

Chapter 19.00 General Zoning

19.10 Purpose

To promote the health, safety, convenience, morals and general welfare of its inhabitants, to lessen the danger from fire and congestion, and to improve and beautify the town under the provision of Massachusetts General Laws, Chapter 40A (hereinafter referred to as Chapter 40A). The use, construction, repair, alteration and height of buildings and structures and the use of premises in the Town of Rochester are hereby restricted and regulated as hereinafter provided. Section 14.0 requests for site inspection.

19.20 General Zoning Requirements

A. Amendment

This bylaw may be amended from time to time at an annual or special town meeting in accordance with the provisions of Chapter 40A.

B. Validity

The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision thereof.

C. Land Use for Scientific Purposes

Uses in accordance with Chapter 40A.

D. Land Use Regulations

No dwelling, building or structure shall be constructed, erected, or moved onto a lot, and no building, structure or land, or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter set forth as permitted in the district in which such dwelling, building, structure or land is located, or set forth as permissible by special permit or variance in said district and so authorized, moved within or onto a lot.

E. Parking

Any building hereinafter constructed in an agricultural-residential District for business or industrial use shall be so located upon its parcel of land that there may be provided an off-street parking area deemed adequate by the Board of Appeals. Any dwelling hereafter constructed shall have a driveway with a minimum dimension of forty feet by eight feet.

F. Landfill

That the operation of a private or commercial dump or sanitation landfill is prohibited in the Town of Rochester.