



Town of Uxbridge  
**Zoning Board of Appeals**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.6487

**AGENDA**

**Zoning Board of Appeals  
Special Meeting  
Wednesday, April 8, 2009 at 7:00 P.M.  
Board of Selectmen's Meeting Room  
Town Hall, 21 So. Main St., Uxbridge, MA**

**The Zoning Board of Appeals will hold a special joint meeting with the Planning Board on Wednesday, April 8, 2009 at 7:00PM, Town Hall, Board of Selectmen's Meeting Room, 21 S. Main Street, Uxbridge, MA to review the following:**

**PUBLIC HEARING:**

**ARTICLE 18: AMEND THE ZONING BYLAWS APPENDIX A - TABLE OF REGULATIONS**

To See if the Town will vote to accept the Zoning By-Laws §400 be amended by: Deleting in its entirety the existing "APPENDIX A - TABLE OF REGULATIONS" and replacing it with the Attached "APPENDIX A - TABLE OF USE REGULATIONS" (See Attached)

Also by amending the Zoning Bylaw §400 Article X "Definitions", by adding the following definitions, in their appropriate alphabetical order as the section is now organized:

**Light manufacturing / light industrial:** Any lawful manufacturing use, including any assembly, warehousing, or processing operation which is not detrimental to the community or to the neighborhood by reason of the emission of dust, odors, gas, smoke, vibrations, noise, light, or other environmental contaminants; and not including the manufacture, storage, transportation or disposal of hazardous material.

**Non-exempt agricultural use:** Those uses, agricultural in nature, that are not exempt from zoning regulation under Massachusetts General Laws Chapter 40A section 3. Said uses may not be exempt due to the size of the parcel upon which the activity is being conducted, that being less than five (5) acres, or that the primary use of the land is something other than agricultural, or for other reasons.

**Non-Hospital Medical Institution:** Medical clinic, physician office(s), ambulatory surgical facilities, x-ray and other laboratory or testing facilities, but not including inpatient services.

Also by amending the definition Apartment House by striking "apartments or an independent family above the second floor" and adding in its place "dwelling units". The definition shall read in its entirety:

**"Apartment House:** A building containing three (3) or four (4) dwelling units provided (a) the minimum lot size for the first unit shall be equal to the minimum lot size for a single-family residence in the zoning district, (b) 8,000 square feet of land shall be provided for each additional dwelling unit (c) the front yard shall be landscaped and (d) 1.5 paved, off-street parking spaces shall be provided for each dwelling unit therein."

**OLD/NEW BUSINESS:**

**Any other business which may lawfully come before the Board.**

**Respectfully submitted,  
Uxbridge Zoning Board of Appeals**