

By Mr. Webber, a petition (accompanied by bill, Senate, No. 1075) of Peter C. Webber for legislation relative to increases in lot requirements of zoning ordinances or by-laws. Local Affairs.

The Commonwealth of Massachusetts

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

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
4 in place thereof the following: —

5 Any increase in area, frontage, width, yard or depth
6 requirements 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.

