



NOTICE OF PUBLICATION OF 2021 ANNUAL TOWN MEETING AMENDMENTS to the ZONING BYLAW

Posted September 1, 2021

The Town of Wellesley shall henceforth publish amendments to the Town Bylaw and Zoning bylaw by way of a pamphlet and post said pamphlet in each precinct and on the bulletin board of the Town Hall and on the website for the Town of Wellesley (www.wellesleyma.gov) (MGL Chapter 40 Section 32).

Zoning Bylaw Amendments and Map Amendments (ATM 2021)

- **Article 28.1**, ZBL Amendment – Amend Section 1B - Definitions
- **Article 28.2**, ZBL Amendment – Amend Section 1B - Definitions
- **Article 28.3**, ZBL Amendment – Revised Language
- **Article 29.1**, ZBL Amendment – Revised Language - Definitions
- **Article 29.2**, ZBL Amendment – Revised Language
- **Article 30.1**, ZBL Amendment – Map Revisions

Article 28.1: Zoning Bylaw

REVISED LANGUAGE

Zoning Bylaw Section 1B -- Definition

To amend Section 1B of the Zoning Bylaw by adding the words “Except as used in Sections 14J and 14J.1 means” at the beginning of the definition of “Assisted Units”.

Article 28.2: Zoning Bylaw

REVISED LANGUAGE

Zoning Bylaw Section 1B - Definitions

Town amend Section 1B of the Zoning Bylaw by adding the following terms to such section with such terms to be inserted in alphabetical order between existing terms defined in such section:

Abandoned Sign – has the meaning provided in Section 22A.

Address Sign - has the meaning provided in Section 22A.

Administering Agency or Monitoring Agent - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Affordable Housing - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Affordable Housing Restriction - has the meaning provided in Section 14J.

Affordable Rental Unit - has the meaning provided in Section 14J.

Affordable Homeownership Unit - has the meaning provided in Section 14J.

Animated Sign - has the meaning provided in Section 22A.

Annual Average Daily Traffic (AADT) – has the meaning provided in Section 16A.B.

Approving Authority – has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Assisted Units - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Audible Sign - has the meaning provided in Section 22A.

Average Daily Traffic (ADT) - has the meaning provided in Section 16A.B.

Awning - has the meaning provided in Section 22A for use in Section 22A.

Awning Sign - has the meaning provided in Section 22A for use in Section 22A.

Banner - has the meaning provided in Section 22A.

Beacon - has the meaning provided in Section 22A.

Best Management Practices (BMP's) – has the meaning provided in Section 16C for use in Section 16C.

Build Factor - A ratio of lot perimeter to lot area which limits the degree to which a lot may have an irregular shape according to the following formula:

$$\frac{\text{Lot Perimeter Squared}}{\text{Actual Lot Area}} \frac{\text{Actual Lot Area}}{\text{Required Lot Area}}$$

Building Inspector or Inspector of Buildings - The Inspector of Buildings of the Town of Wellesley, or his or her designee for a particular purpose.

Building Sign - has the meaning provided in Section 22A.

Business Establishment - has the meaning provided in Section 22A for use in Section 22A.

Caliper - Diameter of a Tree trunk (in inches). For Trees up to and including four (4) inches in diameter, the caliper is measured six (6) inches above the existing grade at the base of the Tree. For Trees larger than four (4) inches in diameter, the caliper is measured twelve (12) inches above the existing grade at the base of the Tree.

Certified Arborist – A professional arborist possessing current certification issued by the International Society of Arboriculture (I.S.A.) and/or the Massachusetts Arborist Association (M.A.A.).

Changeable Copy - has the meaning provided in Section 22A.

Child Care Facility means a “day care center” or a “school age child care program” as those terms are defined in Section 9 of Chapter 28A M.G.L.

Child Care Use - shall have the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Commercial Districts – has the meaning provided in Section 22A for use in Section 22A.

Commercial Message - has the meaning provided in Section 22A.

Conservation Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Construction Mitigation Plan – has the meaning provided in Section 16C for use in Section 16C.

Construction Project – shall have the meaning provided in Section 16A.

Critical Root Zone (CRZ) - The minimum area beneath the canopy of a Tree which must be left undisturbed in order to preserve a sufficient root mass to give a Tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the Tree's trunk and extending outward towards the Tree's drip-line. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required minimum radius of the CRZ shall be determined by multiplying a Tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ. *Example: A Tree with a DBH of twenty (20) inches shall have a CRZ with a minimum radius of 360 inches or 30 feet (20" x 18" = 360" or 30').*

Cutoff Angle – has the meaning provided in section 16G.C.

Design Hourly Volume (DHV) – has the meaning provided in Section 16A.B.

Development – has the meaning provided in Section 14B for use in Section 14B.

Development Lot - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Development Project - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Device - has the meaning provided in Section 22C for use in Section 22C.

Diameter at Breast Height (DBH) - The standard measure of Tree size for those Trees existing on a site that are at least four (4) inches in diameter at a height of four and one-half (4.5) feet above the existing grade at the base of the Tree. If a Tree splits into multiple trunks below four and one-half (4.5) feet above the existing grade, the DBH shall be considered to be the measurement taken at the narrowest point beneath the split.

Direct Light - has the meaning provided in section 16G.C.

Directional Signs - has the meaning provided in Section 22A.

Directory Sign - has the meaning provided in Section 22A.

District - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Drainage Review Rules and Regulations – means the rules and regulations adopted pursuant to Section 16C.D.

Drip-Line - The area surrounding the Tree from the trunk to the outermost branches. This area is distinguished from, and not to be confused with Critical Root Zone.

Earth Disturbance – has the meaning provided in Section 16C for use in Section 16C.

Eligible Household - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Entrance - has the meaning provided in Section 22A for use in Section 22A.

Externally Illuminated Sign - has the meaning provided in Section 22A.

Facade of the Business Establishment - has the meaning provided in Section 22A.

Federal Emergency Management Agency (FEMA) - An agency of the United States Federal Government 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.

Fixture - has the meaning provided in section 16G.C for use in Section 16G.

Flag - has the meaning provided in Section 22A.

Flashing Sign - has the meaning provided in Section 22A.

Flood – A temporary rise in river, stream or brook flow that results in its water overtopping its banks and inundating Floodway areas adjacent to the channel.

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 Report (FIS Report) - A report which examines, evaluates, and determines flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

Flood Plain District - An area subject to danger of periodic flooding, the limits of which are determined by the Special Flood Hazard Area.

Floodwater Storage Capacity – The quantity of water which can be held within the flood plain of a wetland.

Floodway - The channel of a river 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.

Foot-candle - has the meaning provided in section 16G.C.

Free Standing Device - has the meaning provided in Section 22C for use in Section 22C.

Front Yard - An area, on the same lot with the building, measured from the street line to the building extending across the entire front of the lot, and unoccupied above ground level except by uncovered steps, eaves projecting not more than 2 feet from the wall of the building, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building and a covered or uncovered, enclosed or unenclosed, entrance porch on the first floor which neither exceeds a total area of 50 square feet nor projects more than five feet from the face of the building nor extends nearer than 25 feet to the street line.

Frontage – has the meaning provided in Section 19A.

Fully Shielded Luminaire - has the meaning provided in section 16G.C.

Gasoline Filling Station - A business engaged, as a primary purpose, in the retail dispensing of motor vehicle fuels to the public.

Glare - has the meaning provided in section 16G.C.

Governing Laws - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Grading and Drainage Plan – has the meaning provided in Section 16C for use in Section 16C.

Ground Sign - has the meaning provided in Section 22A.

Gross Floor Area - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Gross Leasable Floor Area - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Hazardous Waste - Materials as defined and regulated by 310 CMR 30.00 (Massachusetts Hazardous Waste Management regulations).

Height - has the meaning provided in Section 22C for use in Section 22C.

Height of Luminaire - has the meaning provided in section 16G.C.

Illuminance - has the meaning provided in section 16G.C.

Impervious Cover – has the meaning provided in Section 16C for use in Section 16C.

Impervious Surface - Material covering the ground, including but not limited to macadam, cement, concrete, pavement, and buildings, that does not allow surface water to penetrate into the soil.

Institutional Use – has the meaning provided in Section 22A for use in Section 22A.

Internally Illuminated Sign - has the meaning provided in Section 22A.

K-Factor (K) – has the meaning provided in Section 16A.B.

Lamp - has the meaning provided in section 16G.C.

Level of Service – has the meaning provided in Section 16A.B.

Light Trespass - has the meaning provided in section 16G.C.

Lot - has the meaning provided in Section 22A for use in Section 22A.

Lumen - has the meaning provided in section 16G.C.

Luminance - has the meaning provided in section 16G.C.

Luminaire - has the meaning provided in section 16G.C.

Lux - has the meaning provided in section 16G.C.

Major Construction Project – shall mean any Construction Project which involves a change in the outside appearance of a building or buildings or premises, and includes one or more of the following:

1. construction of twenty-five hundred (2,500) or more square feet gross floor area;
2. an increase in gross floor area by fifty (50) percent or more which results in a gross floor area of at least twenty-five hundred (2,500) square feet;
3. grading or regrading of land to planned elevations, and/or removal or disturbance of the existing vegetative cover, over an area of five thousand (5,000) or more square feet;
4. any activities regulated or restricted under Section 14B; or
5. any activities regulated under Section 14E.

Maneuvering Aisle - A maneuvering space which serves two or more parking spaces, such as the area between two rows of parking spaces.

Maneuvering Space - An area in a parking area which (1) is immediately adjacent to a parking space, (2) is used for and/or is necessary for turning, backing, or driving forward a motor vehicle into such parking space but (3) is not used for the parking or storage of motor vehicles.

Maximum Groundwater Elevation - The seasonal high level of the groundwater table. This level shall be the same as the maximum groundwater elevation defined and determined in 310 CMR 15.00 (Title 5, State Environmental Code).

Mining of Land - The removal of geologic materials such as topsoil, sand and gravel, metallic ores or bedrock.

Minor Construction Project shall mean any Construction Project, not included within the definition of a Major Construction Project, which involves either or both of the following:

1. a change in the outside appearance of a building or premises visible from a public or private street or way, requiring a building permit;
2. construction, enlargement or alteration of a parking or storage area requiring a parking plan permit. Alteration, as used in the preceding phrase, includes installation, removal or relocation of any curbing, landscaping or traffic channelization island, driveway, storm drainage, lighting or similar facilities but does not include resurfacing, striping or restriping pavement markings on existing parking or storage areas.

Motor Vehicle - has the meaning provided in Section 21 for use in Section 21.

Moving Sign - has the meaning provided in Section 22A.

Multi-Faced Sign - has the meaning provided in Section 22A.

Multi-Family Dwelling - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Natural River Channel - A water course with a definite bed and banks to confine and conduct the average flow.

Non-Conforming Sign - has the meaning provided in Section 22A.

Normal Grade - has the meaning provided in Section 22A for use in Section 22A.

Obscene Matter - has the meaning provided in Section 22A for use in Section 22A.

Office and Professional Districts – has the meaning provided in Section 22A for use in Section 22A.

Office or Office Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Office High-Tech or Office High-Tech Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

On-Site Stormwater System – has the meaning provided in Section 16C for use in Section 16C.

Open Face - has the meaning provided in Section 22A.

Operation and Maintenance Plan - has the meaning provided in Section 16C for use in Section 16C.

Out-of-Store Marketing Device – has the meaning provided in Section 22A.

Overstory Tree - A Tree that will generally reach a mature height of greater than forty (40) feet.

Parking Area - has the meaning provided in Section 21 for use in Section 21.

Parking Space - An area exclusive of maneuvering area and driveway for the parking of one motor vehicle.

Peak-Hour Traffic (PH) – has the meaning provided in Section 16A.B.

Peak-Hour Factor (PHF) – has the meaning provided in Section 16A.B.

Pennant - has the meaning provided in Section 22A.

Permanent Sign - has the meaning provided in Section 22A.

Person - A natural or legal person, including a partnership, trust, corporation or similar entity.

Personal Wireless Service Facilities – has the meaning provided in Section 22C.

Personal Wireless Services – has the meaning provided in Section 22C.

Planning Director - The Planning Director of the Town, or his or her designee for a particular purpose.

Portable Sign - has the meaning provided in Section 22A.

Primary Conservation Areas – Areas of a potential development site that are protected or where development is limited by federal, state or local law or private land use restrictions including, without limitation:

1. Easements (including, without limitation, easements or restrictions for conservation, preservations, agricultural use, aquifer protection or similar easements and restrictions) and similar covenants land use restrictions;
2. Wetlands, Isolated Wetlands, Bordering Vegetated Wetlands, and the 25-foot No-Disturbance Zone as defined in the Wellesley Wetlands Bylaw;
3. Vernal Pools as defined in the Wellesley Wetlands Bylaw;
4. 100 Year Flood Plain;
5. Wildlife habitat;
6. Steep slopes having a grade over 10% or as defined by federal or state law or regulation, whichever is the lesser grade; and
7. Lakes, ponds, rivers, streams, and brooks.

Principal Building - has the meaning provided in Section 22A for use in Section 22A.

Principal Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Private Swimming Pool - has the meaning provided in Section 22B.

Project of Significant Impact (PSI) means any Construction Project having an aggregate total of:

1. newly constructed floor area of 10,000 or more square feet; or
2. renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use as determined by the Commonwealth of Massachusetts Property Type Classification Codes (April 1991 edition).

Protected Tree - Any existing Tree located in the Tree Yard or Tree that was removed from the Tree Yard within twelve (12) months prior to application for an applicable demolition or building permit, which has a DBH of six (6) inches or greater, located in a Tree Yard of a property zoned Single Residence District or General Residence District, or located anywhere on property zoned other than Single Residence District or General Residence District. Any Tree that has a DBH of six (6) inches or greater with portions of the stem of the Tree actively growing into a Tree Yard between a height of six (6) inches and four and one-half (4.5) feet above grade shall be considered a Protected Tree.

Rear Yard - An area, on the same lot with the building, measured from the rear line of the lot to the building, extending the full width of the lot, and unoccupied above ground level except by covered basement entrances not over four feet in height and not over 35 square feet in area, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building, uncovered steps, eaves projecting not more than 2 feet from the wall of the building, covered or uncovered, enclosed or unenclosed, entrance porches on the first floor which do not exceed a total area of 50 square feet, attached chimneys projecting not more than 2 feet from the wall of the building and stair landings not over 25 square feet in area.

Recreational Accessory Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Recreational Use – has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Redevelopment - has the meaning provided in Section 16C for use in Section 16C.

Residential Districts – has the meaning provided in Section 22A for use in Section 22A.

Restaurant - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Reverse Lit – has the meaning provided in Section 22A.

Roadway Impacted by Development Traffic – has the meaning provided in Section 16A.B.

Roof Sign – has the meaning provided in Section 22A.

Secondary Conservation Areas – Areas of a potential development site that contain valuable natural or cultural resources including, but are not limited to:

1. Specimen trees;
2. Stone walls;
3. Significant geological features, including, without limitation, eskers, exposed ledge and significant boulders;
4. Mature woodlands;
5. Scenic and wet meadows;
6. Historical or archaeological sites; and
7. Portions of a site within a Scenic Road or Scenic Road Layout.

Service Area - has the meaning provided in Section 21 for use in Section 21.

Side Yard - An area, on the same lot with the building, measured from the side line of the lot to the building, extending from the Front Yard to the rear yard, and unoccupied above ground level except by covered basement entrances not over four feet in height and not over 35 square feet in area, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building, uncovered steps, eaves projecting not more than 2 feet from the wall of the building, attached chimneys projecting not more than 2 feet from the wall of the building and unenclosed, covered or uncovered stair landings not over 25 square feet in area.

Sign - has the meaning provided in Section 22A for use in Section 22A.

Sign Face - has the meaning provided in Section 22A.

Sign Permit - has the meaning provided in Section 22A.

Site Plan – has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Site Plan Approval - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Site Plan Review - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Sky Glow - has the meaning provided in section 16G.C.

Small-Scale Retail Establishment - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Solid Waste - has the meaning provided in Section 14E for use in Section 14E.

Special Flood Hazard Area - The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year as identified on the FIRM Map as Zone A and AE.

Standard Informational Sign - has the meaning provided in Section 22A.

Standing Sign - has the meaning provided in Section 22A.

Storage Area - has the meaning provided in Section 21 for use in Section 21.

Temporary Sign - has the meaning provided in Section 22A

Total Living Area plus Garage Space or TLAG – has the meaning provided in Section 16D.

Town - The Town of Wellesley, Massachusetts.

Toxic or Hazardous Materials - has the meaning provided in Section 14E for use in Section 14E.

Tree - Any self-supporting, woody perennial plant usually having a single trunk with a diameter of three (3) inches or more which normally attains a mature height of six (6) feet or greater.

Tree Bank Fund – The revolving fund established pursuant to Section 55.1.d of the Town Bylaws.

Tree Protection & Mitigation Plan - A plan submitted to the Building Department for review prior to the commencement of demolition and/or construction on a property on which a Protected Tree is located. This plan may be either part of a landscape plan and/or a separate plan.

Tree Removal - Any act that causes a Tree to die or will cause a Tree to die within a three (3) year period as determined by the Department of Public Works - Park & Tree Division based on arboricultural practices recommended by the International Society of Arboriculture (I.S.A.).

Tree Save Area - The area surrounding a Tree which includes at a minimum the Critical Root Zone (“CRZ”) and Drip-Line of all Protected Trees, unless otherwise authorized herein. The Tree Save Area must be enclosed within a fence and remain undisturbed so as to prevent damage to the Tree.

Tree Yard - The area of a parcel zoned Single Residence District or General Residence District located adjacent to all front, side, and rear lines of a lot up to the distances set forth in the following table:

Location of Protected Trees on Property Zoned Single Residence District or General Residence District			
Zoning District	Minimum Tree Yard (feet)		
	Front	Side	Rear
SRD 10	20	10	10
SRD 15	20	20	20

SRD 20	20	20	20
SRD 30	40	30	30
SRD 40	40	40	40
General Residence District	20	10	10

Underlying Zoning - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Unrestricted Unit - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Wall Sign – has the meaning provided in Section 22A.

Watershed Protection District - An area bordering a brook, stream or other water body, the limits of which are determined by a horizontal distance.

Window Sign – has the meaning provided in Section 22A.

Yield Plan – A conceptual subdivision plan containing all of the elements required by the Subdivision Rules and Regulations that depicts the number of single family house lots that could reasonably be developed according to local, state and federal law.

Article 28.3, Zoning Bylaw

REVISED LANGUAGE

Zoning Bylaw Multiple Sections

amend the Zoning Bylaw as follows:

1. Replace the words “side yard” or “Side yard” with the words “Side Yard” in Sections 2.A.1.3.d, 2.A.8.d.v, 14H.C.1.a.i, 14I.C.1.a.ii, 19.B, and 22B.D.1.b.
2. Replace the words “front yard” or “Front yard” with the words “Front Yard” or the words “front yards” with “Front Yards” in Sections 2.A.1.3.e, 2.A.8.d.vi, 2.A.8.h.vi, 14H.C.1.a.i, 14I.C.1.a.ii, 16F.D.3, and 19.B.
3. Replace the words “child care facility” with the words “Child Care Facility” in Section 2.A1.3A.h and Section 25.B.6.d.i.1.b of the Zoning Bylaw, and delete the phrase “(defined to mean a “day care center” or a “school age child care program,” as those terms are defined in Section 9 of Chapter 28A M.G.L.)” from the beginning of Section 2.A.3A.
4. Replace the words “residential districts” with “Residential Districts” in Sections 2.A.8.11, 8A.A.2.e, and 21.D.
5. Replace the word “height” with the word “Height” in Sections 5A.A.3.e, 6.A.2.d, 6A.A.3.d.i, 9A.A.3.d.i, 20, 22C.D.1, and Section 22C.D.1 (second and third occurrence of the word “height” in the subsection entitled “Height” only).

6. Delete the text of Section 7.A.1.e in its entirety and replace it with “Child Care Facility, and”.
7. Delete the words “In Wellesley Square Commercial Districts” at the beginning of Section 9C.A and insert in their place the words “In the Wellesley Square Commercial District”.
8. Delete the words “floodwater storage capacity” in Sections 14B.A.6, 14B.F.3.c and replace it with the words “Floodwater Storage Capacity”.
9. Delete from Section 14B.B the definitions of “Federal Emergency Management Agency (FEMA)”, “Flood”, Flood Insurance Rate Map (FIRM); “Flood Insurance Study Report (FIS Report)”, “Flood Plain District”, “Floodwater Storage Capacity”, “Floodway”, “Natural River Channel”, “Special Flood Hazard Area”, and “Watershed Protection District” in their entirety.
10. Replace the words “natural river channel” with the words “Natural River Channel” in Section 14B.F.3.b.
11. Replace the words “exterior architectural feature” in Sections 14D.E.1, 14D.E.3, 14D.E.5, 14D.E.9, 14D.E.11, 14D.G.1, 14D.G.2, 14D.H, and 22C.D.2.a.ii with the words “Exterior Architectural Feature”.
12. Delete from Section 14E.B the definitions of “Hazardous Waste”, “Impervious Surface”, “Maximum Groundwater Elevation”, and “Mining of Land” in their entirety.
13. Replace the words “hazardous wastes” with the words “Hazardous Wastes” in Section 14E.D.1.d, 14E.D.1.g, 14E.F.3, 14H.C.a.1.ix.2.
14. Replace the words “mining of land” with the words “Mining of Land” in Section 14E.D.2.a and delete the words “which are defined in Section 16A, and” in Section 14E.D.2.b
15. Replace the words “maximum groundwater elevation” with the words “Maximum Groundwater Elevation” in Section 14E.F.7.
16. Replace the words “commercial districts” with the words “Commercial Districts” in Section 14F.A.
17. Replace the words “permanent signs” with the words “Permanent Signs” in Section 14F.K and in the definition of “Standing Sign” in Section 22A.C.
18. Replace the words “wall sign” with the words “Wall Sign” in Section 14F.K, in the definitions of “Permanent Sign” and “Projecting Sign” in Section 22A.C., in Sections 22A.F.2.a.i, 22A.J.2.a, 22A.L.2, and Table 22A.1.
19. Replace the words “standing sign” and “standing signs” with the words “Standing Sign” and “Standing Signs” respectively in Section 14F.K, in the definition of “Permanent Sign” in Section 22A.C., in Sections 22A.F.2.b.i, 22A.J.2.a, 22A.L.1.a, and in Table 22A.1

20. Replace the words “rear yard” or “Rear yard” with the words “Rear Yard” and the words “rear yards” with “Rear Yards” in Sections 14H.C.1.a.i, 14I.C.1.a.ii, 19.B, 22C.D.2.b, and 22C.D.2.c.
21. Delete the words “or Monitoring Agent” in the definition of “Administering Agency or Monitoring Agent” in Section 14J.B.
22. Delete the words “or Plan Approval Authority” in the definition of “Approval Authority or Plan Approval Authority” in Section 14J.B.
23. Replace the words “Gross floor area” with “Gross Floor Area” in Section 14J.B.
24. Delete the definitions of “Major Construction Project”, “Minor Construction Project”, and “Project of Significant Impact (PSI)” in their entirety from Section 16A.B.Part 1.
25. Delete the definition of “Drainage Review Rules and Regulations” in its entirety from Section 16C.B.
27. Replace the word “Director” with the words “Planning Director” in the second line of Section 16D.D.6.ii.
28. Delete Section 16E.C in its entirety and replace it with the word “Reserved”.
29. Insert the word “Fund” after the words “ii. Contribution to the Town of Wellesley Tree Bank” in Section 16E.F.2.b.
30. Replace the words “drip-line” with the words “Drip-Line” in Sections 16E.F.3.b.v, 16E.F.3.b.vii.
31. Delete Section 16F.B in its entirety and replace it with the word “Reserved”.
32. Replace the words “light trespass” with the words “Light Trespass” in Sections 16G.B, 16G.F.5, 16G.H.2.c.
33. Replace the word “lamp” with the word “Lamp” and the word “lamps” with the word “Lamps” in the definitions of “Direct Light”, “Fixture”, “Fully Shielded Luminaire”, “Lumen”, “Luminaire” in Sections 16G.C., 16G.E.2, 16G.F.2, 16G.F.5.
34. Delete the words “, as defined by Section 16A” in Section 16G.D.1.
35. Delete the definitions of “Front Yard”, “Side Yard”, “Rear Yard”, and “Build Factor” from Section 19.A.
36. Delete the definitions of “Parking Space”, “Maneuvering Space”, and “Maneuvering Aisle” in their entirety from Section 21.B.
37. Delete the words “as defined by Section 16A.B.1.” in Section 21.E.1.

38. Delete the definitions of “Director” and “Inspector of Buildings” in their entirety from Section 22A.C.
39. Replace the word “awning” with the word “Awning” in the definitions of “Awning Sign” and “Permanent Sign” in Section 22A.C. and in Section 22A.F.2.b.iii.
40. Replace the word “flags” with the word “Flags” in the definitions of “Banner” and “Temporary Sign” in Section 22A.C.
41. Replace the words “awning signs” with the word “Awning Signs” in the definitions of “Banner” and “Temporary Sign” in Section 22A.C, in Section 22A.L.3, and Table 22A.1.
42. Replace the words “ground sign” with the words “Ground Signs” in the definition of “Building Sign” in Section 22A.C.
43. Replace the words “business establishment” and “business establishments” with the words “Business Establishment” and “Business Establishments” respectively in the definitions of “Business Establishment”, “Directory Sign”, “Entrance” in Sections 22A.C, 22A.F.2.b.iii, 22A.K.7.c, 22A.L.3.a, 22A.L.4.b, and Table 22A.1.
44. Replace the words “sign face” with the words “Sign Face” in the definitions of “Multi-Faced Sign”, “Open Face”, “Reverse Lit”, and “Standard Informational Sign” in Section 22A.C., in Section 22A.F.2.a.ii, and in Section 22A.J.1 subparts a, b, c, and d.
45. Replace the words “out-of-store marketing device” with “Out-of-Store Marketing Device” in the definition of “Out-of-Store Marketing Device” in Section 22A.C and in Section 22A.G.2.p.
46. Replace the words “window signs” with “Window Signs” in the definitions of “Permanent Sign” and “Wall Sign” in Section 22A.C, in Sections 22A.F.2.a.i, 22A.F.2.b.iii, 22A.I.1.b., 22A.L.4, and Table 22A.1.
47. Replace the words “standard informational sign” with “Standard Informational Sign” in the definition of “Standard Informational Sign” in Section 22A.C. and in Sections 22A.G.2.p and 25.B.6.d.iii.4.
48. Replace the words “temporary sign” and “temporary signs” with “Temporary Sign” “Temporary Signs” respectively in the definitions of “Temporary Sign” and “Wall Sign” in Sections 22A.C., and in Sections 22A.L.4.b, and 25.B.6.d.iii.4, and in Table 22A.1.
49. Replace the words “roof sign” with “Roof Sign” in the definition of “Wall Sign” in Section 22A.C.
50. Insert the word “Planning” in front of the word “Director” where it appears in Section 22A.G.2.
51. Replace the word “signs” with the word “Signs” in Sections 22A.G.2.c, 22A.G.2.d, and 22A.G.2.e.

52. Replace the words “multi-faced signs” with the words “Multi-Faced Signs” in Section 22A.J.1.d.
 53. Replace the words “normal grade” with the words “Normal Grade” in Section 22A.J.2.a.
- and
54. Delete the words “as defined in Section 16A of this Zoning Bylaw” from Section 25.B.3.

Article 29.1, Zoning Bylaw

REVISED LANGUAGE

Zoning Bylaw Section 1B - Definitions

1. Delete the definition of “Dwelling Unit” in its entirety and replacing it with the following definition:

Dwelling Unit or Unit - A room, group of rooms, or dwelling forming a habitable unit for one housekeeping unit with facilities for living and sleeping; a common shared area for food storage and/or preparation and eating, and which is directly accessible from the outside or through a common hall without passing through any other dwelling unit.

2. Amend the definition of “Family” by changing the title to “Family or Housekeeping Unit”.
3. Amend the definition of “Independent Elderly Housing” by deleting the phrase “either the husband or wife” and inserting in its place “either partner”.
4. Amend the definition of “One-Family Dwelling” by deleting “One-Family” in the title of the definition and replacing it with “One-Unit” and capitalizing the words “dwelling” and “unit” in the definition.
5. Amend the definition of “Residential Districts” by deleting “Multi-Family Residence Districts” and replacing it with “Multi-Unit Residence Districts”.
6. Amend the definition of “Two Family Dwelling” by deleting “Two Family” in the title of the definition and replacing it with “Two-Unit” and capitalizing the words “dwelling” and “units” in the definition.

and

7. Amend the definition of “Yield Plan” by deleting the phrase “number of single family house lots” and replacing it with “number of lots for One-Unit Dwellings”.

Article 29.2, Zoning Bylaw

REVISED LANGUAGE

Zoning Bylaw Multiple Sections

1. Amend Section 1A.A.6 by deleting “Multi-Family” and inserting in its place “Multi-Unit”.

2. Amend Section 2.A.1 by deleting “One-Family Dwelling” and inserting in its place “One-Unit Dwelling”.
3. Amend Section 2.A.8.g by deleting “housekeeping unit” and inserting in its place “Housekeeping Unit”.
4. Amend Sections 3A.A.1, 5A.A.1, 6.A.1, 6A.A.1 by deleting “One-Family dwelling” and inserting in its place “One-Unit Dwelling” and by deleting “multi-family” and inserting in its place “multi-unit”.
5. Amend Section 4.A.2 by deleting “Two-family dwelling” and inserting in its place “Two-Unit Dwelling”.
6. Amend Section 5A by deleting “Multi-Family” in the title and in the first line of Section 5A.A and replace it with “Multi-Unit”
7. Amend Section 6.A.2 by deleting “family unit” and inserting in its place “Housekeeping Unit”.
8. Amend Section 7.A.1.a by deleting “Family” and inserting in its place “Housekeeping Unit”.
9. Amend Section 7.A.1.b by deleting “One-Family Dwellings” and inserting in its place “One-Unit Dwellings”, by deleting “Two-Family Dwellings” and inserting in its place “Two-Unit Dwellings”, by deleting “Multi-Family Dwellings” and inserting in its place “Multi-Unit Dwellings”, and by deleting “Family” and inserting in its place “Housekeeping Unit”.
10. Amend Section 7.A.1.c by deleting “One-Family Dwellings” and inserting in its place “One-Unit Dwellings”.
11. Amend Section 14F.D by deleting the phrase “Conventional multi-family dwelling units” and inserting in its place “Conventional Multi-Unit Dwelling Units”, and capitalizing the phrases “assisted elderly housing”, “independent elderly housing”, and “nursing homes and skilled nursing facility”.
12. Amend Sections 14F.H and 14F.J by deleting the phrase “conventional multi-family housing” and inserting in its place “conventional multi-unit housing”.
13. Amend Section 16.E by deleting “single and two family buildings” and inserting in its place “One-Unit Dwellings and Two-Unit Dwellings”.
14. Amend Section 16A by deleting “one-family or two family dwellings” and inserting in its place “One-Unit or Two-Unit Dwellings” and by deleting “such one-family or two family dwelling” and inserting in its place “such One-Unit or Two-Unit Dwelling”.
15. Amend Section 16B.B by deleting “single family residential” and add at the end “for One-Unit Dwellings”.

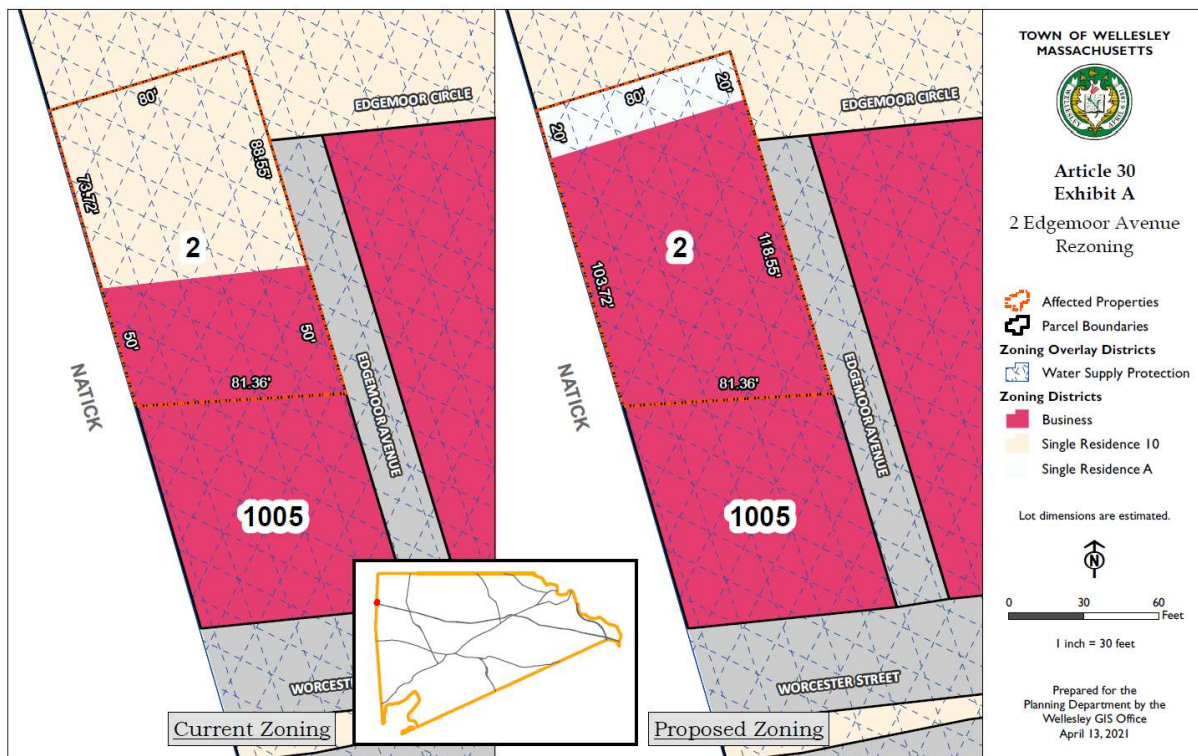
16. Amend Section 16D.A by deleting “single family dwellings” and inserting in its place “One-Unit Dwellings” and by deleting “Two Family Dwellings” and inserting in its place “Two-Unit Dwellings”.
17. Amend the definition of Total Living Area plus Garage Space in Section 16D.B by deleting “one-family dwellings” in parts (i) and (ii) of the definition and inserting in its place “One-Unit Dwellings”; by deleting “one-family dwelling” in part (iii) of the definition and inserting in its place “One-Unit Dwelling”.
18. Amend Section 16D.C by deleting “single family dwelling” where it occurs in such section and inserting in its place “One-Unit Dwelling”; by deleting “single family dwellings” where it occurs in such section and inserting in its place “One-Unit Dwellings”; and by deleting “Two Family dwelling” where it occurs in such section and inserting in its place “Two-Unit Dwellings”.
19. Amend Section 16D.D.1 by deleting “single family residential dwelling, Two Family Dwelling, or Town House” and inserting in its place “One-Unit Dwelling, Two-Unit Dwelling, or Town House”.
20. Amend Section 16F.F.1 by deleting “single family dwellings” and inserting in its place “One-Unit Dwellings”.
21. Amend Section 16G.D by deleting “one-family or two family dwellings” and inserting in its place “One-Unit or Two-Unit Dwellings”.
22. Amend Section 17.B by deleting the word “Family” where it appears in such section and replace it with the word “Unit”.
23. Amend Section 18.C by deleting the word “Family” where it appears in such section and replace it with “Housekeeping Unit”.
24. Amend Section 19.B by deleting “one-family dwelling” and replace it with “One-Unit Dwelling”.
25. Amend Section 20 by deleting “single family, two family and town house buildings” and inserting in its place “One-Unit Dwelling, Two-Unit Dwelling, or Town House buildings”.
26. Amend the definition of Parking Area in Section 21.B by deleting “one or two-family dwellings” and inserting in its place “One or Two-Unit Dwellings”.
27. Amend Table 21.1 Off-Street Parking Requirements by deleting “Conventional Multi-Family Housing” and inserting in its place “Conventional Multi-Unit Housing”.
28. Amend Section 22B.B by deleting “to the family and private guests of the householder” and inserting in its place “to the Housekeeping Unit and their private guests”.

and

29. Amend Section 22C.D.2.b by deleting “a single or two-family dwelling” and inserting in its place “a One-Unit or Two-Unit Dwelling”.

Article 30.1, Zoning Bylaw
REVISED LANGUAGE
Zoning Bylaw Map Amendment

To rezone the parcel located at 2 Edgemoor Avenue (Assessor’s Parcel ID# 205-2), totaling approximately 10,490 square feet, the boundaries of which are shown on the attached Exhibit A, from the Business District and Single Residence District and 10,000 Square Foot Area Regulation District, to the Business District in its entirety, for all but that portion of the parcel located within 20 feet of the northernmost boundary, for which said portion shall be rezoned to Single Residence A, as shown on the attached Exhibit A.



Zoning Bylaws and Map so amended shall become effective as of the date of the town meeting vote on May 4, 2021.

Claims of invalidity of the amendments to the Town Bylaws or Zoning Bylaw by reason of any defect in the procedure of adoption or amendment may only be made within ninety (90) days of the date of posting, said posting date being September 1, 2021 and said deadline November 30, 2021. Copies of the Zoning Bylaws and Map may be obtained at the Town Clerk’s Office, Town Hall, 525 Washington Street, Wellesley, MA 02482, or reviewed on-line at www.wellesleyma.gov.