



HUDSON
MASSACHUSETTS

Zoning By-Laws Update



Kristina Johnson, AICP
Director of Planning and Community Development

Zoning By-Laws – Telling the Story of your Town

The Year You Were Born
1957

Average Annual income
\$4,550.00

A loaf of bread.....\$0.19
A gallon of gas.....\$0.30
A gallon of milk.....\$1.00

Technology
Sputnik, the first artificial satellite, is launched by the Soviet Union
The first nuclear reactor plant opens for production of electricity in Pennsylvania


In The News
Bubble Wrap is Invented As A Plastic Wall Paper
American Bandstand Makes Its National Debut
The GI Bill Is Created
Toyota Starts Selling Cars In The US

Popular Songs
Don't Forbid Me - Pat Boone
All Shook Up - Elvis Presley
Diana - Paul Anka
Round And Round - Perry Como

Popular Baby Names
Cynthia
William
Brenda
Michael
Sharon

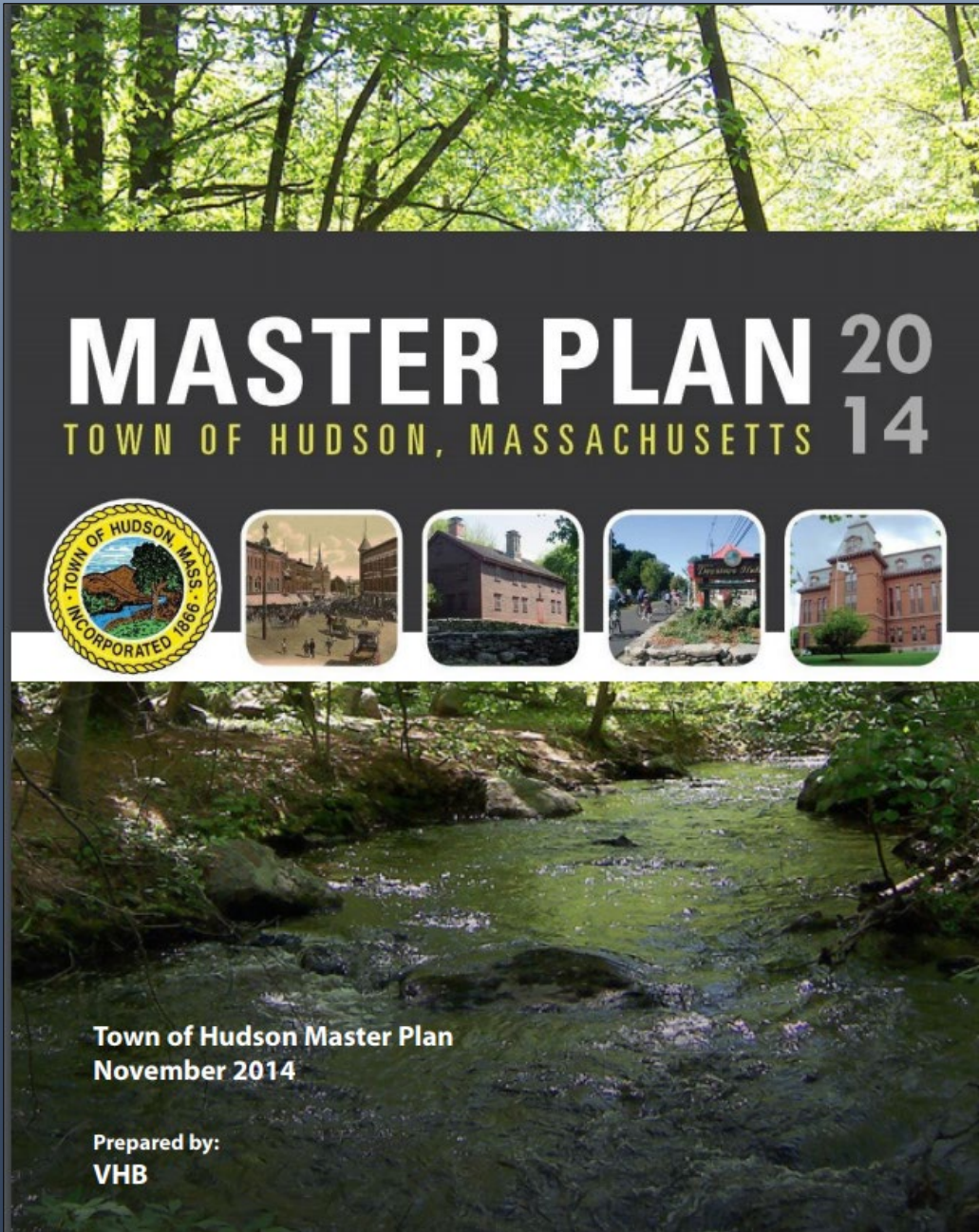
Movies 🎬 🎭 🎪 🎮 🎦
12 Angry Men
The Bridge On The River Kwai
Paths Of Glory
A Face In The Crowd
The Seventh Seal

Sports
World Series: Milwaukee Braves
NFL Championship: Detroit Lions
NBA: Boston Celtics
Floyd Patterson defeats Tommy Jackson

US President
 Dwight D. Eisenhower

Population
US population 171.9 Million
World population 2.8 Billion

- Adopted in 1957
- Modified over time – 230 + amendments



2014 Master Plan Recommendations



Zoning By-Laws

Process Timeline

- Funding Approved (2015 Town Meeting)
- RFP → Zoning Consultant (Mark Bobrowski)
- Steering Committee – *Planning Board, ZBA, Town Clerk, Building Commissioner, and Town Counsel*
- Proposed Comprehensive Update to By-laws
- 2021 Town Meeting – Comprehensive Update Failed
- 2023- Bring forward components of the comprehensive update as stand-alone articles



Director of Planning and Community Development Kristina Johnson describes changes to the zoning bylaw. (Photos/Laura Hayes)

Zoning Articles for November Town Meeting

1. Re-organized Zoning Booklet– using the existing booklet as the template
2. Tables for Land Uses by Zoning District, Special Permits and Dimensional Requirements
3. Updated Names for Zoning Districts
4. Adopting a Zoning Map rather than use metes and bounds.
5. Updated Language for Non-Conforming Uses and Structures- to comply with State Statute (MGL Chapter 40A Section 6 and recent judicial decisions)



ZBA voted
unanimously to
sponsor all Zoning
Articles

Re-Formatted Document

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TOWN OF HUDSON
Protective Zoning By-Laws
November 20, 2023

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
Table of Land Uses

APPENDIX B: TABLE OF USE REGULATIONS

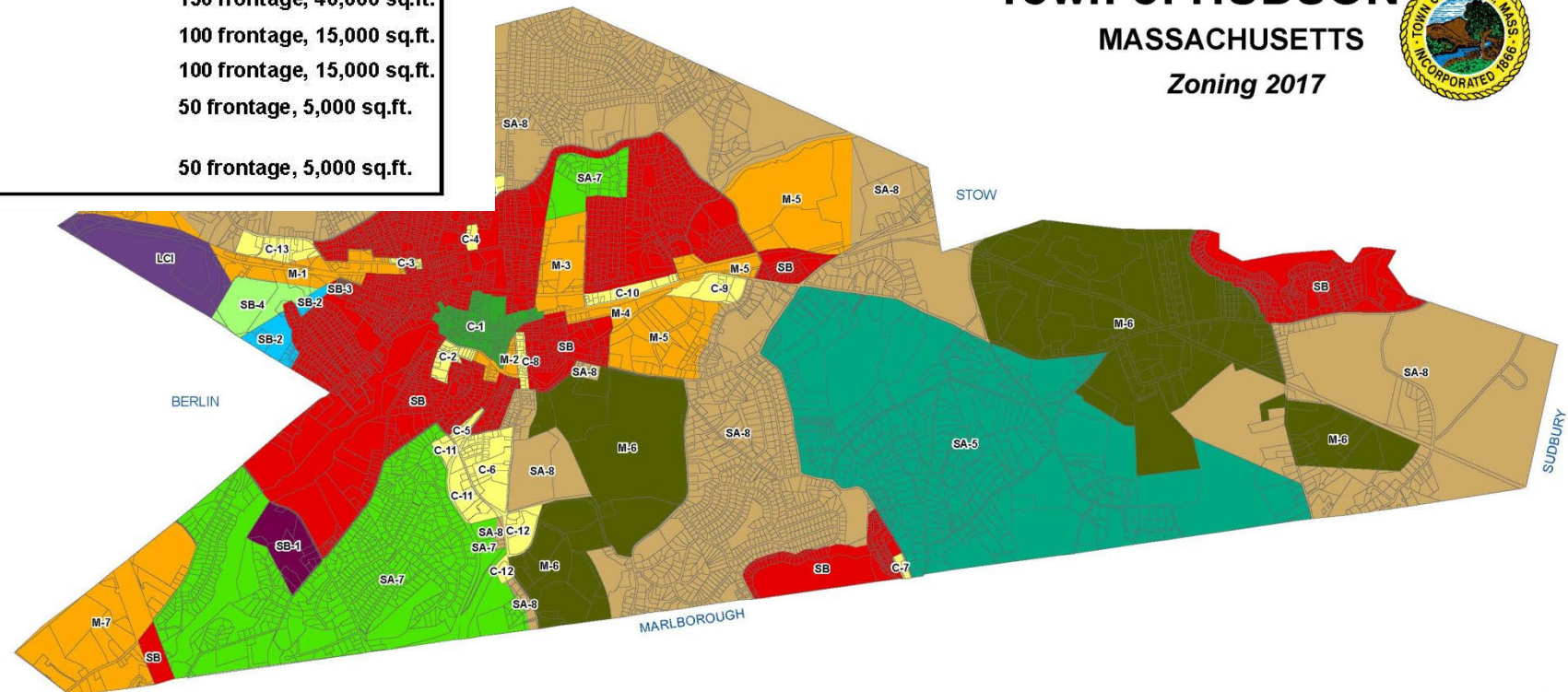
Principal Uses	Residential						Business				Industrial		
	R60	R40	R30	R15	MR	MH	DB	NB	GB1	GB2	LCLI	IA	IB
RESIDENTIAL													
Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Two-family dwelling	N	N	N	N	N	N	Y	N	ZBA	N	N	ZBA	ZBA
Conversion of a one (1) family dwelling existing at the time of the original adoption of the Zoning Bylaw into a two (2) family dwelling -	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	Y	ZBA	ZBA	ZBA	N	ZBA	ZBA
Multiple dwellings 8 or fewer including upper floors	N	N	N	N	ZBA	N	Y	ZBA	ZBA	N	N	N	N
Multiple dwellings greater than 8 including upper floors	N	N	N	N	ZBA	N	PB (See Section 5.4.4)	ZBA	ZBA	N	N	N	N
Multiple Dwelling or Office building as the adaptive reuse of former municipal buildings	N	N	N	N	ZBA	ZBA	ZBA	ZBA	ZBA	N	N	ZBA	ZBA
Senior Housing Facility (See s. 5.2.3.1)	N	ZBA	ZBA	N	ZBA	N	Y	N	N	N	N	Y	Y
Open Space Residential Development (See s. 8.2)	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Mobile home park	N	N	N	N	N	ZBA	N	N	N	N	N	N	N

Principal Uses	Residential						Business				Industrial		
	R60	R40	R30	R15	MR	MH	DB	NB	GB1	GB2	LCLI	IA	IB
MOTOR VEHICLE RELATED USES													
Motor vehicle service station	N	N	N	N	N	N	ZBA	N	ZBA	ZBA	Y	Y	Y
Motor vehicle repair facilities, including those repairing, painting, or storing motor vehicles, provided the disabled vehicles are screened from abutting lots or exterior streets by a solid landscaped screen and/or fence at least five (5) feet but no more than seven (7) feet in height	N	N	N	N	N	N	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
Junk yards, provided that outdoor storage areas are screened from view from abutting lots or exterior streets by a solid landscaped screen and/or fence at least five (5) feet but no more than seven (7) feet in height	N	N	N	N	N	N	N	ZBA	ZBA	ZBA	N	ZBA	ZBA
Drive-in theaters, provided that the moving picture images are directed away from existing dwelling units	N	N	N	N	N	N	N	ZBA	ZBA	ZBA	N	ZBA	ZBA
Car wash	N	N	N	N	N	N	N	ZBA	ZBA	ZBA	ZBA	Y	Y
Public garages	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y
Trucking garages and terminals	N	N	N	N	N	N	N	N	N	N	Y	Y	Y

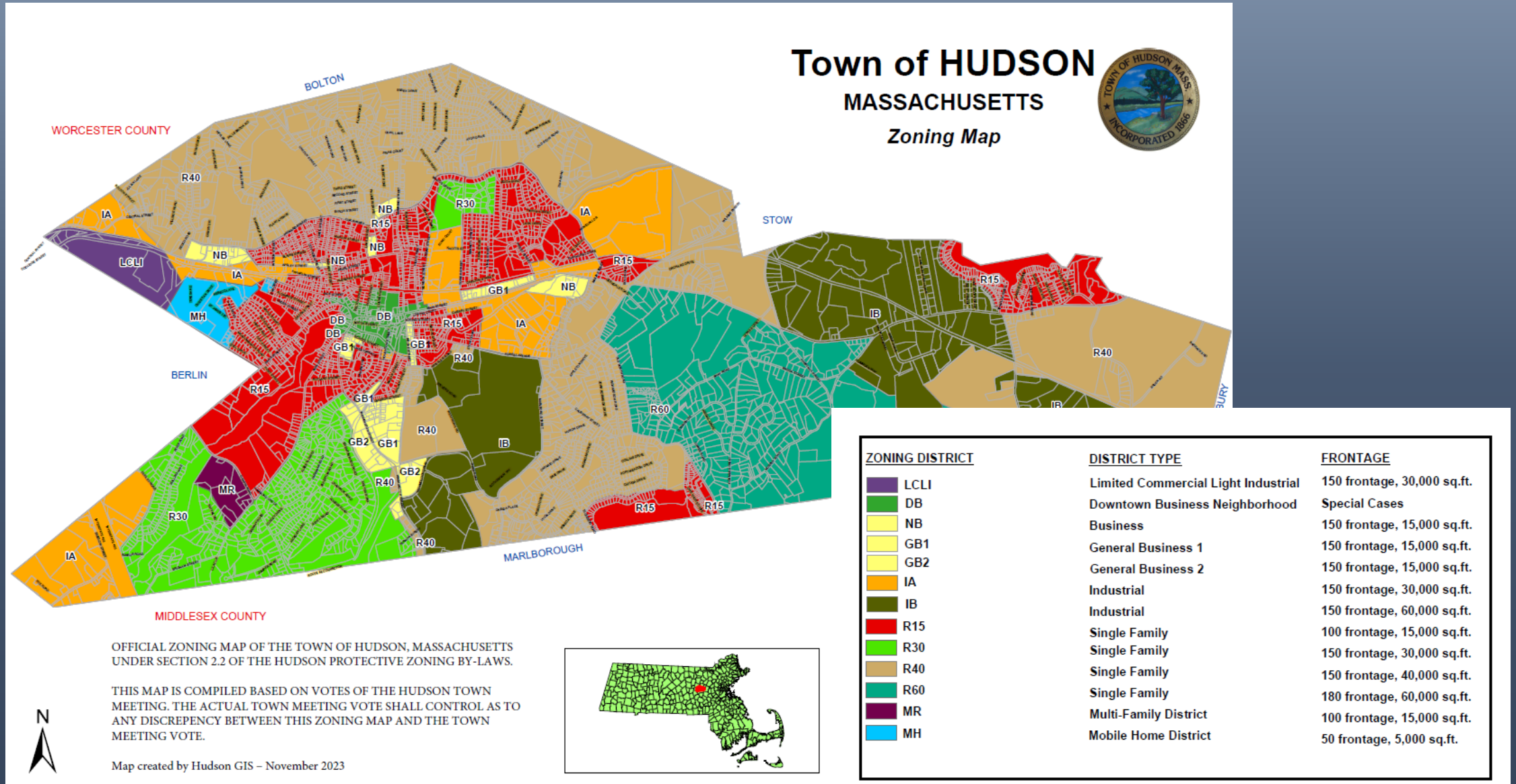
Existing Zoning District Names

ZONE	TYPE	FRONTAGE
 LCI	Light Commercial Industrial	150 frontage, 30,000 sq.ft.
 C-1	Commercial - Varied Use	Special Cases
 C-2 THRU C-13	Commercial	150 frontage, 15,000 sq.ft.
 M-1 THRU M-5, AND M-7	Industrial	150 frontage, 30,000 sq.ft.
 M-8	Industrial	150 frontage, 60,000 sq.ft.
 SA-5	Single Family	180 frontage, 60,000 sq.ft.
 SA-7	Single Family	150 frontage, 30,000 sq.ft.
 SA-8	Single Family	150 frontage, 40,000 sq.ft.
 SB	Single Family	100 frontage, 15,000 sq.ft.
 SB-1	Single Family	100 frontage, 15,000 sq.ft.
 SB-2	Mobile Home	50 frontage, 5,000 sq.ft.
 SB-3	Multi-Family	
 SB-4	Mobile Home	50 frontage, 5,000 sq.ft.

Town of HUDSON MASSACHUSETTS Zoning 2017



Updated Zoning District Names



Updated Zoning District Names

Residential Districts

- Residence - 60,000 (R60) – to replace the SA-5 (1) (II) Districts
- Residence - 40,000 (R40) – to replace SA-8 (I) (II) (III) (IV) (V) (VI) (VII)
- Residence - 30,000 (R30) – to replace SA-7 (I) (II)
- Residence - 15,000 (R15) – to replace SB Single Family District
- Multifamily Residence (MR)- to replace SB -1 Multi-Family District
- Mobile Home (MH)- to replace SB-4 District

Commercial and Industrial Districts

- Downtown Business (DB)- to replace C-1 District
- Neighborhood Business (NB) C-2, C-3 ,C-4 C-5 C-10, C-7, C-9 Districts
- General Business 1 (GB1)-to replace the C-6 Zoning District.
- General Business 2 (GB2)- to replace the C-11 and C-12 Districts
- Limited Commercial and Light Industrial (LCLI) (no change to nomenclature)

Industrial Districts

- Industrial - A (IA)- to replace the M-1, M-2, M-3, M-4, M-5, M-7 Districts
- Industrial - B (IB) – to replace the M-6 District

Adopting a Zoning Map

Exiting District Boundary Descriptions

COMMERCIAL DISTRICT

C-2

- Beginning along a line parallel to and 150' from Belleview Street to a point 150' south of School Street;
- Thence westerly along a line parallel to and 150' south of School Street to a point 400' east of Washington Street;
- Thence southerly along a line parallel to and 400' from Washington Street to a point 700' south of School Street;
- Thence westerly along a line parallel to and 700' from School Street to the easterly side of Washington Street;
- Thence northerly by the easterly side of Washington Street to the Assabet River and the point of beginning.

SINGLE RESIDENCE

SA-8 (V)

- Beginning at a point on the easterly side of Broad Street at the intersection of Broad Street and Reed Road (1977 layout);
- Thence northerly along Broad Street and District C-6 to a corner on the southerly side of Giasson Street extended.
- Thence westerly by Giasson Street to a corner; at Walnut Street;
- Thence northerly partly by Walnut Street to a corner;
- Thence easterly crossing Walnut Street, Broad Street and District C-8 and along Wheeler Road to a corner at District M-6 said point being 350' easterly from the easterly side of Broad Street;
- Thence southerly 350' from and parallel to Broad Street and along District M-6 to a corner at the Forestvale Cemetery;
- Thence easterly along the Forestvale Cemetery and District M-6 to a corner;
- Thence southerly along the Forestvale Cemetery and District M-6 to a point on the northerly side of Reed Road, (1977 layout);
- Thence westerly by the northerly side of Reed Road, (1977 layout) to the point of beginning.

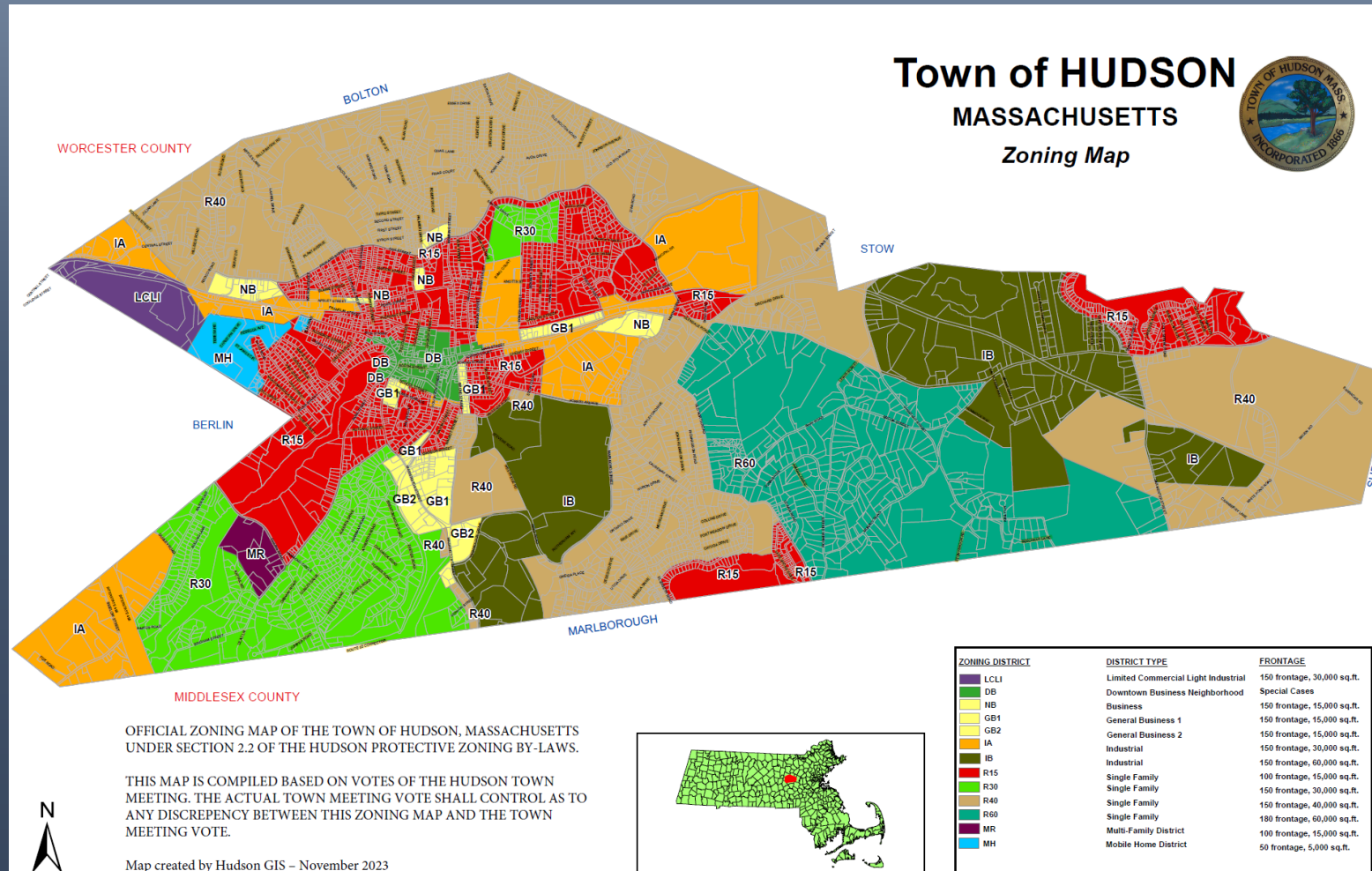
INDUSTRIAL DISTRICT

M-6 (I)

- Beginning at a point on the southerly side of Forest Avenue at the northeasterly corner of land owned by John Krysa, N/F;
- Thence easterly by the southerly side of Forest Avenue to a point on the westerly side of Marlboro Street;
- Thence southerly by the westerly side of Marlboro Street to a point on the northerly side of Reed Road;
- Thence northerly and westerly by the northerly side of Reed Road to a point 700' northwesterly from Marlboro Street;
- Thence westerly crossing Reed Road and by District SA-8 to a point 1700' distant from the easterly side of Washington Street;
- Thence 1700' from and parallel to the easterly side of Washington Street to the existing SB district;
- Thence southwestly by the existing SB district to the Marlboro-Hudson Town line;
- Thence westerly by the Marlboro-Hudson Town line to the easterly side of Washington Street;
- Thence northerly by the easterly side of Washington Street to the southerly side of Technology Drive;
- Thence easterly and northerly by the southerly side of Technology Drive to a point opposite the southeasterly corner of the Forestvale Cemetery;
- Thence northerly crossing Technology Drive and along Forestvale Cemetery by District SA-8 to a corner;
- Thence westerly by the Forestvale Cemetery to a point 350' easterly of the easterly side of Broad Street;
- Thence northerly 350' from and parallel to Broad Street to a point on the southerly side of Wheeler Road;
- Thence in a general northeasterly direction by the southerly side of Wheeler Road to a point 350' south of the southerly side of Forest Avenue;
- Thence easterly 350' from and parallel to the southerly side of Forest Avenue to a point on the extension on the easterly property line of John Krysa, N/F;
- Thence northerly along said line to the point of beginning.

Adopting a Zoning Map

Zoning District Boundaries Represented on a Map



Updated Language for Non-Conforming Uses and Structures

- **Clearer Language for the Zoning Board of Appeals**
- **Contains statutory references to MGL Chapter 40A Section 6**
- **Compliant with recent amendments to MGL Chapter 40A Section 6**
- **Compliant with recent judicial decisions**