Current By-Laws –
Telling the Story of our Town

- Adopted in 1957 – this is the first comprehensive update since then
- Modified over time – 230 amendments
2014 Master Plan Recommendations

Zoning By-Laws
Process to Update Draft

- Funding Approved (2015 Town Meeting)
- RFP ➔ Zoning Consultant
- Steering Committee – Planning Board, ZBA, Town Clerk, Building Commissioner, and Town Counsel
- By-laws Review
- Review of Zoning Map & Districts
- Proposed Updated By-laws
Goals

• Update to reflect community changes over the last 60 years
• Update with recent amendments to MGL c. 40A
• Update with consistency with recent judicial decisions

By Kristin LaFratta | MassLive

In just five years, the Central Massachusetts town of Hudson has transformed from deserted storefronts into a vibrant downtown, complete with trendy restaurants and successful retail shops with creative entrepreneurial personalities to match.

Talk to people in Hudson about their town and their faces light up. For most, the unexpected success of the town is welcome and others are starting to recognize it, too.
UPDATE FOR HUDSON’S FUTURE

Reflects Changes in Hudson since 1957

Still a Document to Preserve Community Character

Represents Hudson’s Unique Qualities

Enforceable

Easy to Read

User-Friendly

Zoning
Examples of Updates

1. Upgrade Table of Contents
2. Updated Definitions
3. Tables for Land Uses by Zoning District, Special Permits and Dimensional Requirements
4. Changes to Comply w/ State and Federal Statutes

**EXAMPLE:**

Definitions

- **Hotel or Motel:** A building or group of attached or detached buildings containing ten (10) or more rental sleeping rooms per building (with or without cooking facilities) each rental unit having its own private bathroom and its own separate outside entrance.

- **Hotel:** A facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

- **Indoor Amusement Center:** A private health club, arcade, movie theater, and other like facilities installed on a temporary or permanent foundation; but not including a vehicle known as a travel trailer or travel coach nor any prefabricated dwelling unit which contains detachable or expandable parts equal to or greater than fifty (50) percent of the floor area of the dwelling unit.

- **Motel:** An establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

- **Motor Vehicle Repair:** A building or use which is designed or intended to be used for the storage, servicing, repair, maintenance, or cleaning of motor vehicle equipment.

- **Nonconforming Structure:** A nonconforming structure is a building or structure lawfully erected in conformance with this Bylaw, but which now does not conform to the regulations for the district.
## Principal Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Residential</th>
<th>Business</th>
<th>Industrial</th>
<th>Parking Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. RESIDENTIAL</strong></td>
<td>R60 R40 R30 R15 MR MH</td>
<td>DB NB GB LCI IA IB</td>
<td>PC</td>
<td></td>
</tr>
<tr>
<td>1. Single family dwelling</td>
<td>Y Y Y Y Y Y</td>
<td>Y Y Y N Y Y</td>
<td>N Y Y A</td>
<td></td>
</tr>
<tr>
<td>Two family dwelling</td>
<td>N N N N N N</td>
<td>BA N N N BA</td>
<td>BA BA BA B</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>BA BA BA BA BA</td>
<td>BA BA BA N BA BA</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Multiple dwelling</td>
<td>N N N N N BA</td>
<td>N PB BA N N BA BA</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Multifamily on upper floors</td>
<td>N N N N N N</td>
<td>Y N N N Y Y</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Multiple Dwelling or Office building as the adaptive reuse of former municipal buildings</td>
<td>BA BA BA BA BA</td>
<td>BA BA BA N BA BA</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Senior Housing Facility (See s. 8.3)</td>
<td>N BA BA N N N Y N N N Y Y</td>
<td>See Section 8.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space Residential Development (See s. 8.2)</td>
<td>PB PB PB PB PB BA</td>
<td>BA BA BA BA BA BA</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Mobile home park</td>
<td>N N N N N BA</td>
<td>N N N N N N A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Updating Zoning By-Laws – Looking to the Future

New Economy & Uses over the Last 60 Years

- Assisted Living
- Innovation
- Solar
- Drive-Thru Uses
- Breweries
1. Solar Use Regulations
2. Drive-Thru Regulations
3. Updated Parking Requirements
### Existing Zoning

<table>
<thead>
<tr>
<th>ZONE</th>
<th>TYPE</th>
<th>FRONTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LCI</td>
<td>Light Commercial Industrial</td>
<td>150 frontage, 30,000 sq.ft.</td>
</tr>
<tr>
<td>C-1</td>
<td>Commercial - Varied Use</td>
<td>Special Cases</td>
</tr>
<tr>
<td>C-2 THRU C-13</td>
<td>Commercial</td>
<td>150 frontage, 15,000 sq.ft.</td>
</tr>
<tr>
<td>M-1 THRU M-5, AND M-7</td>
<td>Industrial</td>
<td>150 frontage, 30,000 sq.ft.</td>
</tr>
<tr>
<td>M-8</td>
<td>Industrial</td>
<td>150 frontage, 60,000 sq.ft.</td>
</tr>
<tr>
<td>SA-5</td>
<td>Single Family</td>
<td>120 frontage, 60,000 sq.ft.</td>
</tr>
<tr>
<td>SA-7</td>
<td>Single Family</td>
<td>150 frontage, 30,000 sq.ft.</td>
</tr>
<tr>
<td>SA-8</td>
<td>Single Family</td>
<td>150 frontage, 40,000 sq.ft.</td>
</tr>
<tr>
<td>SB</td>
<td>Single Family</td>
<td>100 frontage, 15,000 sq.ft.</td>
</tr>
<tr>
<td>SB-1</td>
<td>Single Family</td>
<td>100 frontage, 15,000 sq.ft.</td>
</tr>
<tr>
<td>SB-2</td>
<td>Mobile Home</td>
<td>50 frontage, 5,000 sq.ft.</td>
</tr>
<tr>
<td>SB-3</td>
<td>Multi-Family</td>
<td>50 frontage, 5,000 sq.ft.</td>
</tr>
<tr>
<td>SB-4</td>
<td>Mobile Home</td>
<td>50 frontage, 5,000 sq.ft.</td>
</tr>
</tbody>
</table>
1. District Consolidation
2. GIS Based District Boundaries
3. Minimal Updates to Zoning Map Districts
Recommended Map Update
• **A Consolidated User Friendly By-Laws!**
  
  *No longer need to review various amendments to determine applicability to a project.*

• **Easier to Read!**
  
  *Tables for land use, dimensional requirements, and parking make it quicker to determine applicability to a project.*

• **Greater Clarity!**
  
  *Clearer language for interpretation and enforcement.*

• **A Compliant Code!**
  
  *Zoning Bylaw now adheres to state and federal statues. Zoning rulings by the Town are enforceable.*