

By Mr. Webber, a petition (accompanied by bill, Senate, No. 928) of Peter C. Webber for legislation relative to certain zoning ordinances for single family homes. Local Affairs.

**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Ninety.

AN ACT RELATIVE TO CERTAIN ZONING ORDINANCES FOR SINGLE FAMILY HOMES.

*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 appearing  
2 in the 1986 Official Edition, is hereby amended in the fourth  
3 paragraph by striking all after the first sentence and inserting in  
4 place thereof the following:

5 Any increase in area, frontage, width, yard or depth  
6 requirement of a zoning ordinance or by-law shall not apply to  
7 a lot for single family residential use, provided such lot was held  
8 in common ownership with an adjoining land and conformed to  
9 the existing zoning requirements as of January first, nineteen  
10 hundred and seventy-six, and had less area, frontage, width, yard  
11 or depth requirements than the newly effective zoning  
12 requirements but contained at least seven thousand five hundred  
13 square feet of area and seventy-five feet of frontage, and provided  
14 further that the provisions of this sentence shall not apply to more  
15 than two such adjoining lots held in common ownership. The  
16 provisions of this paragraph shall not be construed to prohibit  
17 a lot being built upon, if at the time of the building, building upon  
18 such lot is not prohibited by the zoning ordinances or by-laws in  
19 effect in a city or town.

