

REVISED
SEEKONK ZONING BY-LAW
MAY 1971

SECTION 1: Authority and Purposes

- 1.1 To promote the health, safety, convenience, morals and welfare of the inhabitants of Seekonk and under the authority of the Massachusetts Zoning Enabling Act, so-called, the Town of Seekonk is hereby divided into zoning districts designated:

AAA RESIDENCE

AA RESIDENCE

A RESIDENCE

VILLAGE BUSINESS

HIGHWAY BUSINESS

INDUSTRIAL

FLOOD PLAIN

and shown on an official zoning map dated May 4, 1971, and on file in the office of the Town Clerk, said map being hereby declared to be part of this By-Law.

- 1.2 In general this By-Law is complementary to other Seekonk By-Laws affecting the use, height, area and location of buildings and the use of premises and of land, but where this By-Law imposes a greater restriction in any respect than is imposed by other laws, the provisions of this By-Law shall prevail.
- 1.3 The invalidity of any section or provision of this By-Law shall not invalidate any other section or provision thereof.

2.4 Building.

- 2.41 Building. The word "building" shall include the word "structure" unless the context unequivocally indicates otherwise. "Building" shall also mean any three-dimensional enclosure by any building materials of any space for any use or occupancy, temporary or permanent, and shall include foundations in the ground, swimming pools and air raid shelters in the ground and all parts of any kind of structure above ground except fences and field or garden walls or embankment retaining walls.
- 2.42 Built, Erected. The words "built" and "erected" shall each contain the other and shall include the words "constructed", "reconstructed", "altered", "enlarged", "moved", and any others of like significance.
- 2.43 Story. That portion of a building contained between any floor and the floor or roof next above it, but not including any portion so contained if more than one-half of such portion vertically is below the average of the finished grade of the ground adjoining such building.
- 2.44 Half Story. That portion of a building next beneath a sloping roof and in which there are less than four feet vertically between the floor and the intersection of the bottoms of the rafters with the interior faces of the walls.
- 2.45 One-Family Dwelling. A free standing building exclusively for residential use by one family.
- 2.46 Two-Family Dwelling. A free standing building exclusively for residential use by two families but not by more than two families.
- 2.47 Living Space shall be that area per floor of any dwelling structure measured at the outside dimensions of the foundation walls, and shall exclude porches, breezeways, covered corridors used in common among two or more apartments, attached garages, utility rooms used in common among two or more dwelling units, and central heating rooms.

3.11 (Continued)

- 2) a line at a right angle to Miller Street centerline through the intersection of Miller Street and Fieldwood Avenue centerlines;
- 3) a line parallel to and three hundred (300) feet generally northwesterly from that portion of Miller Street centerline between Fieldwood Avenue and Bradley Street;
- 4) a line parallel to and three hundred (300) feet westerly and southwesterly from Bradley Street centerline between Miller Street and County Street;
- 5) and a line parallel to and three hundred (300) feet generally westerly from Lincoln Street centerline between County Street and Lake Street;
- 6) that portion of Lake Street centerline between a point on it three hundred (300) feet westerly from Lincoln Street centerline, and Taunton Avenue;
- 7) that portion of Taunton Avenue centerline between a point two hundred fifty (250) feet northeasterly along it from Hope Street centerline and Lake Street;
- 8) a line parallel to and two hundred fifty (250) feet easterly from Hope Street centerline between Taunton Avenue and Ledge Road centerlines;
- 9) that portion of Ledge Road centerline between a point four hundred (400) feet southeasterly along it from its intersection with Hope Street centerline and the electric power transmission right-of-way centerline near the intersection of Hope Street and Ledge Road;
- 10) that portion of the electric power transmission right-of-way centerline between its intersection with Ledge Road centerline and a point two hundred fifty (250) feet northerly along the electric power line from Greenwood Avenue centerline;
- 11) a line parallel to and two hundred fifty (250) feet northerly from that portion of Greenwood Avenue centerline between the electric power transmission right-of-way, and the intersection of Ledge Road and Greenwood Avenue, thence parallel to and two hundred fifty (250) feet northerly from Ledge Road centerline to its intersection with Runnins River westerly branch;
- 12) Runnins River westerly branch thread, extended northerly through the intersection of Woodward Avenue and Sherman Avenue, between points on it two hundred fifty (250) feet northerly of Greenwood Avenue centerline and two hundred fifty (250) feet northerly of Woodward Avenue centerline;

3.2 AA Residence Districts,

Except such lands as may now or subsequently be included within some other class of zoning district, all those lands and waters in western Seekonk (located principally between Coleman Street on the north and County Street on the south) more particularly bounded and described as follows:

3.21 Newman-Brown District, bounded:

- A. GENERALLY NORTHEASTERLY by a line parallel to and one hundred fifty (150) feet southeasterly from Coleman Street centerline;
- B. GENERALLY NORTHEASTERLY by a line between the intersection of centerlines of Edna and Coleman Streets and the intersection of centerlines of Brown Avenue and Ledgemont Golf Club automobile driveway;
- C. GENERALLY SOUTHEASTERLY by that part of Brown Avenue centerline between the Ledgemont Golf Club automobile driveway and Lowell Street;
- D. GENERALLY SOUTHERLY by Lowell Street centerline between Brown Avenue and Newman Avenue;
- E. FINALLY GENERALLY SOUTHWESTERLY by that portion of Newman Avenue centerline between Lowell Street and Coleman Street.

3.22 Newman-Coles Brook District, bounded:

- A. GENERALLY NORTHERLY by Lowell Street, centerline and said line extended tangent easterly to intersect Coles Brook;
- B. GENERALLY EASTERLY in winding courses by that portion of the thread of Coles Brook between a point on it near Lowell Street and a point near the intersection of Read Street and Newman Avenue;

3.23 (Continued)

feet northerly of Woodward Avenue centerline and a point two hundred fifty (250) feet northerly of Ledge Road;

- 3) a line parallel to and two hundred fifty (250) feet northerly of Ledge Road and of Greenwood Avenue between Runnins River westerly branch and the electric power transmission right-of-way location line, at Greenwood Avenue;
 - 4) that portion of the electric power transmission right-of-way location line between a point on it north of Greenwood Avenue, and the electric power line intersection with Ledge Road.
 - 5) that portion of Ledge Road centerline between the electric power line and a point on Ledge Road centerline some four hundred (400) feet southeasterly along it from Hope Street centerline;
 - 6) a line parallel to and two hundred fifty (250) feet easterly from Hope Street centerline between Ledge Road and Taunton Avenue centerlines;
- C. GENERALLY SOUTHERLY by that portion of Taunton Avenue centerline between a point on it east of Hope Street, and Arcade Avenue;
- D. FINALLY GENERALLY westerly, southerly, southwesterly, northwesterly and westerly again in winding courses by lines as follows:
- 1) Arcade Avenue centerline between Taunton Avenue and Ledge Road;
 - 2) Ledge Road centerline between Arcade Avenue and Lancaster Street;
 - 3) Lancaster Street centerline extended tangent northwesterly across Ledge Road;
 - 4) Northwesterly and then southwesterly, by contiguous portions of the Seekonk-East Providence municipal boundary between Lancaster Street centerline and Newman Avenue centerline.

3.24 Pleasant-Chestnut-Hammond-County District, bounded:

- A. GENERALLY NORTHERLY, by that part of Taunton Avenue centerline between Chestnut Street and Lake Street;

3.3 A Residence Districts,

All lands and waters not elsewhere in this by-law described or classified within any Seekonk zoning district (other than Flood Plain zoning districts) are hereby declared to be in A Residence zoning districts, including but not limited to certain A Residence districts further set forth below.

3.31 North Seekonk A District, bounded:

- A. GENERALLY NORTHERLY by a portion of the Seekonk-Attleboro municipal boundary; both sides of Central Avenue near Hebronville;
- B. GENERALLY SOUTHEASTERLY, northeasterly and easterly in six courses by the northwesterly boundary of Railroad Industrial District, 3.42, between the Seekonk-Attleboro municipal boundary and the intersection of Newman Avenue and Brook Street;
- C. GENERALLY SOUTHERLY by Brook Street centerline between Newman Avenue and the Seekonk-Pawtucket municipal boundary;
- D. GENERALLY WESTERLY in two courses by that part of the Seekonk-Pawtucket municipal boundary between Brook Street on the south and a point on that boundary four hundred (400) feet northerly along it from its intersection with Central Avenue, west of Baker's Corners;
- E. FINALLY GENERALLY northwesterly in four courses by the southerly and southeasterly boundaries of the Northwest Seekonk Industrial District, 3.41, paragraphs B., C., D., and E.

3.32 Baker-Kent District, bounded:

- A. GENERALLY NORTHERLY by Brook Street centerline;
- B. GENERALLY EASTERLY by portions of Newman Avenue centerline, and by lines parallel to and one hundred fifty (150) feet northwesterly from Ellis Street centerline, one hundred fifty (150) feet northeasterly from Edna Street centerline, and one hundred fifty (150) feet southeasterly from Coleman Street centerline;
- C. GENERALLY SOUTHERLY by a line parallel to and two hundred (200) feet southerly from Barberry Road;

3.35 Fall River Avenue A District, bounded:

- A. NORTHERLY by a line parallel to and four hundred (400) feet southerly from Taunton Avenue centerline westerly of Fall River Avenue;
- B. NORTHEASTERLY by that part of Fall River Avenue centerline between Taunton Avenue and Arcade Avenue, and by Mill Road centerline between Arcade Avenue and County Street;
- C. SOUTHEASTERLY by County Street centerline
- D. WESTERLY in winding courses by that part of Running River thread parallel to and seven hundred fifty (750) feet northeasterly from the Seekonk-East Providence municipal boundary;
- E. FINALLY WESTERLY by a line parallel to and seven hundred fifty (750) feet northeasterly from that part of the Seekonk-East Providence municipal boundary between County Street and Taunton Avenue.

3.36 Cole-Olney-Anthony A District, bounded:

- A. GENERALLY NORTHERLY by County Street centerline;
- B. GENERALLY NORTHEASTERLY in three courses by the westerly boundaries of AAA Residence District 3.11 between County Street and a point southeasterly of the intersection of Miller Street and Willard Avenue;
- C. GENERALLY SOUTHEASTERLY by a line parallel to and seven hundred (700) feet southeasterly from Anthony Street centerline, north of I-195;
- D. SOUTHWESTERLY by the location line of Interstate Expressway 195;
- E. FINALLY GENERALLY WESTERLY by the Seekonk-East Providence municipal boundary in the Runnins River between I-195 and County Street.

3.37 South Seekonk-Anthony Street A Residence District, bounded:

- A. NORTHEASTERLY by I-195 location line;

3.39 (Continued)

- E. NORTHEASTERLY AGAIN by a line parallel to and four hundred (400) feet northeasterly from that part of Warren Avenue centerline southeasterly of George Street;
- F. SOUTHERLY by contiguous portions of the Seekonk-Swansea, Seekonk-Barrington and Seekonk-East Providence municipal boundaries;
- G. GENERALLY WESTERLY by a line parallel to and twelve hundred (1200) feet generally westerly from contiguous portions of George Street centerline and of Warren Avenue centerline northerly of George Street;
- H. SOUTHERLY by a line parallel to and four hundred (400) feet southerly from School Street centerline between Fall River Avenue and Runnins River;
- I. WESTERLY by a portion of the Seekonk-East Providence boundary in Runnins River;
- J. FINALLY NORTHWESTERLY by a line parallel to and three hundred (300) feet southeasterly from Mead Street centerline, between Runnins River, Leavitt Street, and Fall River Avenue.

3.42 (Continued)

- F. WESTERLY by a portion of Newman Avenue Centerline;
- G. NORTHWESTERLY by a line parallel to and one thousand (1,000) feet northwesterly from that part of the former New Haven Railroad location line between Newman Avenue and a point one hundred fifty (150) feet southwesterly from Forest Avenue centerline:
- H. NORTHEASTERLY by a line parallel to and one hundred fifty (150) feet southwesterly from that part of Forest Avenue centerline within one thousand feet northwesterly from the railroad location line;
- K. NORTHWESTERLY AGAIN by that portion of the railroad location line between points on it one hundred fifty (150) feet southwesterly from Forest Avenue centerline and one hundred fifty (150) feet along it northeasterly from North Street centerline;
- L. SOUTHWESTERLY YET AGAIN by a line parallel to and one hundred fifty (150) feet northeasterly from North Street centerline;
- M. FINALLY NORTHWESTERLY by a line parallel to and one thousand (1,000) feet northwesterly from the railroad location line between a point one hundred fifty (150) feet northeasterly from North Street and the Seekonk-Attleboro municipal boundry.

3.43 South Seekonk Highway Industrial District, bounded:

- A. NORTHEASTERLY by a line parallel to and fifteen hundred (1500) feet northeasterly from U.S. Interstate Expressway 195 location line;
- B. EASTERLY by a portion of Seekonk-Rehoboth municipal boundary;
- C. SOUTHERLY by a portion of Seekonk-Swansea municipal boundary;
- D. SOUTHWESTERLY by a line parallel to and four hundred (400) feet northeasterly from Warren Avenue centerline; easterly of George Street;
- E. NORTHWESTERLY by Wheaton Avenue centerline extended tangent southwesterly across Fall River Avenue toward Warren Avenue;

3.45 (Continued)

- C. SOUTHWESTERLY AND WESTERLY in winding courses by the Seekonk-East Providence municipal boundary in Runnins River both sides of Mink Street
- D. NORTHWESTERLY by a line at an angle 66 1/2 degrees west from Mink Street centerline on its westerly side, with vertex at the intersection of Mink Street and Fall River Avenue centerlines;
- E. SOUTHEASTERLY by a six hundred fifty (650) foot portion of Mink Street centerline;
- F. NORTHEASTERLY AGAIN by a line at a right angle to Mink Street centerline on its easterly side at a point six hundred fifty (650) feet southwesterly along it from its intersection with Highland Avenue and Fall River Avenue;
- G. NORTHWESTERLY AGAIN by a line parallel to and five hundred (500) feet southeasterly from that portion of Mink Street centerline between Fall River Avenue and Leavitt Street

3.46 East Providence Industrial District, bounded:

- A. NORTHERLY by Taunton Avenue centerline.
- B. NORTHEASTERLY by a line parallel to and seven hundred fifty (750) feet northeasterly from that part of the Seekonk-East Providence municipal boundary between Taunton Avenue and County Street;
- C. SOUTHEASTERLY in winding courses by the thread of Runnins River between its intersection with line B above, and County Street;
- D. FINALLY SOUTHWESTERLY by that part of the Seekonk-East Providence municipal boundary between County Street and Taunton Avenue.

3.52 (Continued)

- F. EASTERLY, SOUTHERLY, WESTERLY AND NORTHWESTERLY by Mink Street Industrial District 3.45 boundaries G., F., E. and D.;
- G. FINALLY SOUTHWESTERLY AND WESTERLY in winding courses by the Seekonk-East Providence municipal boundary in the Runnins River between a point west of Mink Street and U.S. I-195 location line.

3.53 Fall River Avenue - Cole Street Highway Business District,
bounded:

- A. SOUTHWESTERLY by I-195 location line under and near the Fall River Avenue bridge over I-195;
- B. NORTHWESTERLY by a line at a right angle to Fall River Avenue centerline at a point on Fall River River Avenue centerline one hundred (100) feet southeasterly along it from its intersection with Rachel Avenue centerline;
- C. FINALLY GENERALLY NORTHEASTERLY by an arc line parallel to and three hundred (300) feet generally northeasterly from Fall River Avenue centerline between Rachel Avenue and I-195.

3.54 Western Taunton Avenue Highway Business District, bounded:

- A. NORTHWESTERLY by a line parallel to and four hundred (400) feet northwesterly from that part of Taunton Avenue centerline between the Seekonk-East Providence municipal boundary and Fall River Avenue;
- B. NORTHEASTERLY by a portion of Fall River Avenue centerline;
- C. SOUTHEASTERLY by a line parallel to and six hundred (600) feet southeasterly from that part of Taunton Avenue centerline cited in line A above;
- D. FINALLY WESTERLY AND NORTHWESTERLY in two contiguous courses by the Seekonk-East Providence municipal boundary both sides of Taunton Avenue.

3.55 Hearthstone Highway Business District, bounded:

- A. NORTHWESTERLY by Taunton Avenue centerline between Fall River Avenue and Pleasant Street;

3.61 (Continued)

- D. FINALLY NORTHWESTERLY by a line parallel to and two hundred fifty (250) feet northwesterly from Central Avenue centerline;

3.62 North Seekonk Coyle Drive Village Business District, bounded:

- A. NORTHEASTERLY by a line parallel to and three hundred (300) feet northeasterly from North Street centerline;
- B. SOUTHEASTERLY by a line parallel to and three hundred (300) feet southeasterly from Central Avenue centerline;
- C. SOUTHWESTERLY by Coyle Drive centerline;
- D. FINALLY NORTHWESTERLY by Central Avenue centerline.

3.63 Pawtucket Line Village Business District, bounded:

- A. NORTHERLY by a line parallel to and three hundred (300) feet northerly from that part of Central Avenue centerline between the Seekonk-Pawtucket municipal boundary and Edwards Avenue;
- B. NORTHEASTERLY by Edwards Avenue centerline and such line extended tangent across Central Avenue;
- C. SOUTHERLY AND SOUTHEASTERLY by a line parallel to and three hundred (300) feet southerly and southeasterly from Central Avenue centerline;
- D. FINALLY WESTERLY by a portion of the Seekonk-Pawtucket municipal boundary both sides of Central Avenue.

3.64 Baker's Corner Village Business District, bounded:

- A. NORTHERLY by Pine Street centerline;
- B. EASTERLY by Plainfield Street centerline, and such line extended tangent southerly;
- C. SOUTHERLY by a line parallel to and one thousand (1,000) feet southerly from Pine Street centerline;
- D. FINALLY WESTERLY by that portion of Newman Avenue centerline between Pine Street and a point near Roosevelt Street.

3.68 Luthers Corners Village Business District, bounded:

- A. NORTHWESTERLY by a line parallel to and four hundred (400) feet northerly from County Street centerline at its intersection with Fall River Avenue centerline;
- B. NORTHEASTERLY by a line parallel to and two hundred (200) feet generally northeasterly from Fall River Avenue centerline, both sides of County Street;
- C. SOUTHEASTERLY by a line parallel to and four hundred (400) feet southeasterly from County Street centerline, both sides of Fall River Avenue;
- D. FINALLY SOUTHWESTERLY by a line parallel to and two hundred (200) feet generally southwesterly from Fall River Avenue centerline, both sides of County Street.

3.69 Arrowhead Village Business District, bounded:

- A. NORTHERLY by County Street centerline near Hammond Street;
- B. EASTERLY by a line parallel to and one hundred twenty-five (125) feet westerly from Arrowhead Road centerline;
- C. SOUTHERLY by a line parallel to and one hundred twenty-five (125) feet northerly from Jean Road centerline;
- D. FINALLY NORTHWESTERLY by that part of Olney Street centerline between Jean Road and County Street.

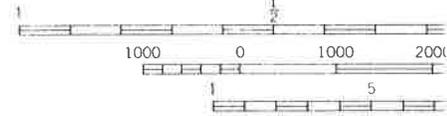


The purpose of the flood-prone area maps is to show to administrators, planners, and engineers concerned with future land developments those areas that are occasionally flooded. The U.S. Geological Survey was requested by the 89th Congress to prepare these maps as expressed in House Document 465. The flood-prone areas have been delineated by the Geological Survey on the basis of readily available information.

Flood-prone area maps were delineated for those areas that meet the following criteria: (1) Urban areas where the upstream drainage area exceeds 25 square miles, (2) rural areas in humid regions where the upstream drainage area exceeds 100 square miles, and (3) rural areas in semiarid regions where the upstream drainage area exceeds 250 square miles.

This map indicates only areas that may be occasionally flooded, and provides no information on the frequency, depth, duration, and other details of flooding. Larger areas than those shown on the map may be inundated by less frequent floods.

Flood-hazard reports provide the detailed flood information that is needed for economic studies, for formulating zoning regulations, and for setting design criteria to minimize future flood losses. When detailed information, such as that contained in the flood-hazard reports, is required, contact the U.S. Army, Corps of Engineers; the U.S. Geological Survey; or the Tennessee Valley Authority in the areas of their jurisdiction.



CONTOU
DATUM

71°22'30"
30'

540000 FEET R I

305000m.E.

ATTLEBORO (CIVIC CENTER) 6 MI.
HEBRONVILLE 2.3 MI.

N.

0.5 MI. TO U.S. 1

ET

50'

▲



SECTION 4: General Provisions and Non-Conforming

- 4.1 No dwelling shall be erected except on a lot which fronts on a street. No one-family dwelling shall contain less than seven hundred sixty-eight (768) square feet of living space.
- 4.2 Seekonk zoning regulations shall apply to the Seekonk portions of land ownerships partly in Seekonk and partly in an adjacent municipality as though the land ownership were wholly within Seekonk town boundaries.
- 4.3 On a land ownership transected by a zoning district boundary, the zoning regulations applying to the larger part by area of such ownership may also be deemed to govern in the smaller part beyond such zoning district boundary but not more than thirty (30) linear feet depth beyond such zoning boundary.
- 4.4 On corner lots, to assure safe view of vehicles and of pedestrians across the corner, no shrub two feet overall diameter or larger, and no hedge or fence (other than a wire fence in which the openings are not less than four inches minimum dimension) shall extend higher than two (2) feet above the mean finished pavement centerline grade throughout that part of the front yards required on such lot, fifty(50) feet along the street frontages of each such yard from their street corner.
- 4.5 Except as otherwise provided by Statute, after the adoption of this By-Law, any single vacant lot or one or both of any pair of vacant lots mutually adjoining in a common ownership, if each of such pair is not less than seventy-five (75) feet wide, may be built upon as of right if such lot or lots fulfill all of the following conditions:
 - a) If the lot(s) lawfully existed prior to the adoption of this By-Law;
 - b) If on the effective date of this amendment such lot or pair of lots were not adjoined by other vacant land of the same owner;
 - c) If the lot(s) were of less width or less total area or afforded less yard space than is now required, but only if such lot(s) fulfilled any area, width or yard space requirements in effect at the time such lot(s) were recorded;
 - d) The foregoing exceptions shall not apply in Highway Business Districts nor in Industrial Districts.

Section 5: Apartments

5.1 Apartments Permitted in all Residence and all Business Districts

5.11 Low-rise apartment development, including garden apartments and town-houses, are permitted in the upland portions of all three Seekonk residence districts and in upland portions of Village Business and of Highway Business Districts, but not in lowlands, floodlands nor in Industrial Districts. Such apartment development shall be subject to each and all of the land-space, site plan, design review and construction requirements further stated in this Apartment Section of the Seekonk Zoning By-Law, and subject to all other applicable provisions of statute and of the zoning or other Town of Seekonk By-Laws.

5.2 Apartment Development Building Permit Requirements

5.21 Each apartment development shall be constructed under a building permit or permits issued by the Seekonk Building Inspector after review by the Selectmen of the plans and conditions as set forth below. Each apartment development shall contain not less than six dwelling units.

5.22 Each application for a permit to build any new apartment building or structure that would occupy three hundred or more square feet of land space, or to change, add to or extend any prior existing dwelling structure in such manner as to create three hundred or more square feet additional building floor space, shall be accompanied by a site plan diagram of the whole of any new development or of all that part of any existing development that is within two hundred feet (200) from the location of the intended construction.

5.23 Each set of such application and site plan diagram shall fulfill the conditions and contain primary information as required below. Each such set may be accompanied by any supplementary exhibits, renderings, aerial photographs, landscape planting plans, financial statements, sample lease provisions or other informational materials the applicant cares to submit. In the event supplementary exhibits and materials are submitted, only one set of them is required, together with a written list by applicant of the supplementary materials so submitted.

5.24 Each such application and site plan and primary information shall be submitted in three sets to the Seekonk Building Inspector. The Inspector shall promptly transmit one set to the Board of Selectmen and one set to the Seekonk Planning Board and shall note on the third set the date of such transmittal. Having examined a set, the Planning Board shall write its comments or suggestions, if any, to the Board of Selectmen.

5.31 continued

for circulation within the site; off-street parking for residents and guests; service and loading and delivery spaces; the location and general design of signs; the location of lawns, fields, pools and landscaped open spaces, and the general kinds of plantings of trees, shrubs, vines, grass and flowers; also general designations of the major uses intended of buildings and of land areas.

b) In reviewing any such site plan, the Selectmen and the Planning Board, shall, among other things, seek to assure the safety and convenience of vehicular and of pedestrian movement on the site and on the access streets leading to the site, and on properties outside but adjoining the development site.

5.32 For each such apartment development, there shall be provided front, side and rear yards each not less than those yards required in the zoning district in which such building or development is located, or not less than fifty feet depth, where no yard is otherwise required.

5.33 a) The land of any apartment development shall front not less than two hundred (200) feet along the principal access street and shall continue not less than two hundred (200) feet width throughout the first two hundred (200) feet depth of such land.

b) The land so developed shall contain not less than six thousand six hundred (6,600) square feet gross area per dwelling unit for each of the first three apartment dwelling units, and not less than four thousand five hundred (4,500) square feet gross area for each additional apartment dwelling unit beyond the first three such units in any one development.

c) Each apartment dwelling unit shall contain not less than five hundred (500) square feet usable floor area inside, exclusive of partitions, walls, stairs, stair-wells and building entry areas, and for each apartment dwelling unit there shall be conveniently near it not less than four hundred fifty (450) square feet of paved off-street parking space, roofed or open, which may include the share of driveway abutting such parking space.

d) Roads, driveways, parking areas, delivery areas and sidewalks in each apartment development shall be designed and constructed and be town inspected during construction in accordance with Town of Seekonk Subdivision Regulations for new residential streets.

5.33 continued

less than one hundred twenty-five (125) feet distance along the street. In addition to such two or more entrance and exitways, there shall be provided at other points where possible, one or more additional separate openings for service vehicles and for emergency access. The profile of each of the above required driveways shall be level with the street for the first fifty (50) feet inside the property from the street sideline, and thereafter may slope at a grade not exceeding three (3%) percentum throughout the rest of the first one hundred seventy-five (175) feet long the centerline of such driveway into the property from the street or parkway line.

- k) Storm water drainage in each apartment development shall be by paved rolled gutters along the driveways to established storm drainage systems in streets outside the development and by piped waterways from low points in the driveways or paved areas to natural waterways already existing on or bounding the apartment property, or by piped waterways in specific easements through land(s) of others to street culverts or natural waterways outside the apartment development. The dimensions and depths of gutters, the location and size of catch basins and of storm drainage conduits or ditches shall be those of the Seekonk Subdivision Regulations.
- l) The means of sewage disposal proposed shall be shown on a diagram and shall be stated in writing. There shall be either piped connection to a sanitary sewer of the Town of Seekonk or of a municipality adjoining Seekonk, or the means of collection, treatment and effluent disposal shall be approved in writing by the Commonwealth of Massachusetts Department of Public Health prior to the issuance of any apartment building permit.
- m) The size and location of water mains and of fire hydrants in an apartment development shall be determined in accordance with the corresponding provisions in Seekonk Subdivision Regulations. Approval of size & number apartment water mains and hydrants shall be certified in writing by the Seekonk Water District and by the Fire Chief to the Building Inspector prior to the issuance of an apartment building permit.
- n) In each apartment development, not more than 15% of the whole number of dwelling units at each stage of development shall be so-called "efficiency" design, and not more than 5% may be three bedrooms, and no apartment shall have more than three bedrooms.

5.34 continued

- c) Safe and adequate means of sewage disposal and of garbage and rubbish disposal; of water-supply; of fire-fighting while awaiting the Fire Department; of heating and ventilating.
- d) Assurance of positive storm-water drainage and snow-melt run-off from all walkways, driveways and parking and delivery areas.
- e) Landscaping and building layout to protect bedroom windows from night invasion by automobile headlights and from glare from illuminated signs or driveway lights.

5.35 The site plans, including land and building and driveway and walkway layout plan, grading and drainage plan, and utility plan, shall each be approved in writing by the Selectmen by endorsement on each of such plans, or it shall be certified by the Building Inspector that there was no objection by the Selectmen in writing, as provided above in paragraph 5.25.

6.2 Land Space, Building Placement and Building Height Requirements

- 6.21 No dwelling shall hereafter be erected in any AAA Residence District, except on a lot containing not less than 62,500 square feet and not less than two hundred fifty (250) feet lot width, except as specified in paragraph 4.5 of this By-Law.
- 6.22 On each lot there shall be provided yard depths not smaller than the following:
- Front yard, 50 feet;
Each side yard, 35 feet;
Rear yard, 50 feet.
- 6.23 No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height, except that these height requirements shall not apply to farm buildings not used for human habitation, nor to flagpoles, chimneys, skylights, domes, watertowers, bell-towers, church spires, or other building accessory features usually erected at a height greater than the main roofs of buildings, provided such accessory features be not for human habitation and provided that no such features shall be built to a point higher than fifty-five (55) feet total height from the ground, except only that part of any church steeple above its cage or bell tower.
- 6.24 Swimming pools and residential outdoor fireplaces or barbecues are permitted in Residence District side and rear yards provided that each swimming pool or fireplace be not less than ten (10) feet distant from the side lot line and from the rear lot line.

7.2 Land Space, Building Placement and Building Height Requirements in AA Residence Districts.

7.21 No buildings shall hereafter be erected in any AA Residence District, except on a lot containing not less than twenty-seven thousand five hundred (27,500) square feet area, and not less than one hundred fifty (150) feet lot width.

7.22 No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except that these height requirements shall not apply to farm buildings not used for human habitation, nor to flagpoles, chimneys, ventilators, skylights, domes, water-towers, bell towers, church spires, or other building accessory features usually erected at a height greater than the main roofs of buildings, provided such accessory features be not for human habitation and provided that no such features shall be built to a point higher than fifty-five (55) feet total height from the ground, except only that part of any church steeple above its cage or bell tower.

7.23 On each lot there shall be provided yard depths not smaller than the following:

Front yard, 35 feet;
Each side yard, 30 feet;
Rear yard, 25 feet.

7.24 Swimming pools and residential outdoor fireplaces or barbecues are permitted in Residence District side and rear yards provided that each swimming pool or fireplace be not less than ten (10) feet distant from the side lot line and from the rear lot line.

SECTION 9: Village Business Districts

9.1 Uses Permitted

9.11 Permitted and desired in Village Business Districts are neighborhood-oriented or village-oriented retail stores, professional offices, artist and handicraft studios and shops, personal service businesses, branch banks, funeral homes, and restaurants in which the food served is eaten within the restaurant.

9.12 Uses customarily accessory to and incidental in physical scale and business volume to uses above permitted.

9.2 Land Space, Building Placement and Building Height Requirements in Village Business Districts.

9.21 Each building hereafter erected in Village Business Districts, shall be on a lot or leasehold of twenty thousand (20,000) square feet area or more, and one hundred (100) feet wide or more at the street.

9.22 No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except that these height requirements shall not apply to farm buildings not used for human habitation, nor to flagpoles, chimneys, ventilators, skylights, domes, water-towers, bell towers, church spires, or other building accessory features usually erected at a height greater than the main roofs of buildings, provided such accessory features be not for human habitation and provided that no such features shall be built to a point higher than fifty-five (55) feet total height from the ground, except only that part of any church steeple above its cage or bell tower.

9.23 A building or complex of buildings hereafter erected in a Village Business District may cover up to thirty-five (35%) percentum of the gross land area of its lot or leasehold but only in proportion to the building height as follows:

- a) one story buildings, not more than thirty-five (35%) percentum of their gross lot area;
- b) two story buildings, not more than twenty-five (25%) percentum of gross lot area.

SECTION 10: Highway Business Districts

10.1 Uses Permitted

- 10.11 Permitted and desired in Highway Business Districts are highway-oriented and metropolitan-region-oriented retail stores, business and professional offices, personal service and business service enterprises, restaurants, motels as further provided below; and automobile sales, service and repair facilities, but not motor trucking businesses. (For motor trucking, see Industrial Districts, Section 11.)
- 10.12 Signs in Highway Business Districts shall be governed by the Signs section of the Zoning By-Law, Section 12.
- 10.13 a) Stock-in-trade new or used automobiles, may be stored outdoors for sale whether registered or not, provided they are screened from view from adjoining properties by a tight view barrier, either board fence or a dense evergreen planting, either of which shall be not less than ten feet in height.
- b) On any filling station premises in a Highway Business Zone, there may be kept outdoors overnight or a few days longer but not longer than ten consecutive days, unregistered motor vehicles and other motor powered equipment for repair or servicing, but not for rent or sale, and in any event not more than ten, in the aggregate, of all such vehicles or equipment, outdoors.

10.3 Motel or Hotel

- 10.31 Building permits for motels shall be issued by the Building Inspector only if the building and land development proposed fulfills the standards set forth below. In reviewing each motel application, the Building Inspector shall study the location proposed and motel site plans proposed relative to the health, safety and welfare of the prospective occupants, also relative to the occupants of neighboring properties, and to the welfare, amenity and pleasantness of the town generally. In addition to compliance with all other requirements set forth, the Board shall look for:
- a) Traffic safety and ease of access at motel driveways, taking account of grades, view distances, separation distances between driveways, along the street or highway intersection.
 - b) Safety and adequacy for motel patrons of motel driveway layout, also of parking and loading areas, and sufficiency of access for service vehicles such as electricity, gas, fuel, telephone, laundry, rubbish and garbage removal, water, sewer, fire, police, ambulance or other routine or emergency vehicles.
 - c) Safe and adequate means of sewage disposal, garbage and rubbish disposal; of water-supply and fire-fighting while awaiting the Fire Department; of heating and ventilating; also of cooking, if cooking facilities be furnished.
 - d) Assurance of positive storm-water drainage and snow-melt run-off from all driveways and parking and loading areas.
 - e) Landscaping and building layout to protect motel bedroom windows from night invasion by automobile headlights or glare from illuminated signs or driveway lights.
 - f) Motel signs are governed by the general sign provisions, Section 12.
- 10.32 For traffic safety on and immediately adjoining each motel or hotel, and to assure health, safety and welfare of motel/hotel occupants and of the neighborhood generally the following land space, building, traffic, utility, and service design requirements shall be fulfilled:

10.32 (Continued)

- g) The means of sewage disposal proposed shall be shown on a diagram (which may be the driveway and grading plan) and shall be either piped connection to a sanitary sewer or other means of collection, treatment and effluent disposal approved by the Seekonk Health Officer in writing. Each motel applicant shall file with the Building Inspector either a Town of Seekonk Sewer Department commitment to make a piped sanitary sewer available to the motel if and when the motel building permit is issued by the Building Inspector, or a statement by the State Public Health Department of written approval of the other means of sewage disposal proposed.
- h) If any cooking or eating facilities are proposed to be included in such motel, the Seekonk Health Officer shall similarly certify to the Building Inspector his approval of the means of garbage collection and disposal proposed.
- i) The size and location of water mains and of fire hydrants on the motel property, if any, shall be determined in accordance with the corresponding provisions in Seekonk Subdivision Regulations. Approval of the proposed motel water installation shall be certified in writing by the Water Department Superintendent and by the Fire Chief to the Building Inspector.
- j) Each motel rental unit shall contain not less than two hundred fifty (250) square feet habitable floor area enclosed by walls and roof, exclusive of any adjoining portions of roofed or covered walkways. Each motel rental sleeping room shall not be less than twelve (12) by fifteen (15) feet horizontal dimensions, exclusive of bath or kitchenette. Each rental unit shall include a private bath.
- k) Each motel structure shall contain not less than ten (10) individual motel rental units. Each section of ten (10) units shall be separated by an unbroken firewall from any additional sections. Each motel structure may be connected with other similar structures by a covered walkway if of fire resistive materials. Whether or not so connected, the nearest parts of the walls or corners of such structures shall be separated by a land space otherwise open and unbuilt on of not less than thirty (30) feet, and in which, within the area bounded by the intersecting projections of the side lines of adjacent buildings, there shall be no automobile parking or loading.
- l) Buildings on motel lots may be one or two or two and one-half stories high but not more than thirty-five (35) feet height overall, notwithstanding any other building height provisions in the zoning district in which such buildings are located.

SECTION 11: Industrial Districts

11.1 Uses Permitted

- 11.11 Any manufacturing, processing, fabricating, warehousing, machining re-building or other industrial or equipment sales or commercial recreation activity is permitted provided each applicant for a permit to build or to alter or establish any activity in an Industrial District shall show in writing or by other exhibits attached to such application that the proposed building, alteration or activity will not be noxious, offensive or detrimental to abutters, to the neighborhood, or to the Town, by reason of special danger of fire or explosion, pollution of waterways, emission of corrosive, toxic or noisome fumes, gas, smoke, soot, obnoxious dust, disagreeable odors, heavy vibration, offensive noise, glare of lights at night, or other objectionable characteristics.
- 11.12 Commercial recreation activity proposals shall be made to the Board of Selectmen who shall review and approve, modify, or deny each such proposal prior to the issuance of any building permit or other Town of Seekonk permit therefor. Such permit shall be issued only subject to annual review by the Selectmen, and shall be revocable.
- 11.13 Governmental, civic, public services.
- 11.14 Accessory uses and buildings customarily incident to an above permitted main use, provided such accessory uses be not detrimental, offensive or dangerous to abutters, to the neighborhood or the Town.
- 11.15 Signs in Industrial Districts shall be governed by the Sign Section of the Zoning By-law, Section 12.

11.2 Land Space, Building Bulk and Building Height Requirements in Industrial Districts.

- 11.21 No building shall be erected except on a lot or leasehold having one acre or more and one hundred fifty (150) feet or more wide at the front yard line.
- 11.22 On each such lot there shall be provided yard spaces not less than the following:

Front Yard	50 feet;
Side Yard	35 feet.

A yard depth of fifty (50) feet shall be required along any lot boundary which abuts land residentially zoned.

SECTION 12, Signs

12.1 Signs: Kind, number, size

- 12.11 Signs in each Business or Industrial District shall relate to the premises on which they are located and shall only identify the occupant of such premises or advertise the service available within said premises.
- 12.12 There shall be no temporary or permanent special promotion signs, banners, streamers or placards erected, suspended, posted or affixed in any manner outdoors or on the building exterior of premises in Business or Industrial Districts.
- 12.13 On each premises in a Business or Industrial District, there is permitted one sign affixed to the exterior of a building for each occupancy therein. The top edge of each such sign shall not be higher than either the roof ridge of the building or the highest point of the roof, if no ridge pole, nor higher than the plate of a flat roof.
- 12.14 Free-standing signs are limited in number to one per land ownership, not per lot, and such sign shall be located on the property advertised by such sign. Only one free-standing sign is permitted for the whole combination of any number of lots mutually adjoining in a single or common ownership on one side of a street.
- 12.15 The top edge of any free-standing sign shall be not higher than twenty-five (25) feet vertical measure above the average level of the ground between the supports of each sign in Village Business Districts and (40) feet in Highway Business and Industrial Districts.
- 12.16 For public safety, the whole of the signboard or display elements of any free-standing sign shall be either below three feet height or above ten feet height above average ground level. Any such free-standing sign may be located within a front yard space, but not nearer than twelve (12) feet to the outside lot side line.
- 12.17 No free-standing sign shall have signboard area (or display area, if no signboard) exceeding sixty (60) square feet in Village Business Districts nor two hundred (200) square feet in Highway Business or Industrial Districts, measured from the tops of the topmost display elements to the bottoms of the lowest display elements, and from exterior side to exterior side of display elements, and including in such measurements any blank spaces between display elements.

Section 13: Flood Plain Districts

13.1 Uses Permitted

- 13.11 Any woodland, grassland, wetland, agricultural, horticultural or outdoor recreational use of land or water, but no dumping of any kind, no filling, no excavation and no earth transfer operations except as accessory to such building as is permitted under the conditions stated below.
- 13.12 Any small non-dwelling building if for temporary or recurring seasonal use from time to time, but not for sustained human occupancy. Such small building might be for a bathing cabana, a boathouse, skating shelter, observatory, pumping station or watchman's shelter. For each such small non-dwelling building, a permit shall be applied for in the same manner as for a regular building permit, but shall be superscribed "Flood Plain Building Permit Application." The Building Inspector shall issue such permit in accordance with all the regular zoning and the Flood Plain zoning provisions, and those of the Building By-Law. There shall be not more than one such small building per lot in any Flood Plain Zoning District. Each such small building shall be not taller than ten (10) feet height, and its largest horizontal dimension shall be not more than twenty (20) feet, and such small non-dwelling building shall cover not more than twohundredfifty (250) square feet ground area.
- 13.13 Buildings permitted by the underlying land use and lot size zoning (see par.13.21) may also be built, but only subject to prior review by and subject to any conditions that may be imposed by the Board of Health. Building permit applications for any such building shall also be superscribed "Flood Plain Building Permit Application."
- 13.14 Notice of 13.13 Flood Plain Building Permit applications shall be given to the Building Inspector, the Town Board of Health, the Conservation Commission, the Town Planning Board, as well as other parties required under the Building By-Law. Copies of the decision and vote of the Board of Health on each such application shall be filed with the Town Clerk in a file kept for that purpose, and shall also be sent to the Town Departments and Boards and Commissions above mentioned.

- 13.22 On each lot in a Flood Plain District an open yard space not less than thirty-five (35) feet depth, shall be provided all along each property line of such lot, except that where a property line is in a river, stream, pond, or swamp, every part of any building shall be not less than fifty (50) feet from the shore of such waterbody, or from mean high tide line on tidal shores.
- 13.23 Buildings permitted in Flood Plain Districts by par.13.13 shall not exceed one and one-half (1½) stories nor twenty-five (25) feet in height, but this limitation shall not apply to cranes, derricks, chimneys, skylights, ventilators, cupolas, weathervanes, flagpoles, or lookout or diving platforms associated with such buildings.
- 13.24 Off-street automobile parking or other vehicular parking areas shall not cover more than five (5%) percentum of the gross area of any lot in any Flood Plain District.

SECTION 15: Zoning Amendments

- 15.1 The Planning Board on its own initiative, on request of a Seekonk municipal agency, or on petition signed by owners of the property concerned, shall hold a public hearing on any written proposal to amend the Zoning By-Law or the zoning map.
- 15.2 Each proposal to change the zoning map shall be made to the Planning Board in writing, stating the nature, extent, and location of the map change proposed, together with five blackline prints of a diagram to scale showing and stating the dimensions in feet of the area proposed to be changed as to zone, and a sketch or other explicit identification of the general location of such area in the Town. (Copy prints: two to the Attorney General, one to Town Clerk, one to Planning Board, one to Building Inspector.)
- 15.3 Notice of zoning public hearings shall be given in accordance with the zoning notice provisions of Massachusetts General Laws as amended. The costs of publication and mailing of notices of hearing and the costs of holding such zoning hearing and of making a public record of the proceedings at such hearings shall be paid by the petitioner(s).

- 16.4 If, after such notice and demand, such violation has not been abated within the time specified, the Building Inspector shall institute appropriate action or proceedings in the name of the Town of Seekonk to prevent, correct, restrain or abate any violation of this By-Law.
- 16.5 Whoever violates any provision except Sec. 12 of this By-Law shall be punished by a fine not exceeding \$20.00 for each offense. In case of violation of Section 12 of this By-Law, the penalty shall be \$50.00 for the first offense, \$100.00 for the second offense, and \$200.00 for each subsequent offense, as provided by Massachusetts General Laws, Ch. 352, Acts of 1951, et seq.
- 16.6 Each day of a zoning By-Law violation shall be deemed a separate offense.