

Zoning Bylaw Amendments
Article 9
June 2002

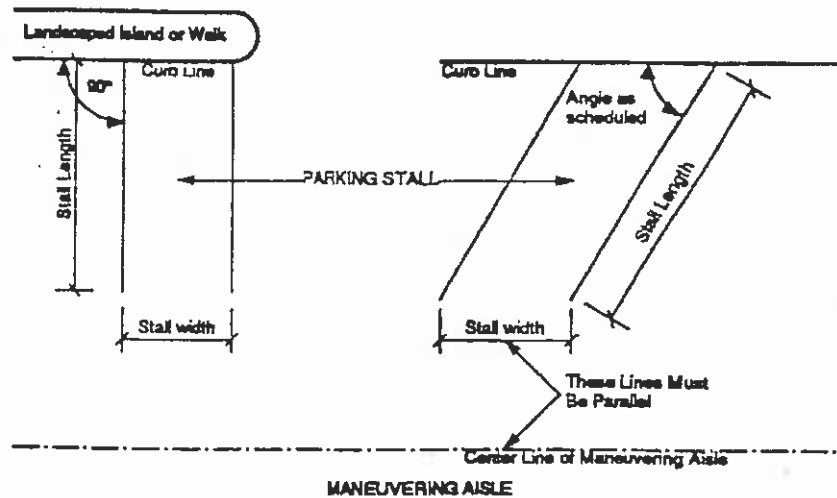


Final Version as Adopted

- 1.3.4 **ACTIVE ADULT NEIGHBORHOOD (AAN)** – A group of DWELLING UNITS for only adult residents of which at least one resident per DWELLING UNIT is 55 years of age or older. Such developments shall have this age restriction as part of the deed or other documents of record and running with the land for the dwellings and/or property and are permitted as an exception to the Fair Housing Act pursuant to 42 USC section 3607 B.2.c.
- 1.3.5 **1.3.5 AFFORDABLE DWELLING UNIT** – A DWELLING UNIT the value of which is determined by the Department of Housing and Community Development (DHCD) to be affordable by a low income or moderate income family and thus to be included in DHCD's Subsidized Housing Inventory of low income or moderate income housing DWELLING UNITS for the purposes of compliance with the provisions of Massachusetts General Laws Chapter 40B, §§ 20-23.
- 1.3.4 **AQUIFER** - A geologic formation, group of geologic formations, or part of a geologic formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs.
- 1.3.5 **AREA OF SIGN:**
- 1.3.5.1 The area of a sign shall include all lettering and accompanying designs and symbols, together with the background on which they are displayed.
- 1.3.5.2 The area of a sign consisting of individual letters or symbols shall be the area of the smallest rectangle or triangle which encompasses all the letters and symbols.
- 1.3.5.3 The area of a three-dimensional form sign shall be the area of the four vertical faces of a cube which encompasses the form.
- 1.3.6 **ASSISTED LIVING RESIDENCE** - Any entity, however organized, which meets all of the following criteria: Provides room and/or board in a residential living environment; provides services to residents who do not require 24-hour skilled nursing care, but need assistance with activities of daily living; and in any event collects payments for the provision of these services.
- 1.3.7 **ASSISTED LIVING UNIT** - One (1) or more rooms for cooking, living, sanitary and sleeping facilities arranged for the use of one (1) or more persons living together as a single housekeeping unit contained within an ASSISTED LIVING RESIDENCE.
- 1.3.8 **BED AND BREAKFAST ESTABLISHMENT** - A private owner-occupied DWELLING where at least four but not more than eight rooms are let and a breakfast is included in the rent.
- 1.3.9 **BED AND BREAKFAST HOME** - A private owner-occupied DWELLING where three or fewer rooms are let and a breakfast is included in the rent.
- 1.3.10 **BUILDING** - A structure having a roof or cover for the shelter, support, or enclosure of persons, animals, or property.

- 1.3.21 FLOOR AREA - The interior FLOOR AREA exclusive of basements, stair wells, halls, bathrooms, corridors, attics, walls, partitions, porches and attached ACCESSORY BUILDINGS.
- 1.3.22 FLOOR AREA, GROSS - The sum of the horizontal areas of the several floors of a BUILDING measured from the exterior face of exterior walls, or from the centerline of a common wall, but not including any space where the floor-to-ceiling height is less than six feet.
- 1.3.23 FLOOR AREA, NET - The sum of the horizontal areas of the several floors of a BUILDING, measured from the interior face of the exterior walls or common wall, but not including stairwells, elevator wells, bathrooms, hallways and corridors, designated and approved building service areas and areas used for a CHILD CARE FACILITY as defined in this Bylaw, provided that such CHILD CARE FACILITY is accessory to a principal use located in the same BUILDING or on the same LOT.
- 1.3.24 FLOOR AREA RATIO - The ratio of the sum of the GROSS FLOOR AREA of all BUILDINGS on a LOT to the DEVELOPABLE SITE AREA of the LOT.
- 1.3.25 GARAGE, PRIVATE - Covered space for the housing of motor vehicles, but not for the rental of more than two (2) stalls for commercial repair or commercial storage.
- 1.3.26 GROUND WATER - All water beneath the surface of the ground.
- 1.3.27 HAZARDOUS MATERIAL - A substance which because of quantity, concentration or physical or chemical characteristics poses a hazard to human health, safety, welfare or the environment, when improperly treated, stored, transported, used or disposed, or otherwise managed; this includes but is not limited to any substance set forth or deemed a HAZARDOUS MATERIAL in Massachusetts General Laws Chapter 21C and 21E, 310 CMR 30.00 of the Code of Massachusetts Regulations or pursuant to any Bylaws or regulations of the Town of Stow.
- 1.3.28 HOTEL, INN, MOTEL, TOURIST HOME or LODGING HOUSE - A BUILDING, or portion thereof, or a group of BUILDINGS on a single LOT, intended to be used for the temporary occupancy of three (3) or more persons who are lodged, with or without meals, and in which major provision for cooking may be made in a central kitchen but may not be in the individual room or suites.
- 1.3.29 IMPERVIOUS SURFACE - A surface impenetrable by water.
- 1.3.30 INTERIOR DRIVEWAY - A travel lane located within the LOT which is not used to directly enter or leave parking spaces. An INTERIOR DRIVEWAY shall not include any part of the ACCESS DRIVEWAY.
- 1.3.31 LOADING SPACE, OFF-STREET - An off-street space or berth, on the same LOT with a BUILDING, for the temporary parking of vehicles while loading or unloading merchandise or material, and which has access to a street, alley or other appropriate means of ingress or egress.

- 1.3.41 **PARKING STALL LENGTH** - The longitudinal dimension of the stall measured parallel to the angle of parking.
- 1.3.42 **PARKING STALL WIDTH** - The linear dimension measured across the stall and parallel to the MANEUVERING AISLE.



- 1.3.43 **PERMANENT SIGN** - Any sign other than a temporary sign.
- 1.3.44 **PROCESS WASTES** - Nondomestic, nontoxic, nonhazardous, liquid or solid waste by-products associated with the manufacture or preparation of a product, including but not limited to hardware, dry goods, foodstuffs and printed material.
- 1.3.45 **RECHARGE AREA** - An area in which water is absorbed that eventually reaches the zone of saturation in one or more AQUIFERS.
- 1.3.46 **REFUSE** - All solid or liquid waste materials, including garbage and rubbish, but not including sewage.
- 1.3.47 **QUALIFIED AFFORDABLE HOUSING PURCHASER**- An individual or family with household incomes that do not exceed 80% of the median income (this shall be referred to as "moderate income") or 50% of the median income (this shall be referred to as "low income"), with adjustments for household size, as reported by the most recent information from the United States Department of Housing and Urban Development (HUD) and/or the Massachusetts Department of Housing and Community Development (DHCD).
- 1.3.48 **ROOMING or BOARDING HOUSE** - A BUILDING or premises, other than a HOTEL, INN, MOTEL, tourist court, or LODGING HOUSE, where rooms are let and where meals may be regularly served by prearrangement for compensation; not open to transient guests; in contrast to HOTELS, restaurants, and TOURIST HOMES, open to transients.

- 1.3.58 TRAILER or MOBILE HOME - TRAILER or MOBILE HOME shall mean any vehicle or object which is drawn by or used in connection with a motor vehicle and which is so designed and constructed or added to by means of such accessories as to permit the use and occupancy thereof for human habitation, whether resting on wheels, jacks, or other foundations. It shall include the type of vehicle commonly known as MOBILE HOME, containing complete electrical, plumbing, and sanitary facilities and designed to be installed on a temporary or permanent foundation for permanent living quarters.
- 1.3.59 USE, ACCESSORY - Any USE which is incidental and subordinate to a PRINCIPAL USE.
- 1.3.60 USE, PRINCIPAL - The main or primary USE of any land or LOT.
- 1.3.61 WALL - A STRUCTURE of stone, masonry, wood or other durable material constructed so as to retain soils or to serve as an enclosure or barrier against unobstructed passage from one side to another.
- 1.3.62 YARD - An OPEN SPACE, other than an enclosed court, on the same LOT with a BUILDING or group of BUILDINGS, which OPEN SPACE lies between the BUILDING or group of BUILDINGS and a LOT line, and is not occupied or obstructed from the ground upward by a BUILDING or a STRUCTURE.
- 1.3.63 YARD, FRONT - A YARD extending across the full width of the LOT and lying between the STREET LINE of the LOT and the nearest line of the BUILDING. The depth of a front yard shall be the minimum distance between the BUILDING and front LOT line.
- 1.3.64 YARD, REAR - A YARD extending across the full width of the LOT and lying between the BUILDING and the REAR LOT line.
- 1.3.65 YARD, SIDE - A YARD between the side LOT line of the LOT and the nearest line of the BUILDING, and extending from the FRONT YARD to the REAR YARD, or, in the absence of either such YARDS, to the front or rear LOT lines, as may be. The width of a SIDE YARD shall be the minimum distance between the BUILDING and the side LOT line.
- 1.3.66 ZONE OF SATURATION - The subsurface zone occurring below the water table where the soil pores are filled with water and the moisture content equals the porosity.

A True Copy Attest:

Linda Hathaway, Stow Town Clerk

**Form 2 – attachment 3
Article 9 (C)**

Final Version of By-law as Amended:

**TOWN OF STOW
ZONING BYLAW**

Section 2.3

2.3 Location of Boundaries of Districts:

- 2.3.1 Where the boundary lines are shown upon said map within the STREET LINES or utility transportation lines, the center lines of such rights-of-way or lines shall be the boundary lines unless otherwise indicated.
- 2.3.2 Boundary lines located outside of such STREET LINES or transmission lines, and shown approximately parallel thereto, shall be regarded as parallel to such lines, and dimensions shown in figures placed upon said map between such boundary lines and such transmission lines are the distance in feet of such boundary lines from the center line of such lines, such distances being measured at right angles to such lines unless otherwise indicated.
- 2.3.3 Where the boundary lines are shown approximately on the location of property or LOT lines, and the exact location of property, LOT or boundary lines is not indicated by means of dimensions shown in figures, then the property or LOT lines shall be the boundary lines in existence and as recorded at the time of the adoption of or amendment to the Zoning Map.
- 2.3.4 Contour lines used as boundary lines are the elevation above the datum mean sea level as indicated by the U. S. Geological Survey map dated 1952.
- 2.3.5 Soil association lines used as boundary lines are the soil association boundary lines as shown on the Soil Association Map, prepared by the U. S. Soil Conservation Service, dated 1964, on file with the Planning Board.
- 2.3.6 In all cases which are not covered by other provisions of this Section, the location of boundary lines shall be determined by the distance in feet, if given, from other lines upon said map, by the use of identifications as shown on the map, or by the scale of said map.
- 2.3.7 Boundary lines outlining wetlands districts and delineating streams are the lines shown on the IEP (Interdisciplinary Environmental Planning) Wetlands Map, Figure 13, with a scale of 1" = 800', Water Resource Study, Town of Stow, dated October 28, 1977.
- 2.3.8 Boundary lines outlining the flood plain of the Assabet River shall be the limits of the Standard Project Flood Modified delineated on the plan entitled "Flood Plains & Profiles", sheets 2, 3, and 4 of the Assabet River Technical Report, Department of the

Final Version of By-law as Amended:

**TOWN OF STOW
ZONING BYLAW**

Section 8.8

8.8 ACTIVE ADULT NEIGHBORHOOD (AAN)

8.8.1 Purpose - Stow cherishes the wisdom and experience of our citizens, and encourages continuity and participation in the town by its residents. This bylaw is intended to provide housing designed for adult residents age 55 and older who no longer want to maintain a single-family home. Preference shall be given to Stow residents and shall be achieved by local preference requirements as established, from time to time, by the Town of Stow. An AAN shall be designed to:

- promote a sense of community among its residents;
- fit into the surrounding neighborhood while minimizing visual impacts;
- be in harmony with the natural terrain and consistent with Stow's rural New England architectural and village traditions;
- promote community through clustering of BUILDINGS, provision of community gathering spaces such as gardens and commons;
- emphasize protection of existing resources on the site, including natural resources, agriculture, recreation, and trail linkages.

8.8.2 Applicability - An AAN shall only be permitted by Special Permit, and any amendments thereto from the Planning Board, acting as the Special Permit Granting Authority, in accordance with MGL Ch. 40A, s.9 on land located in the AAN District.

8.8.3 AAN District

This district shall be an overlay district and shall include parcels of land depicted on a map dated May 13, 2002 and entitled "Active Adult Neighborhood District", or any amendments thereto. This map is hereby adopted coincident with the adoption of this Bylaw. Development in an AAN District is subject to all provisions of the remainder of the Zoning Bylaw, except to the extent provided in Section 8.8.

8.8.4 Permitted Uses - There shall be permitted in any AAN:

8.8.4.1 Single-family DWELLINGS, single-family DWELLINGS with ACCESSORY APARTMENTS. For the purposes of this Bylaw, an ACCESSORY APARTMENT shall be considered a DWELLING UNIT; and

8.8.4.2 MULTI-FAMILY DWELLINGS that are designed to be consistent in character with the single-family DWELLINGS in the same development. Such MULTI-FAMILY DWELLINGS may be allowed, provided there shall be no more than four (4) DWELLING UNITS in any residential BUILDING; and

8.8.4.3 Accessory uses and structures incidental to principal uses indicated above.

8.8.5 Procedural Requirements

- 8.8.7.1 Access Roads and Driveways — In the event that the land that comprises an AAN is located in different zoning districts, it shall be a permitted use in each such zoning district not in the Active Adult Neighborhood Zoning District for roadways and driveways to provide access to land and BUILDINGS in the Active Adult Neighborhood Zoning District.
- 8.8.7.2 Each DWELLING UNIT in an AAN shall have at least one separate ground floor entrance/exit, unless the Planning Board permits otherwise as part of its Special Permit. In addition, the Planning Board may establish design guidelines for AANs.
- 8.8.7.3 The Planning Board, in granting a Special Permit for an AAN, may impose reasonable conditions to protect the environment, and the health, safety and welfare of the neighborhood, of residents in the proposed development, and of the general public. Such conditions may include, but shall not necessarily be limited to, requirements for the tertiary treatment of wastewater effluent, the location of wastewater effluent disposal, and necessary limitations on the total number of DWELLING UNITS to prevent negative impacts on the groundwater and other existing or potential water resources.
- 8.8.7.4 DWELLING UNITS for Handicapped Persons – The Planning Board may require that some of the DWELLING UNITS be constructed so as to be suited for access and occupancy by a handicapped person or persons.
- 8.8.7.5 Performance Guarantee - Before the issuance of any building permits for the AAN, the petitioner shall agree to complete the required improvements specified in the decision, such construction and installation to be secured in accordance with performance guarantee requirements of the Town of Stow Rules and Regulations Governing the Subdivision of Land to the extent applicable and/or the regulations adopted pursuant to the Active Adult Neighborhood Bylaw for this purpose. Exceptions to the Regulations that may be adopted pursuant to this bylaw may be authorized by the Planning Board in granting a Special Permit hereunder, provided the Board determines such exceptions are in the public interest and are consistent with the purposes of Section 8.8 of the Bylaw.
- 8.8.7.6 Revisions and Amendments of an AAN Special Permit - Any change, which, in the sole opinion of the Planning Board, would alter the character of an AAN, including, but not limited to, an increase in number of total DWELLING UNITS within the AAN, an increase in the number of parking spaces, a decrease or cessation of any recreation amenities or similar use, structural change or alteration, shall require an amendment of the Special Permit or the filing of an application for a new Special Permit, as the Planning Board may determine.
- 8.8.7.7 Streets and Utilities - All streets and ways, whether public or private, wastewater disposal systems, drainage facilities, drinking water supplies, and utilities shall be designed and constructed in compliance with the Town of Stow Rules and Regulations governing the Subdivision of Land, as amended, whether or not the Active Adult Neighborhood is a subdivision.
- 8.8.8 Occupancy — Each DWELLING UNIT in an AAN shall be occupied by at least one person age fifty-five (55) or older.
- 8.8.8.1 Children under the age of eighteen (18) may not reside in a DWELLING UNIT located in an AAN for more than six (6) months in any nine (9) month period.
- 8.8.9 Occupancy Income Range - The AAN shall be designed to provide housing for occupants earning a broad range of incomes, as defined by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) for the

providing AAN housing affordable to a QUALIFIED AFFORDABLE HOUSING PURCHASER.

c. Cash Payment - Cash payments may be made in lieu of the above options. The cash payment shall be determined by the following formula:

- Cash Payment = The number of required offsite units times 35% of the average sale price of new construction AFFORDABLE DWELLING UNITS.
- Incremental payments will be made in accordance with the AAN Rules and Regulations. Such cash payments shall be made payable to the Town of Stow. Such payments shall be reserved by the Town of Stow in a separate account, independent and distinct from the Town's general fund, and shall be used solely for the purpose of the creation or continuation of low income and moderate income housing.

C. Restrictive documents - Each low income or moderate income DWELLING UNIT shall be rented or sold, subject to applicable deed covenants, contractual agreements and/or other mechanisms, restricting such features as the USE and occupancy, rent levels, and sales prices of such DWELLING UNITS to assure their affordability.

D. Resale controls - Each low income or moderate income DWELLING UNIT created in accordance with this Section 8.8 shall have limitations governing its resale that must be satisfied before its owners can sell the property. The purpose of these limitations is to preserve the long-term affordability of the DWELLING UNIT and to ensure its continued availability to low income or moderate income households. The resale controls shall be established through deed or lease restrictions or otherwise, subject to approval by the Planning Board, and shall be perpetual and in compliance with the provisions of MGL c. 184, s.31. The Town of Stow, through standard procedures provided by applicable state law, shall establish the resale controls in such a manner so as to be enforceable.

E. Resale Price – Resale price shall be determined at the time of issuance of a Special Permit, in accordance with existing laws that apply to resale of affordable units.

F. Right of first refusal purchase - The Planning Board shall include as a condition of a Special Permit approval, the requirement that the purchaser of an affordable housing DWELLING UNIT created as a result of this Bylaw shall agree to execute a deed rider prepared by the Town of Stow, granting, among other things, the Town of Stow's right of first refusal for a period of not less than one hundred and eighty (180) days to purchase the property or assignment thereof, in the event that despite diligent and documented efforts to sell the property, a subsequent qualified purchaser cannot be located. The offered price to the Town of Stow shall be the lesser value of the resale price, as determined in Paragraph 8.8.9 E above or the appraised value of the DWELLING UNIT determined by a Commonwealth of Massachusetts approved appraiser.

G. Rights and privileges - QUALIFIED AFFORDABLE HOUSING PURCHASERS shall have all rights, privileges and responsibilities given to owners or renters of market

- F. provides for the convenience and safety of vehicular and pedestrian movement in the development in a manner that is compatible with the narrow, tree-lined country roads of Stow;
 - G. the application sets forth a specific plan for maintenance of all common facilities including but not limited to waste disposal and drainage facilities, roadways and other improvements to be constructed in an AAN;
 - H. will result in the creation of DWELLING UNITS that count toward the Town's "quota" requirements as established by G.L. c.40B, s.20-23;
 - I. complies with all other legal requirements for a Special Permit and the Zoning Bylaw, including those for an AAN; and
 - J. is consistent with the Stow Master Plan or succeeding plan, as amended.
- 8.8.10.2 The Planning Board shall consider the recommendations of the Board of Health, the Conservation Commission and the Town's consulting engineer, and other Boards, Departments and experts, in making said findings.
- 8.8.10.3 The Planning Board may require changes to the "AAN Site Plan" and impose additional conditions, safeguards and limitations, as it deems necessary, to secure the objectives of this Bylaw.
- 8.8.11 The provisions of this Bylaw are severable from each other and the invalidity of any provisions or section shall not invalidate any other provision or section thereof.

A True Copy Attest:

Linda Hathaway, Stow Town Clerk

Table of Principal Uses (Continued)

Principal Uses	Residential	Business	Compact Business	Industrial	Commercial	Recreation Conservation	Flood Plain Wetlands	Refuse Disposal	Site Plan Approval
Restaurants	N	SPP	N	SPP	SPP	SPP	N	SPP	(3)
Country Clubs or Other MEMBERSHIP CLUBS	N	SPA	N	SPP	N	SPP	N	SPP	(3)
Golf Courses	SPP (4)	N	N	SPP	N	SPP	N	SPP	(3)
Ski Areas, MARINAS & Boat Landings	SPA(4)	N	N	SPP	N	SPP	N	SPP	(3)
Cross Country Ski Areas	SPP (4)	N	N	N	N	N	N	N	(3)
Parking Areas for Employees, Customers or Visitors	N	SPP	SPP	SPP	SPP	N	N	SPP	(3)
HOTELS	N	SPA	N	N	N	N	N	N	(3)
Theaters, Bowling Alleys, Skating Rinks, Clubs or Assem-bly within the BUILDING	N	SPA	N	N	N	N	N	N	(3)
Funeral Home, Mortuaries or Crematories	N	N	N	N	SPP	N	N	N	(3)
Veterinary Hospitals, Stables & Kennels, Raising or Breeding of Animals for Sale, and Boarding Animals	SPA (4)	N	N	N	N	N	N	N	(3)
Printing, Publishing or Commercial Reproduction or Photo Pro-cessing Establishments, Offices, Medical or Dental Labs, and Research Laboratories	N	N	N	N	SPP (2)	N	N	N	(3)
Building Materials Salesrooms & Yards, Contractor's Yards, Wholesale Distribution Plants, Storage Warehouses.	N	N	N	N	SPP	N	N	N	(3)
Gasoline Service Stations, Garages or Repair Shops	N	SPA	N	N	N	N	N	N	(3)
Utility Structures, Passenger Depots and Terminals	N	N	N	N	SPP	N	N	N	(3)
Screened Storage	N	N	N	SPP	SPP	N	N	SPP	(3)

Final Version of By-law as Amended:

**TOWN OF STOW
ZONING BYLAW**

Section 4.4

4.4 Table of Dimensional Requirements

These requirements shall be satisfied entirely within each district.

Zoning District	Minimum LOT Area In sq. ft.	Minimum LOT Frontage in ft.	Minimum FRONT YARD In ft.	Minimum SIDE YARD in ft.	Minimum REAR YARD in ft.	Minimum OPEN SPACE in percent	Maximum FLOOR AREA RATIO
R/C	40,000	150 (2)	100	50	100	80%	.10
Res	65,340	200 (2)	30	25	40	10%	NR
Bus	40,000	150 (2)	50	None (1)	50 (1)	20%	.30
Comm	40,000	150 (2)	50	25 (1)	50 (1)	30%	.30
Ind	40,000	150 (2)	100	25 (1)	50 (1)	40%	.30
C/B	65,340	200	50	None (1)	40 (1)	30%	.30
R/D	300,000	150	300 (3)	150 (3)	150 (3)	80%	.10

NR = Not Regulated

Footnote to Table of Dimensional Requirements

- (1) If the LOT abuts a residential or recreation-conservation district, whether directly or separated by a public or railroad right-of-way, the side and rear YARDS abutting the residential or recreation-conservation district shall be increased as follows and shall include a 50' landscaped buffer that consists of an opaque screen as defined in Section 7.7.5.1 of the Zoning Bylaw.

Minimum Side or Rear YARD

Compact Business District	50 feet
Business District	50 feet
Commercial District	50 feet
Industrial District	100 feet

- (2) The minimum frontage on Route 117 (Great Road) shall be 200 feet.
- (3) In the Refuse Disposal District, one hundred feet (100') of the FRONT, REAR and SIDE YARDS must be densely planted with natural screening, or otherwise screened. YARD requirements may be waived as a condition of the special permit for that portion of a parcel of land abutting an operational REFUSE disposal facility. Such YARD requirements are to be measured from the LOT boundaries and the outer-most limits of the excavation or any BUILDING for the REFUSE disposal facility.

Final Version of By-law as Amended:

TOWN OF STOW
ZONING BYLAW

Section 4.5

4.5 Special Provisions and Exceptions to Dimensional Regulations

4.5.1 Dimensional Regulations for ASSISTED LIVING RESIDENCE

In the Business District, an ASSISTED LIVING RESIDENCE shall be built according to the following dimensional standards.

minimum LOT area	- 217,800 sq. ft.
minimum LOT frontage	- 200 ft.
minimum LOT width	- As otherwise set forth in this Bylaw
minimum FRONT, SIDE and REAR YARDS	- 50 ft.
minimum setback of pavement areas other than ACCESS DRIVEWAYS and walk ways from the front LOT line	- 50 ft.
minimum separation of BUILDINGS within the LOT	- 20 ft.
maximum height of STRUCTURES	- 35 ft.
minimum OPEN SPACE	- 30 %
maximum FLOOR AREA RATIO (business district only)	- 0.30

- 4.5.1.1 Dimensional Regulation of ASSISTED LIVING RESIDENCES in the Business District shall be subject to FLOOR AREA RATIO.
- 4.5.1.2 All privileges and exemptions provided to single-family residential uses or BUILDINGS under this Bylaw as set forth in Section 3.8.1.11 or otherwise, shall also apply to ASSISTED LIVING RESIDENCES.
- 4.5.1.3 Where the requirements of ASSISTED LIVING RESIDENCES differ from or conflict with other requirements of the Bylaw, the requirements established herein shall prevail. The above requirements shall be met and where appropriate, the Planning Board may impose additional requirements as a condition of the Special Permit.
- 4.5.2 The provisions of Sections 4.1, 4.2 and 4.3 of the Zoning Bylaw shall not apply to Wireless Service Facilities. The height provisions of Section 4.2 shall not apply to Wireless Service Facilities which shall be governed by the provisions of Section 3.11.7.1.
- 4.5.3 The provisions of Sections 4.1, 4.2, and 4.3 of the Zoning Bylaw shall not apply to an Active Adult Neighborhood.

A True Copy Attest:

Linda Hathaway, Stow Town Clerk