
By Mr. Timilty, a petition (accompanied by bill, Senate, No. 935) of Joseph F. Timilty for legislation to amend the zoning act relative to lot sizes. Local Affairs.

The Commonwealth of Massachusetts

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

AN ACT AMENDING THE ZONING ACT.

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 1. Section 6 of Chapter 40A of the General Laws
2 as most recently amended by Chapter 106 of the acts of 1979
3 is hereby amended by striking out the first sentence of the
4 fourth paragraph thereof and inserting in place thereof the
5 following paragraph: —

6 Any lot lawfully laid out by plan or deed duly recorded,
7 as defined in section eighty-one L of chapter forty-one, or
8 any lot shown on a plan endorsed with the words "approval
9 under the subdivision control law not required" or words of
10 similar import, pursuant to section eighty-one P of chapter
11 forty-one, which complies at the time of such recording or
12 such endorsement, whichever is earlier, with the minimum
13 area, frontage, width, and depth requirements, if any, of any
14 zoning ordinance or by-law in effect in the city or town where
15 the land is situated, notwithstanding the adoption or amend-
16 ment of provisions of a zoning ordinance or by-law in such
17 city or town imposing minimum area, frontage, width, depth,
18 or yard requirements, or more than one such requirement,
19 in excess of those in effect at the time of such recording or
20 endorsement may thereafter be built upon for single and two-
21 family residential use if, at the time of the adoption of such
22 requirements or increased requirements, or while building on
23 such lot was otherwise permitted, whichever occurs later, such
24 lot was held in ownership separate from that of adjoining
25 land located in the same residential district; and provided
26 further that at the time of building (a) such lot has an area

27 of seven thousand five hundred square feet and a seventy-five
28 foot frontage or more is in a district zoned for single or two-
29 family residential use, and conforms except as to area, front-
30 age, width, and depth with the applicable provisions of the
31 zoning ordinance or by-law in effect in such city or town and
32 (b) any proposed structure is to be located on such lot so as
33 to conform with the minimum requirements of front, side, and
34 rear yard setbacks, if any, in effect at the time of such re-
35 cording or such endorsement, whichever is earlier, and to all
36 other requirements for such structure in effect at the time
37 of building.

1 SECTION 2. Section 6 of said Chapter 40A of the General
2 Laws is further amended in the sixth paragraph thereof by
3 striking in the third line the phrase "the use of."