For buildings three stories and taller, the following standards apply:
- a. The top story of each street-facing façade should have a cornice, parapet, roof element, or change in massing as an expression of the building's top.
 - b. Materials appearing heavier in weight should be used for the buildings base, with materials appearing similar or lighter in weight used above.



3. Surface Relief with Architectural Features: Street-facing building façades should provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other equivalent architectural features that either recess or project from the average plane of the façade by at least four inches. See DIAGRAM 9.3.C.3.



4. **Building Transparency:** The following standards apply to all commercial and mixed-use buildings in Oak Grove Park Districts:
- Façades shall have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a façade, measured for each story independently.
 - Façade transparency of a ground story façade is measured between two feet (A) and twelve feet (B) above the adjacent Public Realm as shown in DIAGRAM 9.3.C.4 (see Section 9.7 Public Realm).
 - Façade transparency requirements are only applicable to façades facing primary and secondary street right-of-way line.



D. Roof Types and Design.

1. Roof Shapes and Pitch. The shape and proportion of the roof shall be consistent with the following standards:

TABLE 9.3.D.1. - ROOF FORMS				
Roof Shape and Pitch Requirement				
Shed	Hip	Gable	Gambrel	Flat
2:12 Min.	3:12 Min.	6:12 Min./ 12:12 Max.	6:12 Min./ 30:12 Max.	Not Applicable

2. Parapet Wall. Buildings with flat roofs shall be capped by an articulated parapet that is visible from all sides of the building and screens the rooftop mechanical infrastructure from view at ground level.

E. Exterior Treatments.

1. The main elements of the architectural treatment of the building's street-facing façade, including the materials used, should be continued around all sides of the building that are

visible from existing and planned streets, Pedestrian Passages, parking areas, or Outdoor Amenity Spaces. *(Amended 5-10-21)*

2. Unless otherwise required by the State Building Code, Fire Code, or other regulation, traditional construction materials such as brick, stone, clapboard, and shingle are suggested construction materials. Other contemporary construction materials such as glass, metal, block, and other siding materials may be appropriate in certain instances when compatible with more traditional materials. See Town of Medway Design Review Guidelines.

9.4 BUILDING TYPES, USE AND DESIGN STANDARDS

A. Allowable Uses

Uses allowed by right and by special permit are identified in Section 5.4 Schedule of Uses and TABLE 1. The Planning and Economic Development Board (PEDB) shall be the special permit granting authority (SPGA) for all special permits required in the Oak Grove Park Zoning Districts.

B. Determination of Building Type

1. At the time any application is filed with the PEDB under this Section 9, the applicant shall file a written request with the Building Commissioner to classify any new principal structures that are proposed as part of the application, or any existing structures that are to be expanded or converted to new uses. The Building Commissioner shall classify new principal structures as a specific building type based on the definition of each type and upon finding that the structure is substantially similar in placement, height, massing, use, and features to one of the permitted building types for the zoning district where the structure is located. The Building Commissioner shall also classify existing structures that are being expanded or converted to new uses under this section. If the Building Commissioner is unable to classify an existing principal structure as one of the building types of this section, the structure is considered nonconforming. The Building Commissioner shall respond to such requests, in writing, within twenty days of receipt of the request. *(Amended 11-14-22)*
2. If a new building is proposed that cannot be classified as one of the allowed building types of this section by the Building Commissioner, the building type is subject to special permit review by the PEDB under Section 9.9. The PEDB shall determine if the building type is appropriate for the Zoning District, and, if so, determine the building type under Tables 9.4.C.1.A through 9.4.C.1 C that most closely resembles the proposed new building, and apply the standards for that building type to the new building. *(Amended 11-14-22)*
3. When granting a special permit for a building type that cannot be classified under Tables 9.4.C.1.A through 9.4.C.1.C., any such building shall not be used except for a use allowed by right or by special permit in Table 1 in Section 5.4 Schedule of Uses.

C. Allowed Building Types. See TABLES 9.4.C.1.A through 9.4.C.1.C below.

**TABLE 9.4.C.1.A
RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS**

1. BUILDING TYPES AND DEFINITIONS

	ROWHOUSE (RH)
1. DEFINITION	A small footprint attached single family residential building with narrow massing and located on a common lot with other units. Each dwelling unit is separated horizontally by common walls and groups of buildings may be separated by a common driveway or community space.

2. LOT STANDARDS

2.1	Lot Size (S.F.) (Min.)	3,000 S.F.
2.2	Frontage (Min.)	40 Ft.
2.3	Front Yard Build-To-Zone (Min./Max.)	5 Ft./15 Ft.
2.4	Side Yard Setback (Min.)	15 Feet (0 feet if common wall)
2.5	Rear Yard Setback (Min.)	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%

3. DESIGN STANDARDS

3.1	Building Height (Max.)	2.5 Stories/35 Ft.
3.2	Street Facing Wall Width (Min./Max.)	18 Ft. / 24 Ft.
3.3	Street Facing Entrance	Not Required
3.4	Maximum Building Footprint (SF)	Not Required

4. ADDITIONAL STANDARDS

4.1		Off-street parking is not allowed between the buildings.
4.2		A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.

**TABLE 9.4.C.1.A
RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS**

1. BUILDING TYPES AND DEFINITIONS			
		COTTAGE (C)	MULTI-FAMILY BUILDING (MF)
1. DEFINITION		A small detached single-family dwelling with narrow massing. Cottages are permitted on individual lots or as part of a Pocket Neighborhood Development.	A residential building type with three or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. MF Buildings do not include non-residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	1,200 S.F.	8,000 S.F.
2.2	Frontage (Min./Max.)	25 Ft. / 40 Ft.	80 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	5 Ft. / 20 Ft.	10 Ft. / 30 Ft.
2.4	Side Yard Setback (Min.)	5 Ft.	15 Ft.
2.5	Rear Yard Setback (Min.)	10 Ft.	20 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	1.5 Stories / 22 Ft.	4 Stories / 45 Ft.
3.2	Street Facing Wall Width (Min.)	18 Ft. Min.	18 Ft.
3.3	Street Facing Entrance	Not Required	Not Required
3.4	Maximum Building Footprint (SF)	Not Required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Maximum of 1 Dwelling Unit per building.	
4.2		Maximum unit size is 1,400 GFA and 3 Bedrooms.	
4.3		See Section 9.5.B.5 for Pocket Neighborhood Development Standards. <i>(Amended 11-16-20)</i>	

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GCB)
1.1 DEFINITION		A building that can accommodate a variety of ground floor commercial and business uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.	A building that can accommodate commercial, business, office and retail uses, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min.)	50 Ft. Min.	50 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.4	Side Yard Setback (Min.)	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft if Common Wall)
2.5	Rear Yard Setback (Min.)	20 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories /40 Ft.	3 Stories/40 Ft.
3.2	Street Facing Wall Width (Min.)	30 Ft.	30 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required (<i>Amended 11-14-22</i>)	Not Required (<i>Amended 11-14-22</i>)
4. ADDITIONAL STANDARDS			
4.1		One-story buildings must have a minimum street facing façade height of 18 feet.	One-story buildings must have a minimum street facing façade height of 18 feet.
4.2		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property.

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		HOTEL (HTL)	GAS STATION AND CONVENIENCE STORE (GCR)
1.1 DEFINITION		A building type defined in Section 2 of the Zoning Bylaws.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind or beside. This reverse layout highlights the building, shields the pumps and canopy and pulls the curb-cuts away from the street, creating easier access.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min..)	75 Ft. Min.	100 Min. (Per Street)
2.3	Front Yard Build-To-Zone (Min./Max.)	20 Ft. Min.	5 Ft. Min./15 Ft. Max. (Per Street)
2.4	Side Yard Setback (Min.)	10 Ft.	20 Ft.
2.5	Rear Yard Setback (Min.)	20 Ft.	30 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	5 Stories /50 Ft.	1.5 Stories / 24 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 60 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required (<i>Amended 11-14-22</i>)	6,000 S.F.
4. ADDITIONAL STANDARDS			
4.1			A maximum of 6 gas pumps are allowed and must be located behind or beside the convenience store and have two means of access and egress.
4.2			Gas station canopies should be designed as an integral part of the store architecture whenever possible.

**TABLE 9.4.C.1.C.
INDUSTRIAL AND COMMUNITY BUILDING AND DESIGN STANDARDS**

1. BUILDING TYPES AND DEFINITIONS			
		FABRICATION OR FLEX BUILDING (FFB)	CIVIC OR COMMUNITY BUILDING (CB)
1.2 DEFINITION		A building located and designed to accommodate a variety of fabrication, trades and general industrial uses and related support services such as office, storage, distribution, and sales. Flex buildings also support these uses and provide affordable space to small and creative business enterprises.	A building located and designed for public use and/or assembly such as for municipal, social, religious, educational, recreational, and similar civic uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min.)	50 Min.	80 Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 30 Ft.	20 Ft. Min.
2.4	Side Yard Setback (Min.)	20 Ft (0 Ft if Common Wall)	15 Ft
2.5	Rear Yard Setback (Min.)	20 Ft	20 Ft
2.6	Outdoor Amenity Space Lot Coverage (Min.)	10%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories / 60 Ft	3 Stories / 45 Ft
3.2	Street Facing Wall Width (Min.)	60 Ft.	60 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required <i>(Amended 11-14-22)</i>	Not Required
4. ADDITIONAL STANDARDS			
4.1		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	The maximum height for municipal buildings, including fire stations and police stations, notwithstanding Design Standard 3.1 above, shall be 3 stories/70 feet

(Amended 5-8-2023, 5-11-26)

9.5 DEVELOPMENT STANDARDS

A. Development Tracts.

1. Definition of Development Tract. A Development Tract is any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development including one or more principal buildings.
2. Tract Area. Development Tract area is the cumulative area of all contiguous lots that the site is composed of. Development Tract area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.
3. Permitted Building Types. A Development Tract may include a combination of Building Types as permitted in each of the Oak Grove Park Districts in Section 9.10 that are assembled on an individual lot or group of contiguous lots for the purpose of a single development.
4. Access. All Development Tracts must be accessed from a public or publicly accessible street with a minimum frontage of 50 feet.
5. Street Frontage. Internal streets and pathways within a Development Tract must meet the type and design requirements for each Oak Grove Park District on the Regulating Plan and in Section 9.7.B. Street frontage requirements are determined by each Building Type and streets within the Development Tract may be public or private.
6. Outdoor Amenity Space. The amount of Outdoor Amenity Space provided within the Development Tract is the cumulative land area of Outdoor Amenity Space required for the total number and types of buildings of which the site is composed. The type of Outdoor Amenity Space may be any combination of those permitted under Section 9.6.

B. Development Types. The types of development permitted in the Oak Grove Park Districts are identified below:

1. General Industrial Development. A development containing multiple fabrication, flex, or general industrial uses permitted in the underlying zoning district and building types in accordance with design standards in Section 9.4.C.
2. General Commercial Development. A development containing multiple commercial uses permitted in the underlying zoning district and building types in accordance with design standards in Section 9.4.C.
3. Mixed Use Development. A development containing multiple residential, nonresidential, and mixed-use building types. Mixed Use Developments may include a combination of uses and building types permitted in the underlying zoning district and in accordance with design standards in Section 9.4.C.
4. General Residential Development. A development containing multiple residential building types and community or civic buildings permitted in the underlying zoning district and in accordance with design standards in Section 9.4.C.

5. **Pocket Neighborhoods.** A residential development containing a cohesive cluster of small dwelling units gathered around a variety of common buildings and Outdoor Amenity Spaces. Where specified in the Oak Grove Districts, the following Pocket Neighborhood Development types are permitted:
 - a. **Cottage Court.** A Pocket Neighborhood Development and community of small private homes arranged around a common courtyard which takes the place of private yard space and becomes an important community-enhancing element of the Development Tract. Cottage Courts may also have shared community garden plots, parking courts, and recreation buildings and facilities.
 - b. **Housing Cooperative.** A Pocket Neighborhood Development and community of small private homes clustered around shared buildings and community spaces. Each attached or detached single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and assembly spaces. Other shared spaces may include community garden plots, recreational fields, parking courts, and shared work spaces.

C. Development Block Standards.

These standards establish maximum block length along public or private streets within a Development Tract as a method to ensure that access and walkability are integrated into the placement of buildings, Outdoor Amenity Spaces, and site utility areas. Generally, blocks are laid out to orient buildings to the street and sidewalk while concentrating utility elements and parking out of public view. However, Outdoor Amenity Space can be oriented to the side or rear of the building and rear public access should be provided where parking is located internally.

1. **Size and Dimension.** The maximum length of a block face and length of a block perimeter shall be determined as set forth in TABLE 9.5.C.1. The PEDB may grant a special permit for a longer block face or block perimeter where the applicant can demonstrate that the block will be highly walkable with Pedestrian Passages, curb extensions, streetscape enhancements, mid-block crossings, and/or other enhancements.

TABLE 9.5.C.1. - BLOCK SIZE STANDARDS		
District	Max. Block Face Length	Max. Block Perimeter Length
Oak Grove Village Center	400 Feet	1,200 Feet
Oak Grove Neighborhood	300 Feet	1,200 Feet
Oak Grove Business Park	Not Applicable	Not Applicable

2. Access and Utilities. Access to the interior utility area of a block shall be made by a paved Access Street of twenty feet with a five-foot sidewalk on one side. An Access Street shall be located no less than fifty feet from any intersecting street at the corner of a block. A Pedestrian Passage is required along a block face that exceeds 300 linear feet between intersecting streets and where shared parking areas or community space is located within the interior of the block.

D. Parking Requirements.

1. Purpose and Intent. The purpose and intent of the parking standards in the Oak Grove Park Districts are as follows:
 - a. To minimize the impact of sidewalk interruptions and conflict points on the walkability of the public realm.
 - b. To ensure adequate parking for existing and new development while minimizing excessive and inefficient off-street parking areas that result in lost opportunities to develop new buildings that expand business and the tax base. *(Amended 5-10-21)*
 - c. To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.
2. Applicability. The parking requirements in Section 7.1.1 shall apply to the Oak Grove Park Districts.

E. Site Landscaping.

Landscaping in the Oak Grove Park Districts shall comply with the Planning & Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-9. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this bylaw shall apply. Where the Business Park subdistrict abuts the Neighborhood subdistrict, the Business Park setback area shall include a minimum ten-foot wide Buffer Area.

F. Utilities.

1. Public Utilities. All new public utilities (except structures and other facilities that require above-grade access) shall be installed underground.
2. Trash and Service Areas.
 - a. All service, loading, trash, and recycling storage areas viewable from a public right of way or from an adjacent residential area shall be screened by one or a combination of masonry, a wood screen, or evergreen plantings to reduce their visual impact.
 - b. Loading and service areas shall not face any residential area unless no other location is feasible.
 - c. Garage doors and loading spaces are prohibited on the street facing façade of any commercial, mixed use, or multi-family building unless no other location is feasible.

G. Sustainable Site Design Standards.

Sustainable Design and Low Impact Development (LID) techniques shall be used in the Oak Grove Park Districts to reduce stormwater runoff, improve water quality, maintain canopy tree cover, protect natural landscapes, install appropriate planting materials, and encourage the production of local food. In achieving the requirements of this section, applicants shall comply with sustainable and low impact development techniques provided in the Planning & Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-4; Massachusetts Stormwater Management Standards; and Town of Medway General Bylaws Article 26, Stormwater Management and Land Disturbance.

H. Site Improvement Guidelines.

In addition to the Development Tract Standards of this section, applicants for new buildings and developments in the Oak Grove Park Districts should refer to the appropriate Town of Medway Design Review Guidelines for: Section 2. Commercial Zones – C. Site Improvement Guidelines; Section 3. Industrial Zones – C. Site Improvement Guidelines; and Section 4. Residential Zones – C. Site Improvement Guidelines. In the event of any conflict between the provisions of this bylaw and the provisions of said Guidelines, the provisions of this bylaw shall apply.

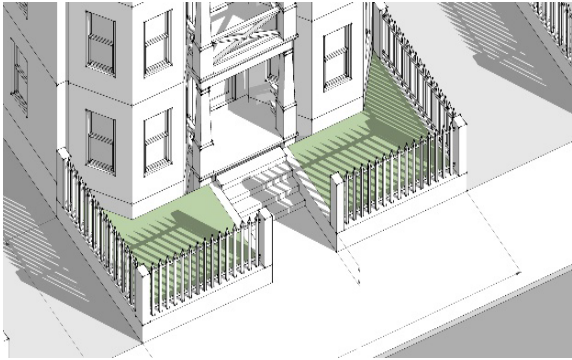
9.6 OUTDOOR AMENITY SPACE

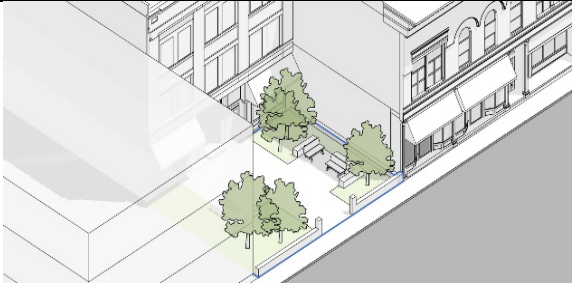
A. General Standards.

1. Outdoor Amenity Space Types. Outdoor Amenity Spaces include the following types:
 - a. Civic Space (CS) includes publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are fully accessible to the general public.
 - b. Publicly Oriented Private Spaces (POPS) are gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or Development Tract, and generally available to the public.
 - c. Private Open Space (PS) is associated with individual dwelling units and multi-family buildings and developments and is not intended for public access.
2. Required Outdoor Amenity Space. The required percentage of a building lot dedicated to Outdoor Amenity Space is identified for each building type in Section 9.4. Where multiple lots or buildings are assembled together to form a Development Tract under Section 9.5, the required amount of Outdoor Amenity Space is the cumulative land area of Outdoor Amenity Space required for the total number and types of building of which the site is composed.

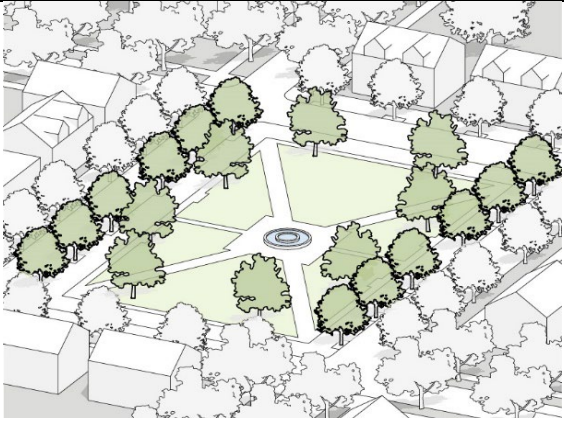
B. Permitted Outdoor Amenity Spaces.

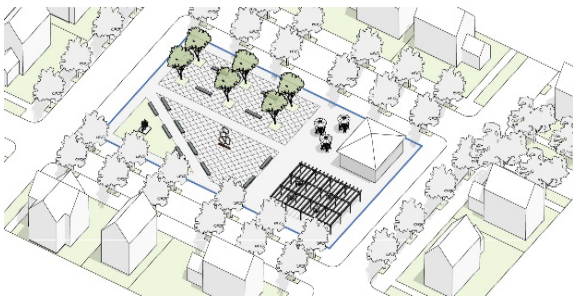
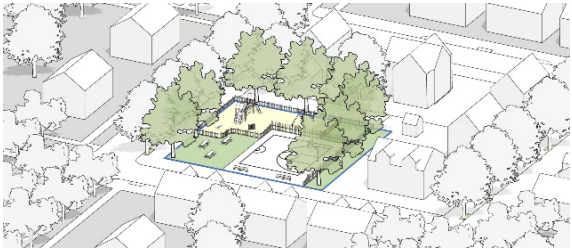
Permitted Outdoor Amenity Spaces and associated design standards are identified in TABLE 9.6.B.1. below:

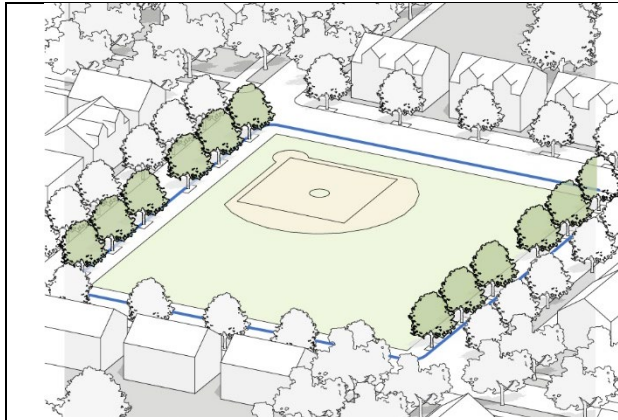
TABLE 9.6.B.1. OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS	
Type	Description and General Design Standards
1. Private Yard (PS) 	<u>Description</u>: A private open space associated with private residence or non-residential buildings not intended for public access. <u>Design Standards</u>: Where applicable, a walkway should be provided between the public sidewalk and the front door.
2. Dooryard (PS) 	<u>Description</u>: A private open space where the building façade is aligned close to the Street R.O.W. Line and defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. This type is commonly associated with ground-floor residential use. <u>Design Standards</u>: The dooryard may be slightly raised, sunken, or at-grade, and may be planted or landscaped. A paved walkway from the sidewalk to the front door is required.
3. Forecourt (POPS, PS)	

	Description: A private open space where a portion of the façade is aligned close to or at the Street R.O.W. Line, and the central portion of the façade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt may be planted or paved to join with the public sidewalk. Design Standards: Forecourts shall be a minimum width and depth of 12 feet.
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4. Community Garden (CS, POPS, PS)	
	Description: An open space designed as individual garden plots available to residents for horticultural purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, or Development Tract. Design Standards: Community gardens shall be a minimum of 5,000 S.F.; 90% permeable surfaces; and 1 tree/500 SF on average.
5. Courtyard (POPS, PS)	
	Description: A courtyard (or court) is an enclosed open space, often surrounded by a building or buildings, that is open to the sky. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings. Design Standards: Courtyards shall be a minimum of 3,000 S.F. in area and 40 feet in width; The maximum ratio of building height to forecourt width shall be 2:1; Forecourt shall be enclosed by walls on at least 3 sides.
6. Common or Green (CS, POPS)	

	Description: A common or green is a free-standing site with streets on all sides and landscape consisting of lawns, paths, and trees. This open space type is for active and passive recreation and gathering purposes. Design Standards: Commons shall be a minimum of 20,000 S.F.; 85% permeable surfaces; and 1 tree/2,000 SF on average.
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7. Plaza or Square (CS, POPS)	
	Description: An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes. Design Standards: Squares shall be a minimum of 8,000 S.F.; 50% permeable surfaces; 1 tree/2,000 SF on average; and include public seating.
8. Pocket Park or Playground (CS, POPS, PS)	
	Description: An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment. Design Standards: Pocket Parks shall be a minimum of 800 S.F.; 80% permeable surfaces; and 1 tree/200 SF on average; and include seating and recreational equipment.
9. Athletic Field or Ball Court (CS, POPS)	
	Description: A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, artificial



turf, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting organizations and events.

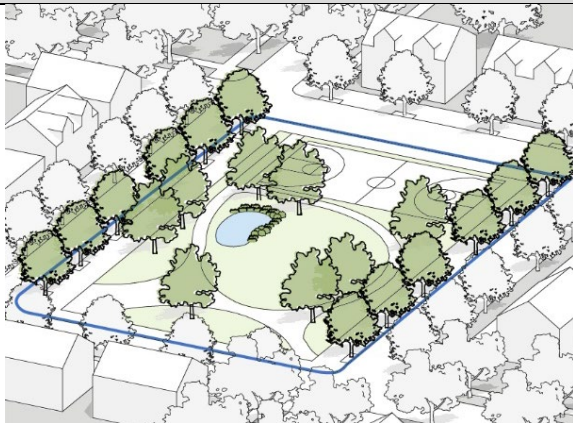
Design Standards:

Size of Space: 7,500 S.F. Min.; 5 Acres Max.

Furnishing: Seating: 1 Seat/275 S.F. Min.

Landscape: Landscaped Area: 20%

10. Neighborhood Park or Preserve (CS, POPS)

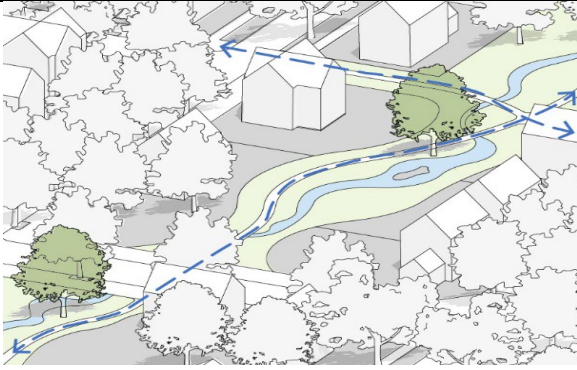


Description: An open space designed for active and passive recreation with features and facilities that support the community or immediate neighborhood. Parks can include other Outdoor Amenity Spaces such as community gardens, recreation fields and courts, trails and pathway, swimming pools and water features, and other facilities intended for public events, gatherings, and organized activities.

Design Standards: Neighborhood Parks shall be a minimum of 8,000 S.F.; 80% permeable surfaces; and 1 tree/350 SF on average.

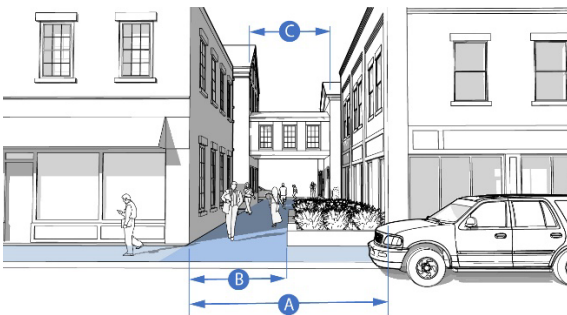
11. Pathway (CS)

Description: A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A pathway may be spatially defined by segment and include access to pedestrians, bicyclists, and other designated modes of transportation. Pathways may provide access and connections between natural areas, neighborhoods, villages, public facilities, and other points of interest.



Design Standards: The minimum width shall be 8 feet; Pathways shall be surfaced with stone dust, or asphalt.

12. Pedestrian Passage (CS, POPS)



Description: A paved or brick pedestrian connector between buildings. Pedestrian Passages provide direct connections between parking areas, buildings, streets, and sidewalks. Pedestrian Passages may be covered by a roof, trellis, and may be lined by shopfronts.

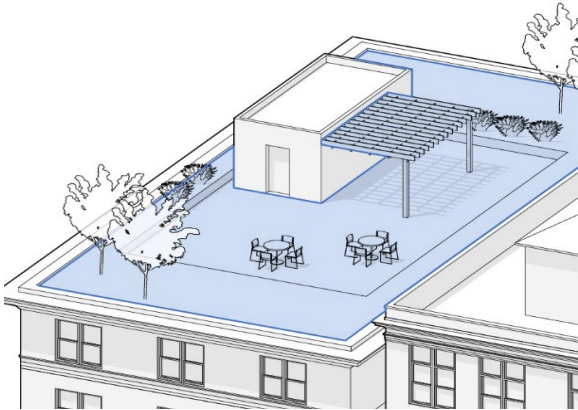
Design Standards: The minimum width shall be 10 feet (A/C) with 5 feet of throughway for pedestrians (B); hard surface such as asphalt, concrete, or paver stones is required; lighting is required; landscaping is recommended.

13. Outdoor Dining (POPS)



Description: An open space where the building façade is setback from the Street R.O. W. Line and the space between is occupied by a hardscape intended for use as an extension of the public sidewalk and outdoor amenity space such as for outdoor seating or displays. The space may also allow for public circulation along the façade and can be used to provide at-grade access or a grade change along a Street R.O.W. Line.

14. Rooftop Terrace (POPS, PS)

	Description: A roofless, raised platform on the roof of a building that provides community gathering space such as a terrace, community garden, food and entertainment, or other outdoor amenities. Design Standards: Terrace must be setback a minimum of 5 feet from any building wall and secured by a perimeter fence at least 4 feet tall.
15. Other OAS Types	Permitted by special permit by the Planning and Economic Development Board

9.7 PUBLIC REALM STANDARDS

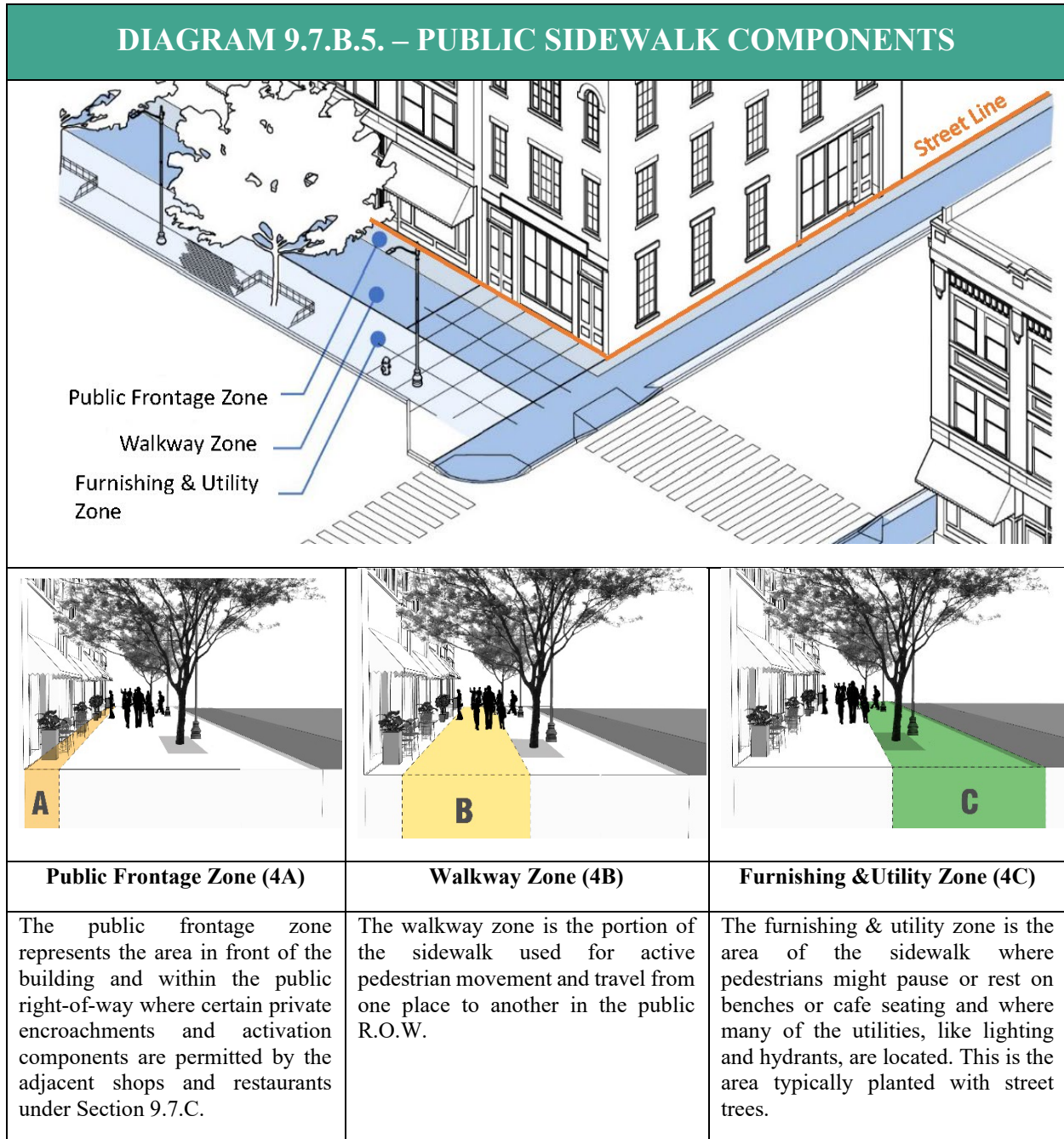
A. Purpose.

1. To encourage the development of a well-connected travel network, composed of direct and convenient routes that reinforce a walkable and bikeable mixed use environment.
2. To encourage “Complete Streets” that accommodate multiple modes of transportation, consistent with the character of traditional neighborhoods and village centers, and attractive to pedestrian and bicyclists.
3. To promote pedestrian and motor vehicle safety, promote economic vitality, preserve and enhance the character of the public realm along primary streets, and promote the social, environmental, and health benefits provided by walkable development patterns.

B. Street and Pathway Design Standards.

1. Construction Standards. Streets shall be engineered and constructed in accordance with the design standards in Section 7 of the Medway PEDB Land Subdivision Rules and Regulations. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this bylaw shall apply.
2. Design Standards. TABLE 9.7.B.10 below provides design standards for streets and pathways in the Oak Grove Park Districts.
3. Vehicle Travel Lanes. No more than two motor vehicle travel lanes may be combined for any single direction of traffic flow.
4. On-Street Parking Lanes.

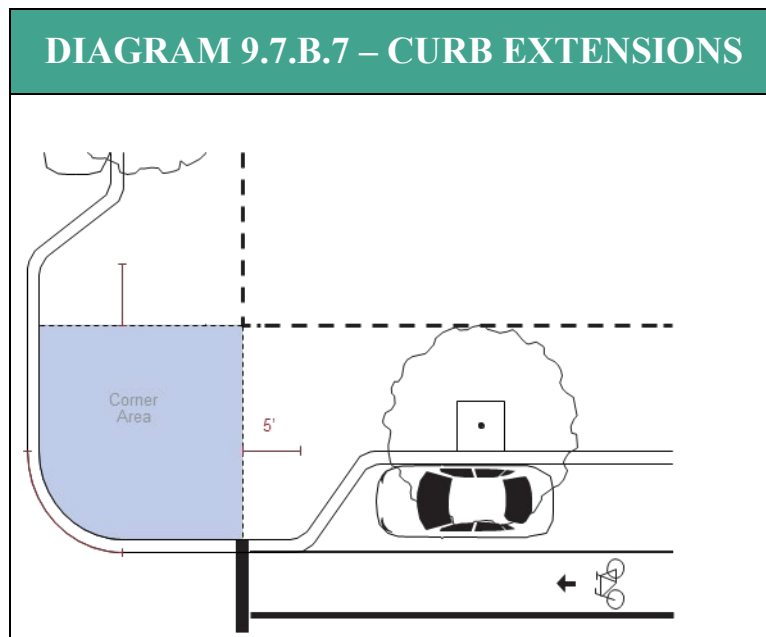
- a. Where provided, motor vehicle parking lanes shall be eight feet wide minimum and twenty-two feet long maximum for perpendicular parking.
5. Sidewalks. Sidewalks shall include the Public Frontage Zone, Walkway Zone, and Furnishing & Utility Zone as illustrated in DIAGRAM 9.7.B.5 below.



Sidewalk design standards are as follows:

- a. Walkway zones must be concrete and a minimum of five feet in width.

- b. Furnishing & Utility zones must be concrete with tree pits with grates and a minimum of four feet in width. Street trees shall be provided in Furnishing & Utility zones as required in Section 9.7.B.8. Block, brick, or paver materials are allowed where the sidewalk is not publicly owned and maintained.
 - c. The edge of the Furnishing & Utility zone adjacent to the street must be concrete, brick, and stone materials with a granite curb.
 - d. Public Frontage Zones may be used for Publicly Oriented Private Spaces and Building Interfaces in accordance with the standards in Section 9.7.C.
 - e. The pavement design of walkway zones must be continuous for the full length of each block face.
6. Parking Lane. The Parking Lane includes on-street parking and potential pedestrian activity areas between the Furnishing & Utility zone and the edge of street and bicycle travel lanes. Components in this area include temporary uses such as a food truck, which take over parking spaces, and permanent components like stormwater infiltration areas, bike racks and corrals, bus stop shelters, curb extensions, parklets, and crosswalks.
7. Curb Extensions (Bulb-Outs).
- a. Sidewalk extensions must occupy the full width of the parking lane they extend into.
 - b. At corners, sidewalk extensions must run at least five feet from the corner area of the sidewalk as illustrated in DIAGRAM 9.7.B.7.
 - c. At bus stops, sidewalk extensions must run at least fifty feet from the corner area of the sidewalk.



8. Street Trees.

- a. The Furnishing & Utility Zone shall include a planting strip which includes street trees planted on average no greater than thirty feet apart on center. Along Public Frontage Zones, street trees may be planted in an irregularly-spaced pattern to avoid visually obscuring storefront windows and signage.
- b. When planted, street trees shall be a minimum height of ten feet and/or three inches in caliper.
- c. A minimum sixteen square feet open soil area shall be left around each street tree, centered at the tree trunk. When recessed below an adjacent walkway, open soil areas shall be protected by metal tree grates.
- d. A Tree Belt shall include street trees planted in compliance with subsections *a* and *b* above. The Tree Belt shall consist of pervious surface such as grass, ground cover, or other landscaping.

9. Driveway and Sidewalk Crossings.

- a. Driveway crossings traversing sidewalks with paved Furnishing & Utility zones shall be designed to maintain the grade and clear width of the walkway they cross and shall include sloped flares on either side of the driveway apron.
- b. Driveway crossings traversing sidewalks with continuously planted Furnishing & Utility zones shall be designed to maintain the grade and clear width of the walkway they cross and shall include returned curbs.
- c. The appearance of any walkway (i.e. scoring pattern or special paving) shall be maintained across any driveway to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- d. Curb cuts shall be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs necessary to accommodate service vehicles.
- e. Curb cuts that are twenty feet or more in width shall have a pedestrian crosswalk.

10. Multi-Use Pathways and Walking Trails.

- a. A multi-use pathway is an independent pedestrian and bicycle way generally running through or parallel with streets, and connecting buildings and Development Tracts.
- b. Multi-use pathways shall have a minimum width of ten feet; be surfaced with asphalt or stone dust; and be connected directly with the sidewalk and street network.
- c. Walking trails shall be cleared to a minimum width of five feet.

TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS

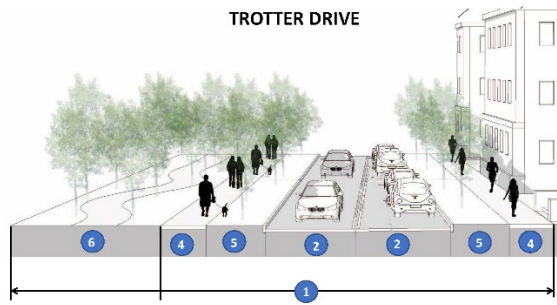
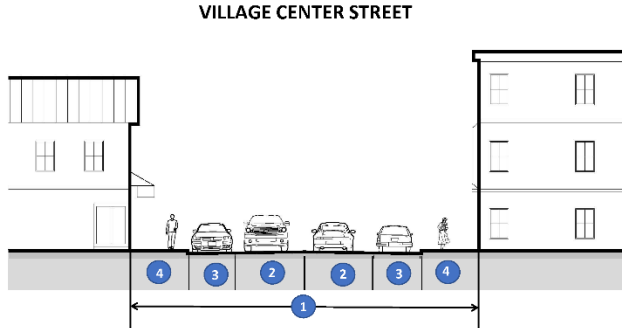
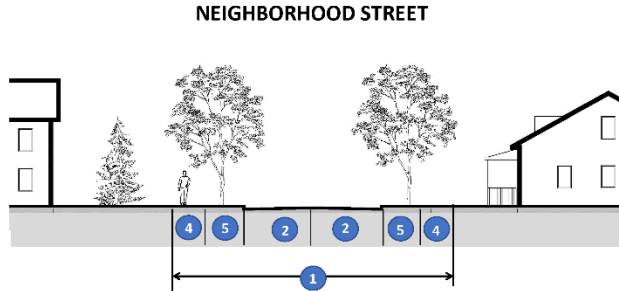
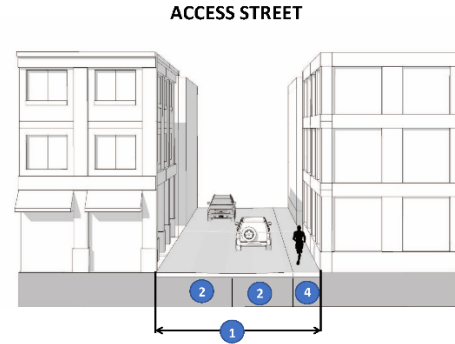
Street Component		
	Trotter Drive	Village Center Street
① Street Right-Of-Way	50 Ft. Minimum	50 Ft. Minimum
② Travel Lane	12 Ft.	11 Ft.
③ Parking Lane	Prohibited	8 Ft. (Option on one or both sides of the street)
④ Sidewalks		
4A. Public Frontage Zone	Optional (4' min. if provided)	Optional (4' Min. if provided)
4B. Walkway Zone	5 Ft. Minimum both sides of street	5 Ft. Minimum both sides of street
4C. Furnishing & Utility Zone	Optional (4' min. if provided)	4 Ft. Minimum both sides of street
⑤ Tree Belt	8 Ft. Minimum	Optional (4' Min. if provided)
⑥ Multi-Use Pathway	Optional on 60' Min. ROW; 10 Ft. Min. if provided and 12' Optimal	Prohibited

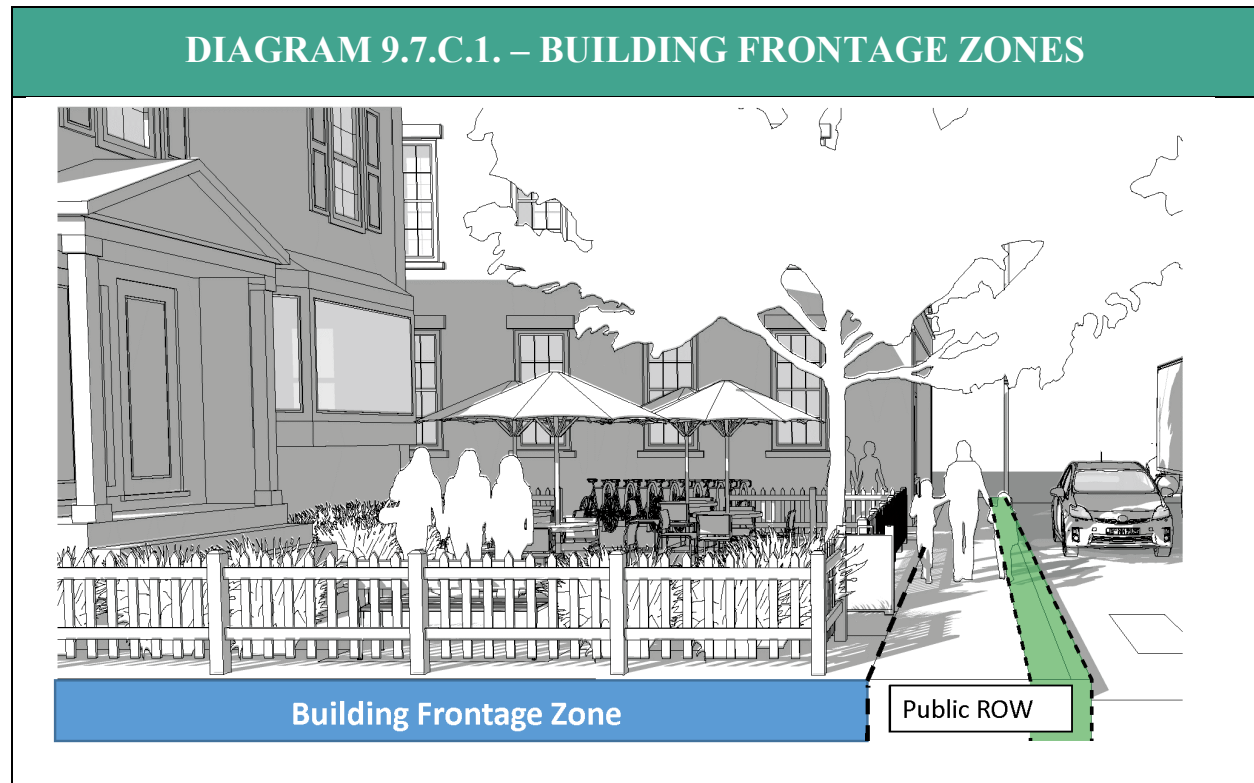
TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS

Street Component	 NEIGHBORHOOD STREET	 ACCESS STREET
	Neighborhood Street	Access Street
① Street Right-Of-Way	40 Ft. Minimum	25 Ft. Minimum
② Travel Lane	11 Ft.	10 Ft.
③ Parking Lane	Not required	Prohibited
④ Sidewalks		
4A. Public Frontage Zone	Prohibited	Prohibited
4B. Walkway Zone	5 Ft. Minimum both sides	1 Side/5 Ft. Minimum
4C. Furnishing & Utility Zone	Prohibited	Prohibited
⑤ Tree Belt	5 Ft. Minimum	Prohibited
⑥ Multi-Use Pathway	Optional	Prohibited

C. Public Realm Interface

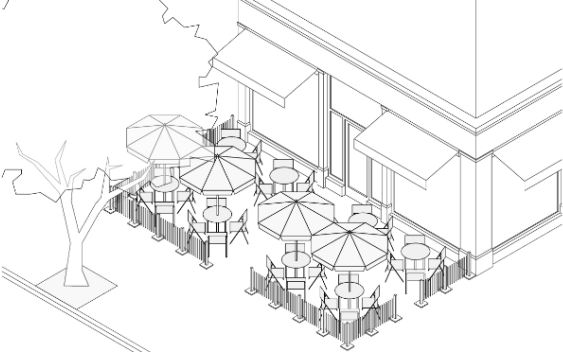
1. Building Frontage Zones. A Building Frontage Zone is the setback space between the street facing façades of the building and the street R.O.W. line. Building Frontage Zone uses provide a compatible transition and interface between the private realm (buildings and uses) and the public realm (sidewalks, streets, and civic spaces). Outdoor Amenity Spaces are required in the Building Frontage Zone, and Publicly Oriented Private Spaces (POPS) are requirements in specified Oak Grove Park Districts.

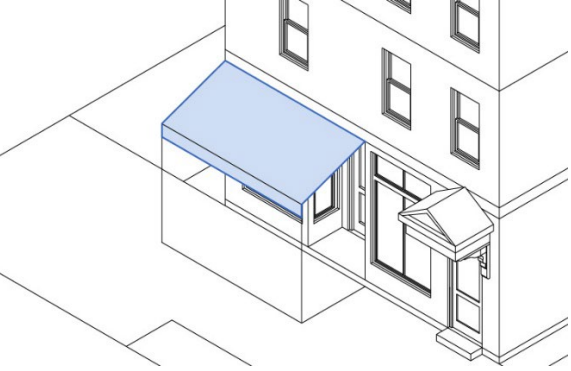
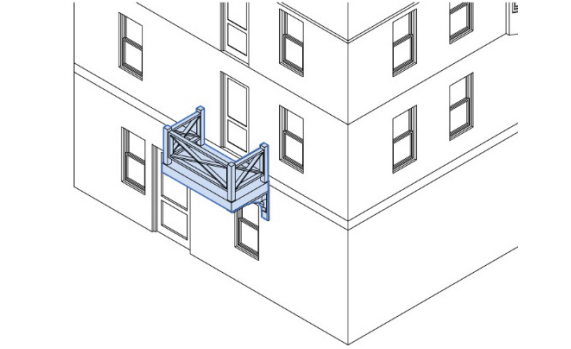
DIAGRAM 9.7.C.1. – BUILDING FRONTAGE ZONES

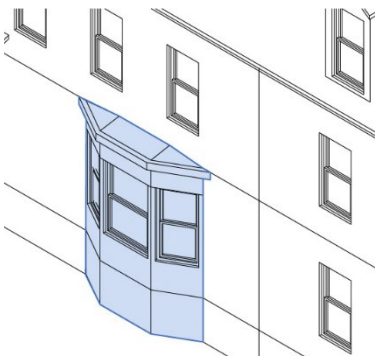


2. Building Interface within the Public ROW. Building interfaces such as building components, Outdoor Amenity Spaces, signs, displays, and related interactive components may be permitted by special permit from the PEDB on the Public Frontage Zone when they contribute to vibrant spaces for the enjoyment of the public and do not interfere with the 5-foot minimum Walkway Zone. All building interfaces on the public R.O.W. shall comply with all relevant Town Bylaws. Permissible building interfaces are set forth in TABLE 9.7.C.2.

**TABLE 9.7.C.2.
BUILDING FRONTAGE ZONE AND PUBLIC REALM INTERFACE
APPLICATIONS**

Type	Description and Design Standards
1. Sidewalk Dining 	Sidewalk dining is permitted as an ancillary activity of any restaurant, pub, or other food and drink establishment. The operator of the outdoor dining cafe may be granted a special permit from the PEDB for sidewalk dining in the Building Frontage Zone. Permission is required from the Select Board for sidewalk dining in the Public Frontage Zone. <i>(Amended 11-14-22)</i>
2. Storefront Display 	Storefront displays on a public sidewalk shall be within 3 feet of the building; are prohibited from interfering with pedestrian travel in the Walkway Zone; and shall be removed when the business is not open; and comply with all other Town Bylaws.
3. Sidewalk Sign 	A freestanding portable sign, not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure or one or more panels which form both the structure and sign face, and which is intended to be placed in a sidewalk or pedestrian way. Sidewalks signs displayed on a public sidewalk shall be within 3 feet of the building; are prohibited from interfering with pedestrian travel in the Walkway Zone; shall be removed when the business is not open; and comply with all Town Bylaws.

4. Projecting Sign	
	A building mounted sign attached to, and extending from, a building or support beam in whole or in part which extends beyond said building. Projecting signs may encroach into the public right-of-way but shall not be located within 5 feet to the closest curb line. Projecting sign shall be mounted a minimum of 6 inches away from the building and 8 feet from the bottom of the sign to the sidewalk grade; and comply with all Town Bylaws.
5. Awning	
	An awning projecting over the sidewalk of a public street shall have 8 feet of clearance in height to the sidewalk grade, 8 feet in clearance from the curbline, and comply with all Town Bylaws.
6. Balcony	
	A balcony projecting over the sidewalk of a public street shall have 12 feet of height clearance to the sidewalk grade, 8 feet in clearance from the curbline, and comply with all Town Bylaws.

7. Bay Window 	Bay windows projecting over the sidewalk of a public street shall have 12 feet of height clearance, 8 feet in clearance from the curbline, and comply with all Town Bylaws.
8. Gallery 	A gallery is an attached cantilevered shed or lightweight colonnade within the Building Frontage Zone or overlapping the sidewalk of a public street and providing shelter for pedestrians. A gallery projecting over the sidewalk of a public street shall have 12 feet of clearance, 8 feet in clearance from the curbline, and comply with all Town Bylaws.

3. **Parklets.** A parklet is a temporary treatment that typically extends out from the sidewalk at the level of the curb to the width of the adjacent on-street parking lane. They are intended to enhance the pedestrian environment and provide outdoor amenity space where desirable. Parklets may be allowed with a permit from the Select Board under the following standards: *(Amended 11-14-22)*
 - a. Parklets may be used for public seating, food trucks and carts, bike corrals, exercise stations, pop up stores and other temporary retail vendors, and other amenities.
 - b. Parklets shall occupy the full width of the parking lane they extend into.
 - c. When a bike lane is present, parklets shall be set back so that they do not interfere with travel on the bike lane.
 - d. Parklets shall be setback at least fifty feet from the corner of a street.
 - e. The PEDB may adopt specific design standards and guidelines for parklets.
4. **Pedestrian Passages.**
 - a. Pedestrian passages shall connect off-street parking areas with the public sidewalk.
 - b. All Pedestrian Passages shall be lighted using footlights, bollard lights, building lights, or street lights.

5. Signs. Signs shall comply with the rules and regulations in Section 7.2. The specific type of permitted signs and related design standards in Section 7.2.5, TABLES 4-10 shall be applicable as follows in each of the Oak Grove Park Districts: Oak Grove Neighborhood shall be governed by TABLE 4; Oak Grove Village Center shall be governed by TABLE 7, and Oak Grove Business Park shall be governed by TABLE 6.

9.8 DENSITY AND BULK STANDARDS

A. Base Residential Density.

Residential buildings and developments within Oak Grove Park Districts shall be subject to the following density standards:

TABLE 9.8.A. - RESIDENTIAL DENSITY BY ZONING DISTRICT			
BUILDING TYPES	BY RIGHT/SPECIAL PERMIT UNITS PER 44,000 S.F.		
	OGVC	OGN	OGBP
Cottage	N/A	8 by right/16 special permit ("s.p").	N/A
Rowhouse	12 by right/16 s.p.	12 by right/16 s.p.	N/A
Multi-Family Building	20 by right/24 s.p.	20 by right/24 s.p.	N/A
Mixed-Use Building	20 by right/24 s.p.	20 by right/24 s.p.	N/A

B. Density Bonus Requirements.

1. General Requirement. The PEDB may, by special permit, allow higher density up to the maximum established on TABLE 9.8.A above if certain Public Benefit Improvements are made by the applicant that provide benefits to residents and businesses in the Development Tract, the Oak Grove Park Districts, and surrounding area. If sufficient Public Benefit Improvements are made, the PEDB shall make a written finding that the applicant will provide significant improvements providing a public benefit, in addition to those improvements necessary to meet the base density requirements of this bylaw.
2. Approval of Density Bonus Improvements. The PEDB shall be under no obligation to grant a density bonus and may determine, in its sole discretion, whether the offered improvements are sufficient in nature, scope, cost or otherwise, to justify such bonus. The offer and commitment by an applicant to provide all or any number of Public Benefit Improvements does not, in and of itself, require the PEDB to grant such density bonus. In order to make this determination, the following are required:

- a. The applicant shall provide the PEDB with a written description of the intended improvements, the public benefit provided, significance to the Town, provision for maintenance if required, applicant's cost estimates, and a sketch plan showing the location and type, size and extent of improvements.
- b. The PEDB may require a bond to cover the cost of any Public Benefit Improvements that will be constructed, or a binding agreement approved by Town Counsel, to remain in place until the improvements are completed to the satisfaction of the Town.
- c. A specific time frame for the completion of all required off-site Public Benefit Improvements shall be incorporated as a condition of approval of the PEDB.
- d. The applicant shall provide a list of all permits and approvals required relating to any proposed Public Benefit Improvements with the application. These approvals shall be obtained prior to approval of the development, unless an exception for good cause is explicitly authorized by the PEDB.

9.9 DESIGN WAIVERS AND SPECIAL PERMIT CRITERIA

- A. Purpose.** A design waiver allows a specifically authorized type of exception from the provisions governing development in the Oak Grove Park (OGP) district pertaining to general standards in Section 9.3, building types in Section 9.4, development standards in Section 9.5, Outdoor Amenity Space in Section 9.6, Public Realm Standards in Section 9.7, and Oak Grove Park subdistrict standards in Section 9.10.
- B. Review Criteria.** In addition to the criteria in Section 3.4, and by special permit, the PEDB may authorize a design waiver where authorized in a particular section of this bylaw upon making positive findings under the following criteria:
1. Consistency with the general purpose and goals of the Oak Grove Area Urban Renewal Plan;
 2. Consistency with any waiver eligibility requirements, as indicated in Section 9.9.A above;
 3. Such relief shall not result in substantial detriment to the OGP district or surrounding neighborhoods;
 4. Adequacy and safety of traffic flow, access, parking, and loading;
 5. Adequacy of utilities and other public services;
 6. Positive impacts on pedestrian comfort and safety including streetscape enhancements and outdoor amenity spaces;
 7. Positive fiscal impact, including impact on municipal services, tax base, and employment; and
 8. Social, economic, or community needs are served by the waiver.
- C. Other Special Permits.** All special permits authorized under this Section 9 shall be subject to the criteria of Section 3.4.

D. Conditions. The PEDB may attach supplemental conditions and/or limitations that it deems necessary in order to ensure compliance to the findings and/or standards for the specific special permit requested.

9.10 OAK GROVE PARK DISTRICTS

The development and design standards of Section 9 apply to the designated Oak Grove Park Districts as set forth below.

A. Oak Grove Village Center (OGVC)

The purpose of this district is to create an attractive gateway from Interstate 495 to the Town by encouraging a broad range of commercial, recreational, cultural, and service uses, and a limited amount of residential and institutional uses at moderate densities, supported by attractive streetscape treatments and multi-modal transportation facilities including bus transit, sidewalks, and multi-use pathways and walking trails within the OGVC and connecting to other Oak Grove Park subdistricts.

TABLE 9.10.A.1 - OAK GROVE VILLAGE CENTER DEVELOPMENT STANDARDS

1. BUILDING TYPES & PROPERTY USES			3. BLDG & PUBLIC FRONTAGE INTERFACE		
Building Types: See Section 9.4, TABLE 9.4.C.1			See Section 9.7.C.; TABLE 9.7.C.2		
1.	Cottage	N	1.	Sidewalk Dining	P
2.	Rowhouse	P	2.	Storefront Display	P
3.	Multi-Family Building	P	3.	Sidewalk Sign	P
4.	Hotel	P	4.	Projecting Sign	P
5.	General Commercial Building	P	5.	Awning	P
6.	Mixed Use Building	P	6.	Balcony	P
7.	Fabrication or Flex Building	P	7.	Bay Window	P
8.	Civic or Community Building	P	8.	Gallery	SP
9.	Gas Station and Convenience Store	SP			
10.	Other Approved by PEDB	SP			
Property Uses: See Section 5.4, TABLE 1					
2. OUTDOOR AMENITY SPACES			4. DEVELOPMENT TYPES		
See Section 9.6.; TABLE 9.6.B.1.			See Section 9.5.B		

1.	Neighborhood Park or Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	N
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	P
3.	Athletic Field or Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	P
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	N
2. OUTDOOR AMENITY SPACES			4. DEVELOPMENT TYPES		
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	P
6.	Community Garden (CS, POPS, PS)	P			
7.	Forecourt (POPS, PS)	P			
8.	Courtyard (POPS, PS)	P	5. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT		
9.	Plaza or Square (CS, POPS)	P			
10.	Pocket Park or Playground (CS, POPS, PS)	P			
11.	Outdoor Dining (POPS)	P			
12.	Rooftop Terrace (POPS, PS)	P			
13.	Private Yard (PS)	P			
14.	Dooryard	P			
15.	Other Approved by PEDB	SP			
N - Prohibited; P - Permitted by Right; SP - Special permit required from PEDB					

B. Oak Grove Business Park (OGBP)

The purpose of this district is to facilitate the development and redevelopment of underutilized parcels by promoting opportunities for small to large-scale businesses, including a broad range of commercial, office, service, light industrial, and institutional uses, as well as restaurants and other uses supporting the commercial uses, that benefit from proximity to Route 109 and Interstate 495, surrounding natural amenities, and neighborhoods. The district is envisioned to service a wide range of economic development from an incubator for business start-ups and entrepreneurial activities to large corporations.

TABLE 9.10.B.1 - OAK GROVE BUSINESS PARK DEVELOPMENT STANDARDS					
1. BUILDING TYPES			3. BLDG & PUBLIC FRONTAGE INTERFACES		
Building Types: See Section 9.4, TABLE 9.4.C.1			See Sections 9.7.C.; TABLE 9.7.C.2		
1.	Cottage	N	1.	Sidewalk Dining	P
2.	Rowhouse	N	2.	Storefront Display	P

3.	Multi-Family Building	N	3.	Sidewalk Sign	N
4.	Hotel	N	4.	Projecting Sign	P
5.	General Commercial Building	P	5.	Awning	P
6.	Mixed Use Building	N	6.	Balcony	N
7.	Fabrication or Flex Building	P	7.	Bay Window	N
8.	Civic or Community Building	SP	8.	Gallery	N
9.	Gas Station and Convenience Store	N			
10.	Other Approved by PEDB	SP			
Property Uses: See Section 5.4, TABLE 1					
2. OUTDOOR AMENITY SPACES			4. DEVELOPMENT TYPES		
See Section 9.6.; TABLE 9.6.B.1.			See Section 9.5.B		
1.	Neighborhood Park or Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	N
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	N
3.	Athletic Field or Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	N
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	P
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	P
6.	Community Garden (CS, POPS, PS)	P			
2. OUTDOOR AMENITY SPACES			5. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT		
7.	Forecourt (POPS, PS)	P			
8.	Courtyard (POPS, PS)	P			
9.	Plaza or Square (CS, POPS)	P			
10.	Pocket Park or Playground (CS, POPS, PS)	P			
11.	Outdoor Dining (POPS)	P			
12.	Rooftop Terrace (POPS, PS)	P			
13.	Private Yard (PS)	P			
14.	Dooryard	N			
15.	Other Approved by PEDB	SP			
N - Prohibited; P - Permitted by Right; SP - Special permit required from PEDB					

C. Oak Grove Neighborhood (OGN)

The purpose of this district is to facilitate the development of residential housing forms and patterns that take advantage of the natural attributes, proximity to primary travel corridors, and nearby village centers. This district is intended to include high quality housing for a variety of age groups, household types, and income ranges.

TABLE 9.10.C.1 - OAK GROVE NEIGHBORHOOD DEVELOPMENT STANDARDS

1. BUILDING TYPES AND PROPERTY USE			3. BLDG & PUBLIC FRONTAGE INTERFACES		
Building Types: See Section 9.4, TABLE 9.4.C.1			See Section 9.7.C.; TABLE 9.7.C.2		
1.	Cottage	P	1.	Sidewalk Dining	N
2.	Rowhouse	P	2.	Storefront Display	N
3.	Multi-Family Building	P	3.	Sidewalk Sign	N
4.	Hotel	N	4.	Projecting Sign	N
5.	General Commercial Building	N	5.	Awning	P
6.	Mixed Use Building	N	6.	Balcony	P
7.	Fabrication or Flex Building	N	7.	Bay Window	P
8.	Civic or Community Building	P	8.	Gallery	P
9.	Gas Station and Convenience Store	N			
10.	Other Approved by PEDB	N			
Property Uses: See Section 5.4, TABLE 1					
2. OUTDOOR AMENITY SPACES			4. DEVELOPMENT TYPES		
See Section 9.6.; TABLE 9.6.B.1			See Section 9.5.B		
1.	Neighborhood Park or Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	P
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	N
3.	Athletic Field or Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	P
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	N
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	N
6.	Community Garden (CS, POPS, PS)	P			
7.	Forecourt (POPS, PS)	P			
8.	Courtyard (POPS, PS)	P			

2. OUTDOOR AMENITY SPACES			5. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT			
9.	Plaza or Square (CS, POPS)	P				
10.	Pocket Park or Playground (CS, POPS, PS)	P				
11.	Outdoor Dining (POPS)	N				
12.	Rooftop Terrace (POPS, PS)	P				
13.	Private Yard (PS)	P				
14.	Dooryard	P				
15.	Other Approved by PEDB	SP				
N - Prohibited; P - Permitted by Right; SP - Special permit required from PEDB						

SECTION 10. CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

10.1. PURPOSES

- A. To further the goals of the Medway Master Plan.
- B. To encourage mixed-use development in the Central Business District with a balanced and vibrant mix of compatible business uses and multi-family residential development.
- C. To encourage revitalization and economic investment in the Central Business District in a manner which represents the qualities of a traditional New England town center.
- D. To encourage greater variety of housing to meet the needs of a diverse population with respect to income, ability, household types, and stage of life.
- E. To improve walkability within the district and provide better access between housing, shops, services, and employment.

10.2. GENERAL SITE DEVELOPMENT STANDARDS. Uses which are allowed in the Central Business District by right or by special permit shall be required to meet the following performance standards.

- A. **Vehicle Fuel Station With Convenience Store.** New vehicle fuel stations are prohibited in the Central Business District. A special permit from the Planning and Economic Development Board is required for substantial redevelopment or renovation of an existing Vehicle Fuel Station with Repair Service or Vehicle Fuel Station with Convenience Store in the Central Business District as a Gas Station and Convenience Store under the development standards on TABLE 9.4.C.1.B.

B. Main Street Pedestrian Frontage Zone.

- 1. The Main Street Pedestrian Frontage Zone includes all properties in the Central Business District with frontage on Route 109 (Main Street). These frontages are prioritized for pedestrian-oriented ground floor uses. Buildings fronting on the designated Pedestrian Frontage Zone shall be subject to the following requirements, except for Residential Buildings in a Mixed-Use Development as provided in Section 10.3.D:

(Amended 11-1-21)

- a. Ground floor uses shall be reserved for retail, restaurant, and other non-residential uses open to the public on an appointment or walk-in basis, including but not limited to personal service, office, repair, and municipal uses (“Publicly Oriented Uses”).
- b. Residential uses and non-residential uses that are not Publicly Oriented Uses shall be allowed to have access through the front of a building in the Pedestrian Frontage Zone by an entrance that leads to the upper floors of the building, or by an entrance to the rear of the building.
- c. Residential uses and non-residential uses that are not Publicly Oriented Uses shall be allowed on ground floors only where:

- 1) The use is within a building with frontage on the street and the use is set back a minimum of sixty feet from the street right-of-way line; or
- 2) The PEDB has waived this requirement after determining that street-front residential and/or other non-Publicly Oriented Uses on the ground floor will not have an adverse impact on the continuity and vitality of the Pedestrian Frontage Zone.

C. Building Placement and Orientation.

1. Building Lot and Type. The minimum lot size in the Central Business District is identified on Table 2 - Dimensional and Density Regulations in Section 6.1 of the Zoning Bylaws. For specific building types, other dimensional standards apply under Section 10.4 below.
(Amended 11-14-22)
2. Number of Buildings. There is no limit on the number of principal buildings allowed on a building lot except as limited by dimensional requirements and other site development standards in this section.
3. Building Step-back. Buildings in the Central Business District shall be setback or stepped back from the street right-of-way line in accordance with TABLE 9.3.B.6 for the Village Center Street Type. Therefore, a building may have to be set back or stepped back further from the street right-of-way line in order to achieve the maximum height allowed. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive enclosure and shadowing on Main Street. The space created by building setbacks is referred to as the Building Frontage Zone. The Building Frontage Zone is regulated under Sections 10.2.E.2 and 10.5.B below.
4. Façade Orientation. Buildings located within sixty feet of a street right-of-way line must be built parallel to the street, with the front façade and entrance of the building oriented to the public sidewalk.

D. Parking Requirements.

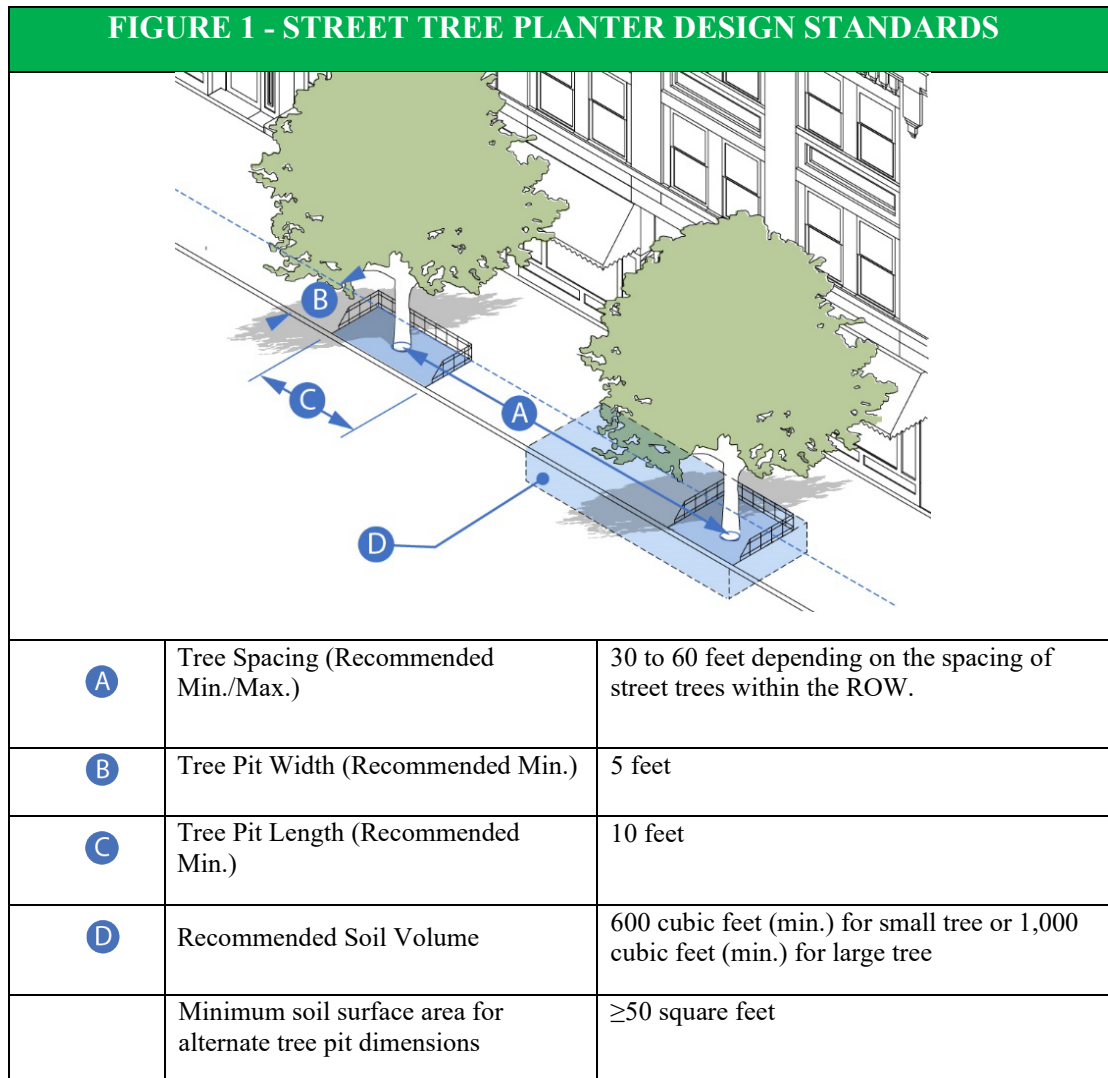
1. Purpose and Intent. The purpose and intent in applying parking standards in the Central Business District are as follows:
 - a. To improve walkability by minimizing sidewalk interruptions and conflict points between pedestrians, cyclists, and vehicles on Main Street and on site.
 - b. To ensure adequate parking for existing and new development while minimizing excessive and inefficient off-street parking areas that result in lost opportunities to develop new buildings that expand business and the tax base.
(Amended 11-15-21)
 - c. To encourage the use of public transportation, bicycling, and walking as an alternative to motor vehicle use when a choice of travel mode exists.
2. Applicability. The parking requirements in Section 7.1.1 shall apply to the Central Business District with the following adjustments:
 - a. Off-Street Parking Requirements. In the Central Business District (CB) the minimum number of off-street parking spaces required by use on TABLE 3 in Section 7.1.1.D.

- shall be interpreted to be both the minimum and the maximum amount of parking spaces required. A reduction of parking may be allowed by special permit under Section 7.1.1.J. Additional off-street parking spaces shall require a waiver from the PEDB and the applicant shall demonstrate sufficiently that additional parking is necessary.
- b. Parking Area Design. In addition to the standards provided in Section 7.1.1.F., the following standards shall be required in the Central Business District:
- 1) Parking Area Plantings. In parking areas containing thirty or more spaces, a minimum of one deciduous tree and two shrubs exclusive of any required perimeter plantings must be planted for every three-thousand square feet of parking areas. When planted, deciduous trees must be a minimum height of ten feet and/or two and one half inches in caliper. Planting areas must each contain not less than fifty square feet of unpaved soil area. Trees and soil plots shall be so located as to provide visual relief and wind interruption within the parking area, and to assure safe patterns of internal circulation.
 - 2) Internal Pedestrian Access. In parking areas with more than seventy-five spaces, the expanse of pavement shall be interrupted by separating rows of parking spaces from each other with a combined planting strip and sidewalk at least eight feet in width. Design of these planting strips/sidewalks shall take into account the need to store snow, locate light poles, install deciduous trees, and allow safe pedestrian movement. In addition, if an existing parking area is expanded to over seventy-five spaces, the combined planting strip and sidewalk requirement shall apply to the entire parking area. All proposals to construct or modify parking areas with more than seventy-five spaces are subject to site plan review.
- c. Parking Placement. As an exception to Section 7.1.1.G., all off-street parking shall be located behind or beside buildings located in the Pedestrian Frontage Zone and within sixty feet of the Main Street right-of-way line. Vehicular parking between the front building line and the street right-of-way line is permitted only if the Planning and Economic Development Board grants a special permit and the applicant can demonstrate that no other reasonable alternative exists.
- d. Temporary Use of Off-Street Parking. In addition to provisions for reduced parking in Section 7.1.1.J., excess parking spaces may be reprogrammed and utilized for temporary commercial uses such as for seasonal retail sales, food trucks, farmers' markets, craft shows, live entertainment, auxiliary space for one or more restaurants, and similar commercial uses. Such temporary use of excess parking spaces requires a special permit from the PEDB, and the applicant shall demonstrate that the excess parking spaces are not necessary to support existing businesses on site, and that the temporary commercial use provides a sufficient level of safety for users.

E. Streetscaping, Landscaping and Screening.

1. General Standards. Landscaping shall comply with the Planning and Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-9. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this bylaw shall apply.

2. **Streetscape Treatments.** In the Building Frontage Zone between the Main Street right-of-way line and the front facade of the building, streetscape treatments should be coordinated and complimentary to the public sidewalk and streetscape treatments within right-of way.
 - a. ***Sidewalk Expansion.*** A concrete walkway or terrace may be installed adjacent to the public sidewalk within the Building Frontage Zone where no landscaping has been installed on the outer edge of the right-of-way, in effect, expanding the public sidewalk. This expansion is required along the entire length of the frontage, connecting to existing or future sidewalk extensions on adjacent lots.
 - b. ***Street Trees.*** Deciduous street trees may be installed in the Building Frontage Zone that compliment street trees within the street right-of-way. Trees shall be a minimum of three and one-half inch caliper at least four feet above grade and of native species common to the area. They should be planted in accordance with the recommended standards set forth below in Figure 1. The trees should be drought and salt tolerant. They should be regularly trimmed to provide clear visibility into the site from the street and provide shade over the walkway.



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- c. Ground Cover. Low lying and low maintenance grasses, shrubs, bushes, flowers, and similar vegetative ground cover may be planted adjacent to the street right-of-way line. All ground cover must be maintained at a height of no more than thirty inches to avoid blocking visibility for drivers entering or exiting the site.
 - d. Other Enhancements in the Building Frontage Zone. Additional treatments and design standards are identified in Section 10.5.B.
 3. Transitional Buffer Requirements. Transitional buffers are required between properties in the Central Business District and abutting properties in residential districts to create a compatible transition with the surrounding neighborhoods. Transitional buffers may include any combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of eight feet above the ground installed along the property boundary line. Where transitional buffers are required, all buildings, accessory structures, and loading areas shall be set back a minimum of seventy-five feet, and parking shall be set back a minimum of fifty feet, from the property line where the transitional buffer is to be installed.
 4. Public Utilities. All new public utilities (except structures and other facilities that require above-grade access) shall be installed underground.
 5. Trash and Service Areas.
 - a. All service, loading, trash, and recycling storage areas viewable from a public right of way or from an adjacent residential district shall be screened by one or a combination of masonry, a wood screen, or evergreen plantings to reduce their visual impact.
 - b. Loading and service areas shall not be visible from any public street or any property in a residential district unless no other location is feasible. Sufficient landscaping and screening of loading and service areas shall be required.
 - c. Garage doors and loading spaces are prohibited on the street facing façade of any commercial, mixed-use, or multi-family building unless no other location is feasible.
 6. Sustainable Site Design Standards. Sustainable Design and Low Impact Development (LID) techniques shall be used in the Central Business District to reduce stormwater runoff, improve water quality, maintain canopy tree cover, protect natural landscapes, install appropriate planting materials, and encourage the production of local food. In achieving the requirements of this section, applicants shall comply with sustainable and low impact development techniques provided in the Planning & Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-4; Massachusetts Stormwater Management Standards; and Town of Medway General Bylaws Article 26, Stormwater Management and Land Disturbance.

F. Outdoor Amenity Space

1. General Standard. The amount of outdoor amenity space provided within a site development shall be at least fifteen percent of the lot or development site. Up to fifty

percent of the required minimum amount of open space required in Section 6, TABLE 2 – Dimensional and Density Regulations may be used for Outdoor Amenity Spaces. Outdoor amenity space shall not include transitional buffer areas, landscaping within parking areas, or general landscaping alongside yard setbacks.

2. Permitted Outdoor Amenity Spaces. The outdoor amenity spaces and associated design standards identified in TABLE 9.6.B.1. and permitted in the Central Business District are listed below. The total amount of required outdoor amenity space may include any combination of the following:
 - a. Dooryard (Residential Buildings Only)
 - b. Forecourt
 - c. Community Garden (Residential Buildings Only)
 - d. Courtyard
 - e. Plaza or Square
 - f. Pocket Park or Playground (Residential Buildings Only)
 - g. Outdoor Dining Terrace
 - h. Rooftop Terrace
 3. Building Outdoor Amenity Spaces. Outdoor amenity spaces for individual buildings include rooftop gardens and terraces, decks, porches, stoops, balconies, pedestrian passages, and similar accessory spaces where outdoor seating can be provided.
 4. Other Outdoor Amenity Space Types. Permitted by special permit by the PEDB.
- G. **Signs**. The sign regulations in Section 7.2 shall apply to the Central Business District except for the variations under Public Realm Interface in Section 10.5.B below.

10.3. MIXED-USE DEVELOPMENT STANDARDS

A. Applicability

1. The PEDB may grant a special permit for a Mixed-Use Development or a Mixed-Use Building in the Central Business District to include any combination of uses allowed by right and uses allowed by special permit as specified in TABLE 1 – Schedule of Uses.
2. The provisions of this Section are available by special permit from the Planning and Economic Development Board for uses permitted by right in order to achieve a flexible site design.

B. **Definitions**: See definitions of Mixed-Use Development, Mixed-Use Building, and Multi-Family Building in SECTION 2 DEFINITIONS. *(Amended 11-14-22)*

C. Dimensional Requirements.

1. Mixed-Use and Residential Development. For residential and mixed-use development the following standards apply.
 - a. Front-yard Setback Encroachments. Principal buildings shall be set back a minimum

of 10 feet from the front lot line. Architectural features such as bay windows, porches, balconies, porticos, canopies, etc. shall not be subject to the ten-foot minimum setback.

- b. Side-Yard and Rear-Yard Setbacks. Notwithstanding the provisions of Section 10.2.E.3, there shall be a minimum setback of 25 feet from all side and rear lot lines abutting a residential zoning district, of which the first ten feet nearest each lot line shall not be used for the parking or storage of vehicles and shall be suitably landscaped. There is no side-yard or rear-yard setback for properties abutting other properties within the Central Business district.
- c. Maximum Building Height: Residential and mixed-use buildings shall not exceed sixty feet in height, and are subject to the building height step back requirements in Section 10.2.C.3.

D. Residential Uses in a Mixed-Use Development.

- 1. Combination of Uses in a Mixed-Use Building. A mixed-use building shall include multi-family residential units and one or more retail, municipal, service, office, commercial or other business uses allowed in the zoning district (hereinafter referred to as “business uses”) in at least the minimum percentages as set forth in Subsection D.2 below.
- 2. Percentage and Location of Uses in a Mixed-Use Building. Except as provided in Section D.4 below, in a two-story building at least fifty percent of the gross floor area shall be comprised of business uses, and no more than fifty percent of the gross floor area shall be comprised of multi-family dwelling units and any common areas and support facilities associated with those multi-family dwelling units. In a three-story building, at least thirty-three percent of the gross floor area shall be comprised of business uses, and no more than sixty-seven percent of the gross floor area shall be comprised of multi-family dwelling units and any common areas and support facilities associated with those multi-family units. In a building of four stories or more, at least twenty-five percent of the gross floor area shall be comprised of business uses, and no more than seventy-five percent of the gross floor area shall be comprised of multi-family dwelling units and any common areas and support facilities associated with those multi-family units. The gross floor area comprised of business uses may include hallways, lobbies, maintenance areas, security areas, closets, and other areas which serve exclusively the business uses in that building.
- 3. Residential Use On Ground Floor Exception. Multi-family dwelling units may not be located on the ground floor of a mixed-use building unless: *(Amended 11-12-24)*
 - a. The building with the multi-family dwelling units is set behind another building which has business uses on the ground floor and a front façade that faces a public way or primary access drive; or
 - b. The residential portion of the ground floor is located behind the business uses within the same building which has a front façade that faces a public way or primary access drive.
- 4. Residential Buildings in Mixed-Use Development. A mixed-use development may include a stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units provided that the

multi-family building shall meet the requirements of Section 10.3.D.5 below and shall be set back at least ten feet from the Main Street right-of way line.

(Amended 11-12-24)

5. Ratio of Residential to Business GFA in a Mixed-Use Development. A stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units shall be permitted in a Mixed-Use Development only as part of a Mixed-Use Development that includes at least 2,000 square feet of commercial development for every 50 units, or a fraction thereof, of multi-family housing in the stand-alone multi-family housing building.

(Amended 11-12-24)

6. Affordability Requirements. The provisions of Section 8.6. Affordable Housing shall apply to Mixed-Use Developments; however, for a proposed development where the percentage of affordable units required under Section 8.6 exceeds 10%, the Planning and Economic Development Board may by special permit provide for a lower percentage of affordable units than required by Section 8.6, but in no event less than 10%, if the Planning and Economic Development Board finds that the special permit would be in the best interests of the Town; provides additional design or other community benefits beyond the minimum requirements of the zoning bylaw or the proposal integrates street-facing, ground floor non-residential uses along Main Street; and is consistent with the purposes of the Central Business District. The Decision Criteria in Section 3.4.C do not apply to special permit applications under this Section.

(Amended 5-8-2023)

7. The maximum height of a mixed use building may be extended by no more than one additional story, which may not exceed 12 feet in height, by special permit from the PEDB if the proposed development includes a provision for permanently protecting a portion of the development as conservation or open space land, beyond the requirements for open space established in this bylaw, by means of a conservation restriction, conveyance to the Town, or conveyance to a nonprofit organization, the principal purpose of which is the conservation of open space. The minimum requirements for open space required by this bylaw include the minimum open space percentage set forth in Section 6.1; all required front, side and rear setbacks; all streetscape treatments, transitional buffers, and other requirements set forth in Section 10.2.E; outdoor amenity spaces; and any other applicable requirements in the Zoning Bylaw that require any portion of the site to remain in an open or undeveloped state. In determining whether to grant a special permit for the additional height, the Board shall consider the following factors: whether the proposal provides for better site design; whether the proposal helps mitigate any impacts on abutting properties; whether the proposal increases the protection of wetlands and other sensitive environmental areas; and whether the proposal helps to protect important topographical features and reduce land disturbance, filling, and cutting. In any case where the land is not conveyed to the Town, a restriction enforceable by the Town shall be recorded providing that such land shall be kept in an open or natural state and not to be developed. All conservation restrictions must be approved by Town Counsel.

(Added 11/13/2023; amended 5/13/2024)

E. Special Permit Review Criteria.

1. Special permits granted under this Section 10.3 are not subject to the special permit criteria under Section 3.4.
2. Before granting a special permit for a mixed-use development or flexible site design of a permitted use in the Central Business district, the PEDB shall find that all of the following criteria are met:
 - a. The proposed uses and site design represent the qualities of a traditional New England town center;
 - b. The proposed site design is environmentally sound and is readily accessible to and useable by pedestrians;
 - c. The proposed site design reflects and advances the goals and objectives of the Medway Master Plan as updated;
 - d. Adequate pedestrian and (where applicable) vehicular linkages within the site and connecting to abutting properties are provided;
 - e. Streets, driveways, sidewalks, landscaped areas and public services are laid out in a safe manner;
 - f. Any detrimental impacts of the use on abutting properties and/or residential neighborhoods have been adequately mitigated; and
 - g. The site design incorporates the site's existing topography and protects natural features to the maximum extent feasible.

10.4. BUILDING TYPES AND DESIGN STANDARDS

A. Building Façade Composition and Architectural Features.

1. Building Transparency. Street facing façades shall have windows and doors with highly transparent, low reflectivity glass measured on the ground floor between two feet and twelve feet, except where the ground floor is used for residential units. Upper floor transparency may vary with use.

(Amended 11-12-24)
2. Building Articulation and Modulation. Street-facing building façades should be vertically articulated with architectural bays to create an equal, central, or end articulated façade composition. Street-facing building façades should be horizontally articulated with a clearly defined base, middle, and top. See Diagram 9.3.C.2.
3. Surface Relief with Architectural Features. Street-facing building façades should provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the façade by at least four inches. See Diagram 9.3.C.3.

B. Exterior Treatments.

Unless otherwise required by the State Building Code, Fire Code, or other regulation, traditional construction materials such as brick, stone, clapboard, and shingle are suggested construction materials. Other contemporary construction materials such as glass, metal, block,

and other siding materials may be appropriate in certain instances when compatible with more traditional materials. The main elements of the architectural treatment of the building's street-facing façade, including the materials used, should be continued around all sides of the building that are visible from existing streets or Outdoor Amenity Spaces.

C. Commercial, Residential and Mixed-Use Building Types.

1. Building Design Standards. The building types and associated design standards permitted in the Central Business District are identified below:
 - a. Rowhouse (RH) as set forth in Table 9.4.C.1.A.
 - b. Multi-Family Building as set forth in TABLE 9.4.C.1.A.
 - c. Mixed-Use Building as set forth in TABLE 9.4.C.1.B.
 - d. General Commercial Building as set forth in TABLE 9.4.C.1.B.
 - e. Hotel as set forth in TABLE 9.4.C.1.B.
 - f. Gas Station and Convenience Store as set forth in TABLE 9.4.C.1.B, applicable only to substantial redevelopment or renovation of existing vehicle fuel stations with repair or vehicle fuel stations with convenience store pursuant to Section 10.2.A.
 - g. Civic or Community Building as set forth in TABLE 9.4.C.1.C.
 - h. Car Wash: A Car Wash shall be subject to the dimensional and density requirements in Table 2
(Amended 5-8-2023; 5-13-2024; 5-11-2026)
2. At the time any application is filed with the PEDB under this Section 10, the applicant shall file a written request with the Building Commissioner to classify any new principal structures that are proposed as part of the application, or any existing structures that are to be expanded or converted to new uses. The Building Commissioner shall classify new principal structures as a specific building type based on the definition of each type and upon finding that the structure is substantially similar in placement, height, massing, use, and features to one of the permitted building types for the zoning district where the structure is located. The Building Commissioner shall also classify existing structures that are being expanded or converted to new uses under this section. If the Building Commissioner is unable to classify an existing principal structure as one of the building types of this section, the structure is considered nonconforming. The Building Commissioner shall respond to such requests, in writing, within twenty days of receipt of the request.
(Added 11-14-22)
3. Alternative Building Types. If the Building Commissioner cannot classify a proposed new building as one of the building types specifically allowed by this section, the building type is subject to issuance of a special permit by the PEDB. The PEDB shall determine if the building type is appropriate for the Zoning District, and, if so, determine the building type under TABLES 9.4.C.1A through 9.4.C.1C that most closely resembles the proposed new building, and apply either the standards for that building type or the dimensional standards

in Section 6.1 to the new building.

(Amended 11-14-22)

10.5. PUBLIC REALM STANDARDS

A. Access Street Design Standards.

Access streets provide internal site access from existing public streets in the Central Business District. Access streets shall be engineered and constructed in accordance with the design standards in Section 7 of the Medway PEDB Land Subdivision Rules and Regulations. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this Bylaw shall apply. Access streets must have a minimum cross section of twenty-four feet with two travel lanes and at least one sidewalk connecting the public sidewalk with the front entrance of a primary building on site. Access streets may also include sidewalks on both sides, on-street parking, street trees, curb extensions, and crosswalks under the design standards in Section 9.7.B and as illustrated in DIAGRAM 9.7.B.5.

B. Public Realm Interface.

1. Building Frontage Zones. A Building Frontage Zone is the setback space between the street facing façades of the building and the street right-of-way line (See DIAGRAM 9.7.C.1.). Utilization of the Building Frontage Zone should provide a compatible transition and interface between the private realm (on site buildings and uses) and the public realm (sidewalks, streets, and civic spaces). The Building Frontage Zone must be improved with Outdoor Amenity Spaces, streetscape treatments, and/or Building Interfaces. Outdoor Amenity Spaces are strongly encouraged and may be required in the Building Frontage Zone, and building interfaces are also encouraged within the Central Business District.
2. Building Interface with Main Street ROW Line. Selected building interfaces and related interactive components on TABLE 9.7.C.2. may be permitted with a special permit from the PEDB in the Building Frontage Zone (BFZ) when they contribute to vibrant spaces for the enjoyment of the public and do not interfere with the public sidewalk. Standards for permissible building interfaces are set forth in TABLE 9.7.C.2. and allowed in the Central Business District as follows:
 - a. Sidewalk Dining (BFZ only)
 - b. Storefront Display (BFZ only)
 - c. Sidewalk Sign (BFZ only)
 - d. Projecting Sign (BFZ and over the public sidewalk)
 - e. Awning (BFZ only)
 - f. Balcony (BFZ only)
 - g. Bay Window (BFZ only)
 - h. Gallery (BFZ only)

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History of Medway Zoning Bylaw and Amendments

In 1951, the Town of Medway adopted its first Zoning Bylaw. In 1966 and 1968, Town Meeting approved major changes to it. The Zoning Bylaw was recodified in 1975 and then again on May 11, 2015, by Town Meeting vote. This publication of the Zoning Bylaw is that recodified version and includes all other amendments adopted since then, through and including amendments approved at the November 10, 2025, Town Meeting. If you have questions concerning these amendments, please consult the official record of the Town Meeting at which a particular zoning provision was adopted. Those records are on file with the Medway Town Clerk, Medway Town Hall, 155 Village Street.

Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
May 11, 2026 (Article 22)	Add new Section 3.6 Consolidated Local Permits for Small Clean Energy Infrastructure Facilities, to comply with c.239 of the Acts of 2024	
May 11, 2026 (Article 23)	Amend Table of Uses and Table of Dimensional Requirements to allow car wash by special permit in Central Business District	
May 11, 2026 (Article 24)	Amend Tables 9.4.C.1.B and 9.4.C.1.C for Oak Grove and Central Business Districts for Mixed Use, General Commercial, Fabrication or Flex, Gas Station and Convenience, and Civic or Community Buildings	
May 11, 2026 (Article 25)	Add a new Section 6.2.H to allow the Planning Board to grant dimensional special permits for municipal buildings and uses	
May 11, 2026	Housekeeping: Amendments to allow special permit granting authority can also grant administrative site plan review; clarify appeal route for Multi-Family Overlay District; internal illuminated signs light source must be shielded.	
November 10, 2025 (Article 10)	Amend Section 8.12, Battery Energy Storage Facilities, to require facility operators to submit an annual report to Town certifying compliance with safety and testing protocols.	February 10, 2026
November 10, 2025 (Article 11)	Delete certain unneeded definitions; correct certain scrivener's errors; clarify the options for zoning enforcement; clarify site plan review requirements for uses that are protected under G.L. c. 40A, §3; eliminate the requirement for a special permit for tandem parking that complies with Section 7.1.1.K.2 of the zoning bylaw; amend Section 8.2 Accessory Dwelling Units to comply with state law; and other minor amendments.	February 10, 2026

November 10, 2025 (Article 12)	Amend the definition of wall sign; correct certain scrivener's errors; delete sections regarding outdoor lighting that are governed by the Outdoor Lighting Bylaw; delete sections regarding illumination of signs and landscaping that are duplicative; and allow for additional square footage of window signs, subject to obtaining a sign permit.	February 10, 2026
November 10, 2025 (Article 13)	Amend the Zoning Bylaw to change the name of the "Multi-family Housing Overlay District" to the "Villages Multi-family Housing Overlay District" (VMHOD); and to change the requirement for the PEDB to enact regulations for the VMHOD from mandatory to discretionary.	February 10, 2026
May 12, 2025 (Article 26)	A number of minor changes, including designate Zoning Board of Appeals to hear appeals under G.L. c. 41, §81Y; amend Section 5.5.D provisions for commencement of construction under special permit or site plan review to comply with amendments to G.L. c. 40A, §6; and correct a typo.	August 12, 2025
May 12, 2025 (Article 27)	Delete Section 8.2, Accessory Family Dwelling Units, and insert new Section 8.2 Accessory Dwelling Units in compliance with amendment to G.L. c. 40A, §3; amend Table of Uses and definitions accordingly	October 10, 2025
May 12, 2025 (Article 28)	Amend Section 5.6.1, Flood Plain Districts, to incorporate new FEMA flood plain maps and keep bylaw compliant with state and federal requirements, and delete special permit provisions for certain uses in flood plain	August 12, 2025
November 12, 2024 (Article 1)	Establish a new multi-family overlay district as Section 5.6.5 allowing multi-family housing by right at a density to comply with G.L. c. 40A §3A, and amend the zoning map to establish the new overlay districts; and make related amendments to the bylaw.	February 11, 2025
November 12, 2024 (Article 21)	Change the time period in which the Design Review Committee must schedule review of sign and façade permit applications from 15 to 21 days.	February 11, 2025
November 12, 2024 (Article 22)	Amend Schedule of Uses to delete "Ski Areas" and insert new use "Food Pantry", and insert definition of Food Pantry.	February 11, 2025
November 12, 2024 (Article 23)	Amend Central Business District by changing front setback for multi-family buildings, allow a four story building to be 45 feet in height, and other minor amendments; amend related sections of Oak Grove Park Districts zoning.	February 11, 2025
May 13, 2024 (Article 19)	Amend computation of area for awning signs	July 15, 2024
May 13, 2024 (Article 20)	Decrease minimum parking for ARCPUD projects to 1.5 per unit	July 15, 2024
May 13, 2024 (Article 21)	Add new Section 5.4.1 allowing certain Outdoor Displays by right in certain zoning districts	July 15, 2024
May 13, 2024 (Article 22)	Minor amendments to Central Business height special permit and rowhouse provisions; delete Section 1.5	July 15, 2024

May 13, 2024 (Article 23)	Rezone certain parcels along and near West Street to Energy Resource District	July 15, 2024
November 13, 2023 (Article 24)	Amend Table 1, Schedule of Uses to add Tier 2 Battery Energy Storage Systems	April 18, 2024
November 13, 2023 (Article 25)	Amend OSRD use regulations to delete convenience stores, community center, and multi-family	February 14, 2024
November 13, 2023 (Article 26)	Amend Site Plan Review to delete Section 3.5.4.I.1(mitigation) and make other amendments to Section 3.5.4.I	April 18, 2024
November 13, 2023 (Article 27)	Amend definition of Kennel from more than 3 dogs to more than 4 dogs	February 14, 2024
November 13, 2023 (Article 28)	A number of non-substantive changes, including: 1) Delete Section 1.8 Temporary Moratorium (BESS facilities). 2) Change the special permit granting authority for Construction Contracting Services to the PEDB. 3) Correct various errors in references, make minor non-substantive wording changes including updating outdated language, and delete language related to mitigation and rowhouses to be consistent with recent zoning bylaw amendments. 4) Clarify the deadline for acting on site plan applications in Section 3.5.4.G. 5) Amend Section 3.1.C regarding the process for issuing certificates of occupancy.	February 14, 2024
November 13, 2023 (Article 29)	Amend Section 7.1.1.E.4 to set requirements for signage for electric vehicle parking spaces	February 14, 2024
November 13, 2023 (Article 30)	Add a new Section 10.3.D.7 to Central Business District zoning to allow PEDB to grant a special permit for increased height if development includes additional, permanently protected open space.	February 14, 2024
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
May 8, 2023 (Article 17)	Amend Central Business District to allow less than 10% affordable housing units by special permit if certain standards are met.	August 7, 2023
May 8, 2023 (Article 18)	Add definitions related to electric vehicle parking and amend electric vehicle parking standards to include municipal uses	September 6, 2023
May 8, 2023 (Article 19)	Amend Oak Grove zoning building types to eliminate rowhouses on separate lots, amend lot standards for rowhouses, and amend definitions of certain other building types; make conforming amendment to Central Business District	August 7, 2023
May 8, 2023 (Article 20)	Add definition of footprint; amend section 6 regarding maximum size of accessory building and allowing small projections of buildings into setbacks.	August 7, 2023
May 8, 2023 (Article 21)	Create a new AR-III zoning district, amend Schedule of Uses and Dimensional and Density Regulations to include AR-III. Amend zoning map to include AR-III zone.	August 7, 2023

May 8, 2023 (Article 22)	Amend Groundwater Protection Overlay District to prohibit certain metal roofs over 200 square ft.	August 7, 2023
May 8, 2023 (Article 23)	Delete definitions of Host Community Agreement and requirements for Host Community Agreements for marijuana facilities. Amend site plan bylaw related to provision of sidewalks on frontage adjacent to developments	August 7, 2023
May 8, 2023 (Article 24)	Amend Home-Based Businesses as to off-street parking of vehicles and trailers associated with the business, and minor clarifying amendments.	August 7, 2023
May 8, 2023 (Article 25)	Add new allowed use of Construction Contracting Services, including a definition, and amendments to the Schedule of Uses.	August 7, 2023
May 8, 2023 (Article 26)	Amend solar bylaw to clarify that accessor battery storage is allowed, and that pesticide and herbicides are prohibited except where state or federal law pre-empts.	August 7, 2023
November 14, 2022 (Article 15)	Amend the definition of Battery Energy Storage System in Section 2. Amend Table 3 Schedule of Off-Street Parking Requirements in Section 7.1.1 to add parking requirements for BESS facilities. Amend Section 3.5 Site Plan Review to include BESS facilities. Add a new Section 8.12 Battery Energy Storage Systems.	5/17/2023
November 14, 2022 (Article 16)	Amend Table 1 Schedule of Uses to remove Battery Energy Storage Systems (BESS) and Solar Electric Installations from the category Electric Power Generation and place Tier 1 and Tier 2 BESS facilities and Solar Electric Installations as new categories. This article also designates which zoning districts these uses will be allowed by right or by special permit.	5/17/2023 with partial disapproval
November 14, 2022 (Article 17)	Amends Table 1 Schedule of Uses to change the special permitting authority for certain uses from the Planning and Economic Development Board to the Zoning Board of Appeals or vice versa.	2/16/2023
November 14, 2022 (Article 18)	Amends Section 8.11 Solar Electric Installations re: Purpose; Definitions; Applicability; general Requirements; Proof of Liability Insurance, Lighting; Visual Impacts, Land Clearing, Soil Erosion and Land Impacts; and Decommissioning. Amends the definition for Electric Power Generation in Section 2 Definitions.	5/17/2023
November 14, 2022 (Article 19)	Amends Section 5.6.4 Multi-Family Housing to modify text regarding C. Dimensional Regulations and D. Density Regulations and amend E. Special Regulations to adjust parking requirements and add language regarding architectural character of new construction.	2/16/2023
November 14, 2022 (Article 20)	Add a new Section 7.4 Mitigation to require mitigation for developments under Sections 8.4, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11 and 8.12.	2/16/2023
November 14, 2022 (Article 22)	Amends Section 9 Oak Grove Districts and Section 10 Central Business District Development Standards to clarify procedure for determination of building types	2/16/2023

	and dimensional requirements and add a footnote to Table 2 Dimensional and Density Regulations.	
November 14, 2022 (Article 23)	A series of "housekeeping" amendments: • Correct a labeling reference in Open Space Residential Development, Section 8.4.F. 1 • Adding a definition for Forestland in Section 2 Definitions • Change outdated references to Board of Selectmen and Department of Public Services throughout the bylaw.	2/16/2023
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General

May 9, 2022 (Article 21)	A series of "housekeeping" amendments: • Flood Plain District, section 5.6.1.E. 3 - Clarify that encroachments are allowed along watercourses unless technical analyses document that an encroachment would not increase flood levels. • Table 2 Dimension and Density Regulations - Add a footnote that dimensional and density regulations for the Oak Grove Park zoning districts can be found in Section 9 of the Zoning Bylaw. • Environmental Standards, Section 7.3.D.2.a.4 - Add text that construction time limits do not apply to interior construction work such as painting, drywall, and flooring.	July 21, 2022
November 15, 2021 (Article 9)	Replace Section 7.3 Environmental Standards in its entirety.	April 14, 2022
November 15, 2021 (Article 10)	Add a definition for Battery Energy Storage Facility in Section 2. DEFINITIONS; Add Section 1.8 Temporary Moratorium on battery energy storage systems in the Energy Resource District	May 17, 2022
November 15, 2021 (Article 11)	Revise Table 1: Schedule of Uses to change the status of certain uses permitted by right to prohibited in the Energy Resource District.	February 9, 2022
November 15, 2021 (Article 12)	A series of "housekeeping" articles • Amend Section 10. Central Business District Development Standards, sub-section 10.2.D Parking Requirements, 1. Purpose and Intent • Amend Section 10.2.B. 1 to indicate the Main Street Frontage Zone includes all properties in the Central Business zoning district with frontage on Route 109 (Main Street)	February 9, 2022
November 15, 2021 (Article 12)	• Amend Section 3.5 Site Plan Review, subsection 3.5.4.J Procedures for Administrative Site Plan Review re: the special permit granting authority • Amend Section 3.4 Special Permits, subsection H.2 re: the special permit granting authority • Amend Section 5.5 Nonconforming Uses and Structures D. regarding Findings for Nonconforming Uses.	February 9, 2022

	• Revise the definition of Outdoor Display in Section 2 DEFINITIONS.	
November 15, 2021 (Article 13)	Add a definition for Construction Equipment/ Machinery Sales, Leasing or Rentals in Section 2. DEFINITIONS; Revise Table 1: Schedule of Uses to allow this use by special permit in the West Industrial Zoning district.	February 9, 2022
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
May 10, 2021 (Article 20)	Revise Table 1-Schedule of Uses in Section 5.4; Delete Section 5.4.1 Special Permits in the Central Business District; Amend Section 6.1 Schedule of Dimensional and Density Regulations and Table 2; Add a new Section 10: Central Business District Development Standards	August 12, 2021
May 10, 2021 (Article 21)	Modify which activities are subject to administrative site plan review in Section 3.5 Site Plan Review; add a new Section 3.5.3A.4 Façade Improvements Review	August 12, 2021
May 10, 2021 (Article 22)	Add a new Section 8.11 Solar Electric Installations with regulations for various types of solar electric installations	August 12, 2021
May 10, 2021 (Article 23)	Amend Section 5.6.2 Flood Plain District in its entirety to complete with recent changes in regulatory requirements	August 12, 2021
May 10, 2021 (Article 24)	Amend Nonconforming Uses and Structures, Section 5.5.C.1 to specify that lawfully existing nonconforming structures that are accessory to and on the same lot as nonconforming single-family and two-family structures are afforded the same protections; make clarifying amendment to Section 5.5.C.3.b; specify that the Section 3.4 special permit criteria do not apply to special permit applications under Section 5.5D Nonconforming Structures Other Than One-Family and Two-Family Dwellings.	August 12, 2021
May 10, 2021 (Article 25)	Add a definition for Digital Advertising Signage for Electric Vehicle Charging Stations; Amend Table 1 Schedule of Uses in Section 5.4 and amend Section 7.2.6.B Sign Regulations to allow electric vehicle charging stations with digital advertising in certain districts by special permit from the Planning and Economic Development Board; Amend Section 3.5.3.A.2 to add electric vehicle charging stations with digital advertising to Minor Site Plan Review.	August 12, 2021
May 10, 2021 (Article 26)	Add a new item 8 in Section 3.2.C with standards for accessory family dwelling units that are located in separate structures	August 12, 2021
	A series of “housekeeping” articles - Amend definitions for “accessory family dwelling unit” and	

May 10, 2021 (Article 27)	“dwelling” and add a definition for “mixed use building; amend Section 3.4.H.1 in Special Permits to clarify that the Zoning Board of Appeals serves as the special permit granting authority for all special permit applications under Section 5.5 Nonconforming Use and Structures; clarify Section 6.2.F.1 in Dimensional Regulations re: minimum setbacks; replace the term “parking lot” with the term “parking area” throughout the bylaw	August 12, 2021
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General

November 16, 2020 (Article 4)	Added a new Paragraph G. to <i>Section 7.1.2 Outdoor Lighting</i> to authorize the PEDB, when acting as a special permit or site plan review authority, to adjust lighting standards under limited circumstances.	February 25, 2021
November 16, 2020 (Article 5)	Modify definitions for Electric Power Generation and Renewable Energy and delete the definition of Alternative Energy in <i>Section 2 DEFINITIONS</i> and amend Table I – Schedule of Uses in Section 5.4 to simply the listing for Electric Power Generation.	February 25, 2021
November 16, 2020 (Article 7)	Added language in <i>Section 5.6.4 Multi-Family Housing</i> to specify that an applicant is not entitled to the maximum possible number of multi-family units generated by the density formula.	February 25, 2021
November 16, 2020 (Article 8)	Add a new item in <i>Section 6.2.F Setbacks</i> to establish a clear sight triangle for corner lots	February 25, 2021
November 16, 2020 (Article 10)	Miscellaneous Housekeeping Amendments – Add a definition for Parking Lot in <i>SECTION 2 – DEFINITIONS</i> ; correct <i>Section 4.2.A, 8.9 and 9</i> ; revise TABLE 2 - Dimensional and Density Regulations to require a minimum of 50’ of lot frontage in the Central Business, Village Commercial, and Neighborhood Commercial zoning districts.	February 25, 2021
November 16, 2020 (Article 11)	Amend <i>Section 5.2 Adaptive Use Overlay District (AUOD)</i> to revise the list of allowed and prohibited uses to be consistent with terms that are defined in <i>SECTION 2 – DEFINITIONS</i> ; add language that AUOD projects are allowed on properties in the AUOD with at least 50’ of frontage on a street	February 25, 2021
November 16, 2020 (Article 13)	Add language in <i>Section 6.2 General Provisions</i> by adding a new paragraph G. Building Size to require a special permit from the PEDB for buildings larger than 100,000 sq. ft. for Business and Industrial and Related uses listed in Sections D. and E. in TABLE 1 – Schedule of Uses.	February 25, 2021
November 16, 2020 (Article 14)	Revise <i>Section 5.4.1 Special Permits in the Central Business District</i> to add language regarding purpose, applicability and definitions; specify that the Bylaw’s affordable housing requirements in Section 8.6 apply; allow some buildings comprised of all residential in a	February 25, 2021

	mixed-use development under certain circumstances; add text regarding the composition of uses in a mixed-use development and mixed-use buildings; and revise criteria for approving a special permit for a mixed-use development.	
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Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
November 18, 2019 (Article 7)	Amended <i>SECTION 2 DEFINITIONS</i> to revise definitions for Multi-Family Building, Multi-Family Development and to add a definition for Apartment Building. Revised Table 1 – Schedule of Uses in <i>Section 5.4</i> to more clearly specify where Multi-Family Buildings, Apartment Buildings and Multi-Family Developments are allowed. Changed the term Multifamily Dwelling to Multi-Family Building and removed the phrases Apartment House and Apartment Houses. Revised <i>Section 5.4 Multi-Family Housing</i> regarding B. Applicability, C. Dimensional Regulations, D. Density Regulations, E. Special Regulations including 7. Historic Properties, and added J. Effective Date. Changed the term multifamily to Multi-Family throughout the Bylaw.	February 27, 2020
November 18, 2019 (Article 8)	Amended <i>Section 3.5.3 Site Plan Review</i> , A. Applicability, 2. Minor Site Plan Review and 3. Administrative Site Plan Review and J. Procedures for Administrative Site Plan Review, and added a definition for Donation Box to <i>SECTION 2 DEFINITIONS</i> .	February 27, 2020
November 18, 2019 (Article 9)	Amended <i>SECTION 2 DEFINITIONS</i> to add a definition for Electric Vehicle Charging Station. Added a new item 4. Electric Vehicle Parking to <i>Section 7.1.1 Off-Street Parking and Loading</i>	February 27, 2020
November 18, 2019 (Article 10)	Amended <i>Section 3.4 Special Permits</i> to add a new item H. regarding coordinated permitting for special permits and site plan review.	February 27, 2020
November 18, 2019 (Article 11)	Amended <i>SECTION 2 DEFINITIONS</i> to revise the definition for Outdoor Storage, add definitions for Cargo Storage Container, Bulk Storage, Construction Trailer and Dumpster. Added a new sub-section <i>7.1.3 Outdoor Storage</i> in <i>Section 7.1 Site Development Standards</i> . Added Bulk Storage to the list of prohibited uses in <i>Section 5.2. B.</i> Amended Table 1 Schedule of Uses to add Bulk Storage as a prohibited use in all zoning districts and to reference sub-section 7.1.3 in those portions of Table 1 where Outdoor Storage is listed is an accessory use.	February 27, 2020
November 18, 2019 (Article 12)	Amended <i>Section 4.1 Districts</i> by adding a new sub-section D. for Form Based Districts and specifying the inclusion of Oak Grove Park. Amended the Zoning Map by rezoning portions of the West Industrial zone and the AR-II zone to Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood zones and establishing Transitional Buffers zones within those zoning districts. Amended Table 1 Schedule of Uses in <i>Section 5.4</i> to add columns for the three Oak Grove districts and denote permitted uses by right and special permit and prohibited uses. Added a new <i>Section 9 Oak Grove Park Districts</i> . Amended the legend for Table 1 in	February 27, 2020

	Section 5.4 to refer readers to the new Section 9 Oak Grove Park districts.	
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Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
May 13, 2019 (Article 22)	Amended <i>Section 1.7 Format</i> to allow formatting edits; Amended <i>SECTION 2 DEFINITIONS</i> to revise definitions for Buffer Area and to add definitions for Building Commissioner and Bus Stop Shelter; Changed “Building Inspector” to “Building Commissioner” throughout the bylaw; Added a new H. in <i>Section 5.5 Nonconforming Uses and Structures</i> regarding special permit criteria; and Amended <i>Section 6.2. D</i> to require that the 50% uplands requirement applies to construction of any structure on a lot.	August 29, 2019
May 13, 2019 (Article 23)	Amended <i>Section 8.9 Registered Medical Marijuana Facilities</i> to remove the agricultural exemption, add application requirement to submit noise mitigation and odor mitigation plans, and authorize the Board to establish decision conditions for noise and odor mitigation and monitoring.	August 29, 2019
May 13, 2019 (Article 24)	Amended <i>Section 8.10 Recreational Marijuana</i> to remove the agricultural exemption, add application requirement to submit noise mitigation and odor mitigation plans, and authorize the Board to establish decision conditions for noise and odor mitigation and monitoring.	August 29, 2019
May 13, 2019 (Article 25)	Amended <i>Section 3.5 Site Plan Review</i> including provisions for Building Commissioner review for Zoning Bylaw compliance, mitigation measures, sidewalk requirements, procedures for Administrative Site Plan Review, and appeal and lapse periods.	August 29, 2019
May 13, 2019 (Article 26)	Amended <i>Section 6.3 Accessory Buildings or Structures</i> to add provisions regarding minimum side and rear setbacks for buildings or structures less than 200 sq. ft. and other provisions regarding timing of construction and use of accessory buildings or structures in relation to the primary building or structure.	August 29, 2019
May 13, 2019 (Article 27)	Amended <i>Section 7.1.1 Off-Street Parking and Loading</i> regarding purposes, reduced parking standards, and provisions for special parking types such as valet, tandem, street side, frontage, and structured. Also amended <i>SECTION 2 DEFINITIONS</i> to add definitions for various parking types.	August 29, 2019
November 19, 2018 (Article 23)	Amended <i>Section 5.6 Adaptive Use Overlay District</i> by adding “Museum” in D. 2. as a special permit use.	January 10, 2019
November 19, 2018 (Article 24)	Amended <i>Section 5.6.4 Multifamily Housing</i> to reduce and clarify the allowed density and make a series of revisions to protect historically significant properties,	January 10, 2019

November 19, 2018 (Article 25)	Amended <i>Section 3.2 Zoning Board of Appeals</i> by adding the hearing and granting of petitions for use variances in B. 2 as an authorized power of the ZBA.	January 10, 2019
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
May 21, 2018 (Article 22)	Amended <i>Section 8.9 Registered Marijuana Dispensary</i> changing the term to Registered Medical Marijuana Facility (RMMF), revising the zoning districts where RMMFs may be located, adjusting locational criteria, and amending the <i>Table of Uses in Section 5.4</i>	June 28, 2018
May 21, 2018 (Article 23)	Amended <i>SECTION 2 DEFINITIONS</i> , deleted Section 8.10 Temporary Moratorium on Non-Medical Marijuana Establishments and replaced it with a new <i>Section 8.10 Recreational Marijuana</i> , and amended the <i>Table of Uses in Section 5.4</i>	June 28, 2018
May 21, 2018 (Article 24)	Amended <i>Section 3.5 Site Plan Review</i> regarding activities triggering major, minor and administrative site plan review; added a new item to 3.5.1 Purposes.	June 28, 2018
May 21, 2018 (Article 25)	Amended the Zoning Map to change boundary lines between the AR-I and AR-II zoning districts to address split lot zoning on certain properties on Lovering and Holliston Streets and to rezone certain properties on Lovering and Holliston Streets from AR-I to AR-II	June 28, 2018
March 19, 2018 (Article 3)	Amended <i>SECTION 2 Definitions</i> and <i>Section 5.4 and Use Table re: Recreational (Adult Use) Marijuana</i>	June 1, 2018
March 19, 2018 (Article 4)	Amended <i>Section 8.9 Registered Marijuana Dispensary</i> (medical marijuana), E. 5. i. regarding locational criteria	June 1, 2018
November 13, 2017 (Article 16)	Amended <i>Section 4.1 Districts</i> to revise names of some non-residential zoning districts	February 20, 2018
November 13, 2017 (Article 17)	Amended <i>SECTION 2 - DEFINITIONS</i> to revise definition for services and modify Table 1	February 20, 2018
November 13, 2017 (Article 18)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on certain properties on Holliston Street, Coffee Street, Memory Lane, Howe Street, Woodland Road, Ohlson Circle, Gorwin Drive, Lovering Street, Winthrop Street, Hemlock Drive and Clover Lane AND to rezone certain properties on Coffee Street, Winthrop Street and Lovering Street from AR-I to AR-II	February 20, 2018
November 13, 2017 (Article 19)	Replaced <i>Section 8.7 Wireless Communications Facilities</i> in its entirety	February 20, 2018
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General

May 8, 2017 (Article 31)	Revised Paragraph B. Commencement of Construction or Operation in <i>Section 5.5 Nonconforming Uses and Structures</i> .	September 5, 2017
May 8, 2017 (Article 32)	Revised Paragraph C. Applicability in <i>Section 5.6.1 Flood Plain/Wetland Protection District</i> , and removed Wetland Protection from the name of the district in Section 5.6.1, Section 4.1 Districts and Section 4.2 Zoning Map.	September 5, 2017
May 8, 2017 (Article 33)	Corrected the numbering of internal cross references in Sub-Sections 5.6.2, Sub-Section 7.2.2, Sub-Section 7.2.6, Section 7.3, Section 8.2, Section 8.5, and Section 8.4	September 5, 2017
May 8, 2017 (Article 34)	Added and revised definitions in <i>SECTION 2</i> .	September 5, 2017
May 8, 2017 (Article 35)	Revised <i>Table 1 – Schedule of Uses in Section 5.4</i>	September 5, 2017
May 8, 2017 (Article 36)	Added a new Paragraph D. Affordable Housing and relabeled Paragraphs D – J to become E – K, and revised existing Paragraph E. Density and Dimensional Regulations in <i>Section 8.4 Open Space Residential Development (OSRD)</i>	September 5, 2017
May 8, 2017 (Article 37)	Revised Paragraph B. Applicability, Paragraph D. Use Regulations, Paragraph E. Density and Dimensional Regulations, and Paragraph H. Open Space in <i>Section 8.5 Adult Retirement Community Planned Unit Development (ARCPUD)</i> . Also added a new Paragraph E. Affordable Housing and relabeled Paragraphs E – M to become F – N. Also revised definition of ARCPUD in <i>SECTION 2</i> .	September 5, 2017
May 8, 2017 (Article 38)	Revised Paragraph B. Public Hearing, Paragraph C. Decision Criteria, and Paragraph D. Conditions in <i>Section 3.4 Special Permits</i>	September 5, 2017
May 8, 2017 (Article 39)	Added a new <i>Section 6.3 Accessory Buildings and Structures</i> and revised definitions for accessory building or use in <i>SECTION 2</i> .	September 5, 2017
May 8, 2017 (Article 40)	Revised Paragraph E. Lot Frontage in <i>Section 6.2 General Provisions</i> and added a new Paragraph F. Setbacks.	September 5, 2017
May 8, 2017 (Article 41)	Replaced <i>Section 8.6 Affordable Housing</i> in its entirety and added and revised definitions pertaining to affordable housing in <i>SECTION 2</i> .	September 5, 2017
May 8, 2017 (Article 42)	Added new <i>Section 8.10 Temporary Moratorium on Non-Medical Marijuana Establishments</i> in effect through June 30, 2018	September 5, 2017
May 8, 2017 (Article 43)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on certain properties on Clover Lane, Delmar Road, Maple Street, and Winthrop Street	September 5, 2017

May 8, 2017 (Article 44)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on certain properties on Maple Street, Winthrop Street, and Oak Street AND to rezone certain other properties on Winthrop Street and Oak Street from ARII to ARI.	September 5, 2017
May 8, 2017 (Article 45)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on certain properties on Independence Lane, Summer Street, Highland Street, Brandywine Road, Daniels Road and Oak Street AND to rezone certain properties on Independence Lane, Summer Street, Highland Street and Brandywine Road from ARI to ARII.	September 5, 2017
May 8, 2017 (Article 46)	Amended the Zoning Map to change zoning district boundary lines to address split lot zoning on 41 Broad Street	September 5, 2017
May 8, 2017 (Article 47)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on certain properties on Lost Hill Drive, Granite Street and Alder Street	September 5, 2017
May 8, 2017 (Article 48)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on 34 West Street AND to rezone certain other properties on West Street from ARII to Industrial II.	September 5, 2017
May 8, 2017 (Article 49)	Amended the Zoning Map to change zoning district boundary lines to address split zoning on certain parcels on Main Street.	September 5, 2017
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General
November 14, 2016 (Article 10)	Established a new Village Residential Zone and revised Zoning Map	February 27, 2017
November 14, 2016 (Article 11)	Renamed Commercial I to Central Business and revised Zoning Map	February 27, 2017
November 14, 2016 (Article 12)	Renamed Commercial III and IV to Village Commercial and revised Zoning Map	February 27, 2017
November 14, 2016 (Article 13)	Added definitions in <i>SECTION 2</i> .	February 27, 2017
November 14, 2016 (Article 14)	Substantial revision to <i>Table 2 – Dimensional and Density Regulations in Section 6.1</i>	February 27, 2017
November 14, 2016 (Article 15)	Substantial revision to <i>Table 1 – Schedule of Uses in Section 5.4</i>	February 27, 2017
November 14, 2016 (Article 16)	Adjusted hours of operation for Registered Marijuana Facilities in Section 8.9	February 27, 2017
May 9, 2016 (Article 28)	Replaced <i>Section 8.2 Accessory Family Dwelling Unit</i> in its entirety	August 22, 2016

May 9, 2016 (Article 29)	Replaced <i>Section 3.5 Site Plan Review</i> in its entirety	August 22, 2016
May 9, 2016 (Article 30)	Added a new <i>Section 1.7 Format</i> to allow for style editing of the Zoning Bylaw. Expires May 9, 2018	August 22, 2016
May 9, 2016 (Article 31)	Added a new <i>Section 4.4 Zoning District Boundaries</i>	August 22, 2016
May 9, 2016 (Article 32)	Revised and added definitions in <i>Section 2.</i>	August 22, 2016
May 9, 2016 (Article 33)	Added Self-Storage Facilities to list of prohibited uses	August 22, 2016
Date of Enactment/Approval by Town Meeting	Description of Amendment	Date Approved by Attorney General

November 16, 2015 (Article 17)	Added a series of definitions to <i>Section 2 Definitions</i>	March 8, 2016
November 16, 2015 (Article 18)	Revised text in <i>Section 5.5.F.</i> re: abandonment and non-use of nonconforming uses	March 8, 2016
November 16, 2015 (Article 19)	Amended Zoning Map by adding 7 Kelley Street to Multifamily Overlay District	March 8, 2016
November 16, 2015 (Article 20)	Revised text in <i>Section 7.2.6.A.</i> Sign Permit 3. Design Review re: sign design review process with the Design Review Committee	March 8, 2016
November 16, 2015 (Article 21)	Revised <i>Section 7.2 Signs</i> by adding definitions for externally and internally illuminated signs, specifying when LEDs are allowed, revising Tables 4, 6, & 7, replacing Table 5, adding Tables 8, 9, and 10, and other minor edits	March 8, 2016
November 16, 2015 (Article 22)	Revised <i>Table 1 - Schedule of Uses in Section 5.4</i> re: poultry, aviation, multifamily dwellings and multifamily developments, retail bakery and wholesale bakery.	March 8, 2016
November 16, 2015 (Article 23)	Revised <i>Section 8.9 Registered Marijuana Dispensary</i> by adding a definition for a host community agreement, deleting limitations on the size of a growing facility, processing facility, and combined facility, and by requiring that any permitted registered marijuana dispensary enter into a host community agreement with the Town of Medway.	March 8, 2016
November 16, 2015 (Article 24)	Revised <i>Section 8.3 Home Based Business</i> by adding a new item 6. in C. Basic Requirements to limit the outside parking of Class 3 commercial motor vehicles to two and to prohibit the parking of any Class 4 and above motor vehicles; to renumber the items in C. Basic Requirements; and to add a new item 11. requiring the owner or operator of the home-based business to reside on the premises.	March 8, 2016

November 16, 2015 (Article 25)	Revised <i>Section 5.6.2 Adaptive Use Overlay District, D. Used Regulations, 2. Uses Allowed by Special Permit</i> to include a series of additional allowed uses – gifts, clothing, accessories, decorative home furnishings, specialty food items, and individual consumer services.	May 3, 2016
May 11, 2015 (Article 25)	Added a new <i>Section 5.64 Multifamily Housing</i> which established special permit provisions for multifamily housing and amended the Zoning Map to create a Multifamily Housing Overlay District	November 30, 2015

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