

### **Section 3 – Proposed**

**The Manchester Planning Board has been working for two years to improve the town’s Zoning Bylaws to be clearer and remove redundant sections and update to best practices.**

**A public hearing is scheduled for May 17 at 6:30 via Zoom and will be continued if needed on May 18. Town meeting is scheduled for June 11.**

Section 3 summary:

- There is no change in any district boundaries.
- Breaks the D District into 2 districts as reflected in the current narrative description in the zoning bylaw.
- A provision to clarify rules for lots that are currently located within two districts

### **Section 3**

**Prepared 4/28/22**

#### **SECTION 3.0 DISTRICTS**

**3.1 ESTABLISHMENT.** For the purpose of this Bylaw, the Town of Manchester-by-the-Sea is hereby divided into the following zoning districts, as shown on the Zoning Map(s):

Residential Districts:

Single Residence District A	SRA
Single Residence District B	SRB
Single Residence District C	SRC
Residence District D1	RD1
Residence District D2	RD2
Single Residence District E	SRE
General District	GD
Limited Commercial District	LCD

**3.2 ZONING MAP.** The location and boundaries of the zoning districts are shown on the map entitled “Zoning Map, Manchester-by-the-Sea, – need updated version reference ).

**3.3 ZONING MAP INTERPRETATION.** For the purposes of interpretation of the Zoning Map, the following shall apply:

**3.3.1 Center Line.** Zoning District boundaries which appear to follow streets, railroads, wood roads or brooks shall coincide with the center line thereof.

**3.3.2 Lot Line.** Zoning District boundaries which appear to follow a property or lot line, the exact location of which is not indicated by means of dimensions shown in figures, shall coincide with the property or lot line.

**3.3.3 Parallel.** Zoning District boundaries which appear to run parallel to the sidelines of streets shall be regarded as parallel to such lines. Dimensions shown in figures placed upon said map between such boundary lines and sidelines of public or private ways are the distances in feet of such boundary lines from such lines.

**3.4 SPLIT LOTS.**

**3.4.1 By Town Boundary.** When a lot is situated in part in the Town and in part in an adjacent municipality, the provisions of this Bylaw shall be applied to the portion of such lot in the Town in the same manner as if the entire lot were situated in the Town.

**3.4.2 By Zoning District Boundary.** When a lot is transected by a zoning district boundary, the regulations of this Bylaw applicable to the larger part of the area of such lot may also by the grant of a special permit from the Planning Board be deemed to govern in the smaller part beyond such zoning district boundary but only to an extent not more than thirty (30) linear feet in depth beyond such zoning district boundary. This provision shall not apply in the Residence District D2.

