

HOUSE No. 3214

By Mr. Vigneau of Burlington, petition of Robert A. Vigneau relative to clarifying zoning exemptions granted for certain undersized lots. Local Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty-Two.

AN ACT CLARIFYING ZONING EXEMPTIONS GRANTED TO CERTAIN UNDERSIZED LOTS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Section 6 of chapter 40A of the General Laws, as most recently
2 amended by chapter 106 of the Acts of 1979, is hereby further
3 amended by striking the first sentence in the fourth paragraph
4 thereof and inserting the following new sentence: —

5 Any increase in area, frontage, width, yard, or depth require-
6 ments of a zoning ordinance or by-law shall not apply to a lot held
7 in ownership separate from that of adjoining land located in the
8 same residential district and having an area of five thousand square
9 feet or less, provided, that at the time the city or town in which such
10 lot is located adopted the provisions of chapter forty A. as added
11 by chapter eight hundred and eight of the acts of nineteen hundred
12 and seventy-five, or at the time said chapter forty A became
13 effective in such city or town by operation of law, (a) such lot was
14 improved by the construction thereon of a structure occupied in
15 whole or in part for residential purposes, and (b) such lot con-
16 formed to the minimum area, frontage, width and depth require-
17 ments, if any, of any zoning ordinance or by-law then in effect in
18 the city or town where the lot is situated.

