

SECTION 2 -- EXPLANATION AND PURPOSE OF THE ZONING BYLAW

2.100 PURPOSE

To lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, water supply, drainage, sewerage, schools, parks, open space and other public requirements; to conserve the value of land and buildings; including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the town, including consideration of the recommendations of the master plan, if any, adopted by the planning board and the comprehensive plan, if any, of the regional planning agency; and to preserve and increase amenities by the promulgation of regulations to fulfill said objectives.

This is done pursuant to the provisions of Massachusetts General Laws (M.G.L.), Chapter 40A, Sections 1 to 17 inclusive, and all additions and amendments thereto.

2.200 ZONING DISTRICTS

The sections of the Town as hereinafter defined are divided into nine classes of Districts termed respectively:

- Single Residence A Districts (SR-A)
- Single Residence B Districts (SR-B)
- General Residence Districts (GR)
- Neighborhood Business Districts (NB)
- Limited Business Districts (LB)
- General Business Districts (GB)
- Limited Industrial Districts (LI)
- General Industrial Districts (GI)
- Office Park Districts (OP)
- Maritime Industrial Districts (MI)

2.300 ZONING DISTRICT LOCATIONS

No building shall be erected and no premises shall be used except in conformity with the regulations herein prescribed for the uses and development standards for the district in which each building or premises is located.

- 2.301 The boundaries of the districts described in Section 2.200 above are hereby established as shown on a map entitled "Dartmouth Zoning Map - Zoning Districts" dated March 23, 1999 which accompanies and is hereby declared to be a part of the Zoning Bylaw, and is on file with the Town Clerk.
- 2.302 The boundaries of the districts described in Section 20.000 are hereby established as shown on a map entitled "Dartmouth Zoning Map - Aquifer Protection Districts" dated October 17, 2006 which accompanies and is hereby declared to be a part of the Zoning Bylaw, and is on file with the Town Clerk.
- 2.303 The boundaries of the districts described in Section 19.000 are hereby established as shown on a map entitled "Dartmouth Zoning Map - Flood Hazard Areas" dated March 23, 1999 which accompanies and is hereby declared to be a part of the Zoning Bylaw, and is on file with the Town Clerk.

- 2.304 The boundaries of the districts described in Section 21.000 are hereby established as shown on a map entitled "Dartmouth Zoning Map - Faunce Corner Overlay District" dated March 23, 1999 which accompanies and is hereby declared to be a part of the Zoning Bylaw, and is on file with the Town Clerk.
- 2.305 The boundaries of the district described in Section 18 are hereby established on a map entitled "Dartmouth Zoning Map – Waterfront Overlay District" dated October 17, 2006 which accompanies and is hereby declared to be a part of the Zoning By-Law and is on file with the Town Clerk.

2.400 DISTRICT BOUNDARIES

- 2.401 The district boundaries shall be as shown on the Zoning Map, the scale of the map and the figures entered to be used as guides.
- 2.402 Residentially zoned (Single Residence-A, Single Residence-B, General Residence) parcels of land split by a residential/non-residential zoning boundary line may be used in its entirety for residential uses, if the residentially zoned portion of the parcel is 50% or greater. The development standards for the residential district shall apply to the entire parcel.