


Zoning Map OF THE TOWN OF HANOVER MASSACHUSETTS

Including all Amendments through May 2010

ZONING DISTRICTS

-  Residence A District
-  Business District
-  Commercial District
-  Planned Shopping Center District
-  Limited Industrial District
-  Industrial District
-  Fireworks District

ZONING OVERLAY DISTRICTS

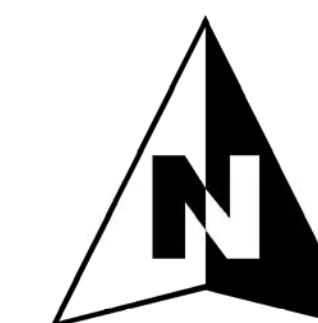
-  Interchange District
-  Wireless Telecommunications District
-  Aquifer Protection Zone
-  Well Protection Zone
-  Adult Use District

Cartography By:

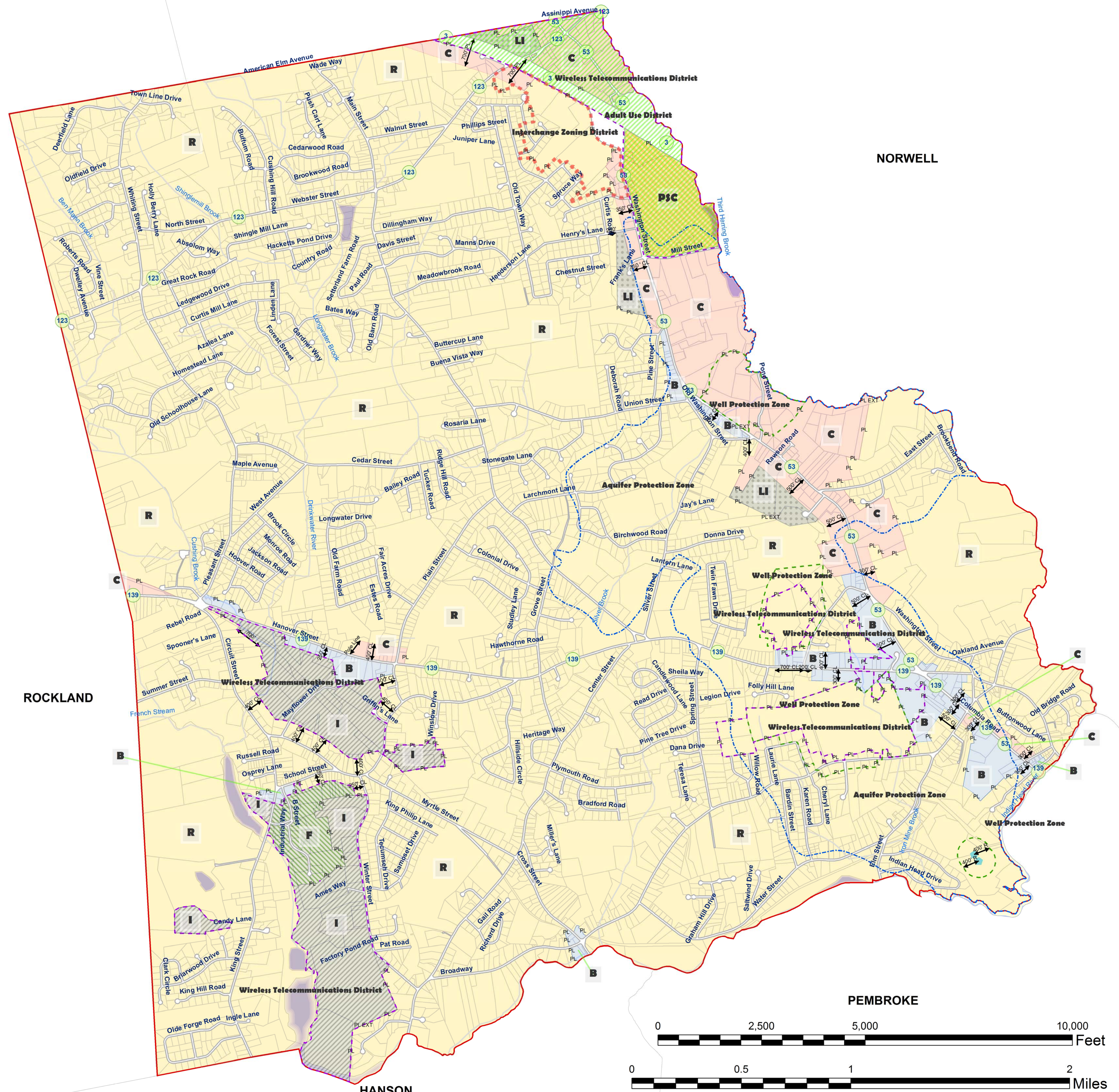
Andrew R. Port, AICP, Town Planner

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HANOVER
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or negotiable securities sufficient in the opinion of the Board to secure said performance.

7. Procedure

- a. The applicant shall submit an application for Special Permit and Site Plan Approval in accordance with the provisions of Section 10 of this Zoning Bylaw and in accordance with the following:
 - i. Prior to submitting a formal application, the applicant shall meet at least twice with the Planning Board in order to discuss the concept of the proposal.
 - ii. The Planning Board may request an outline of the concept and/or a limited plan of the proposal. The Planning Board shall determine whether additional meetings are required and shall so notify the applicant in a timely fashion, not to exceed thirty (30) days.
 - iii. At the conclusion of said meetings, the Planning Board shall indicate whether, in the opinion of the Board, the concept does, or does not, have merit. A positive indication is not a guarantee that the formal application will be approved nor is a negative indication a determination that a formal application shall not be approved.
 - iv. If the applicant desires to proceed with the proposal, he/she shall submit a formal application within sixty (60) days of the date upon which the Planning Board issues the positive or negative indication referenced in Section (3), immediately above.
 - v. Within one (1) week of submitting a formal application to the Planning Board, the applicant shall submit to the Design Review Board the Site Plan and Architectural Plans in accordance with Section 6.c., above.
- b. The Planning Board shall review said application for Special Permit and Site Plan Approval in accordance with the provisions of this Zoning Bylaw, Sections 6 & 11 of Chapter 40A (The Zoning Act) and Sections 81K through 81GG, inclusive, of Chapter 41 (The Subdivision Control Law) of the Massachusetts General Laws, the Planning Board Rules and Regulations Governing the Subdivision of Land, and the Rules and Regulations of the Planning Board relative to the Grant of Special Permits.
- c. All applications shall be reviewed by the Planning Board's Consultant Review Engineer. The applicant, in accordance with the Planning Board Rules and Regulations, shall deposit with the Treasurer of the Town funds equal to five thousand dollars (\$5,000.00) for the purpose of covering the costs associated with said engineering review. Unexpended funds shall be returned to the applicant.

6.100 – BUSINESS DISTRICT

The Business District is intended to provide consumer goods and services on a retail level primarily within a structure.

6.110 Uses Allowed: The following uses are allowed in the Business District.

- A. Retail store or service establishment, the principal activity of which shall be the offering of goods or services at retail within the building.
- B. Business or professional offices or banks.
- C. Restaurants, catering services, and other places for serving food to be consumed within the structure. If the total volume of "take-out" is less than five percent (5%) of the total volume, such use may be allowed if it is obviously incidental to the main business, and is obviously of a minor and secondary nature.
- D. Parking areas or garages for use of employees, customers, or visitors, subject to the design standards and provisions of Section 9 of this Bylaw.
- E. Public, religious or denominational schools, churches and religious buildings or uses.
- F. Membership clubs.
- G. Any detached accessory building and uses less than 800 SF.
(Amended May 1, 2023, Approved by the Attorney General November 28, 2023)
- H. Signs, provided that such are in conformance with the Town of Hanover Sign Bylaw.
- I. Day Care Centers.
- J. Agriculture, horticulture, or floriculture, provided that such uses are located on parcels containing a minimum of five (5) acres.

(Item K deleted, Amended May 1, 2023, Approved by the Attorney General November 28, 2023)

6.120 Uses Permitted by Special Permit from the Zoning Board of Appeals

The following uses may be permitted upon application to and granting of a Special Permit by the Zoning Board of Appeals as provided in Section 13. The following uses require the approval of the Board and shall be based on its satisfaction that the use is appropriate and is not prejudicial to the future development of the Business District.

- A. Single family detached dwellings, subject to the dimensional requirements applicable in the Residence A District. (See Section 7.)

6.130 Uses Permitted by Special Permit from the Planning Board

The following uses may be permitted upon application to and granting of a Special Permit by the Planning Board. The applicant shall clearly demonstrate to the Board that such uses are appropriate to the specific site

and that they will not create a nuisance and not cause a derogation of the intent of this Bylaw by virtue of noise, odor, smoke, vibration, traffic generated or unsightliness.

- A. Uses permitted in a Limited Industrial District providing that said uses meet the conditions specified in Section 6.420.
- B. Multiple-use buildings, containing one or more business facilities and not exceeding one (1) single-family residential unit which is secondary to the business use of the premises, subject to the determination by the Board that the lot frontage, size and proposed residential floor area and setbacks either meet the requirements applicable in the Residence A District or are appropriate for the particular use proposed.
- C. Industrial right-of-way, where access to land located in the Limited Industrial District, the Industrial District or the Fireworks District is separated from a public way by the Business District.
- D. Municipal Police Stations.
- E. Planned Residential Development for Seniors in accordance with the provisions of Section 6.040 of this Zoning Bylaw.
- F. Drive-in windows for banks, drugstores, and other similar businesses, allowed or permitted in the Business District, but not drive-in or drive-thru restaurants, provided that the lot upon which the business is situated meets the minimum lot area requirements for the district and provided that the application is in accordance with the provisions of Section 5.890 of this Zoning Bylaw.
- G. Medical Health Care Facilities.
(Amended May 1, 2023, Approved by the Attorney General November 28, 2023)
- H. Any detached accessory building and uses that exceeds 801 SF located on a lot with a principal use.
(Amended May 1, 2023, Approved by the Attorney General November 28, 2023)

6.200 – COMMERCIAL DISTRICT

The Commercial District is intended to provide consumer goods and services on a retail level, goods and services for transients or tourists, and non-consumer goods and services.

6.210 Uses Allowed: The following uses are allowed in the Commercial District.

- A. Uses allowed in the Business District pursuant to Section 6.110.
- B. Museums.
- C. Gift shops and places for display or sale of handcrafts primarily within a structure.
- D. Day Care Centers.

6.220 Uses Permitted by Special Permit

The following uses may be permitted upon application to and granting of a Special Permit by the Planning Board. The applicant shall clearly demonstrate to the Board that such uses are appropriate to the specific site and that they will not create a nuisance or not cause a derogation of the intent of this Bylaw by virtue of noise, odor, smoke, vibration, traffic generated or unsightliness.

- A. Hotels, motels or boarding/rooming houses.
- B. Restaurants or other places for food service primarily within a structure but with incidental service not confined within said structure.
- C. Salesrooms for bicycles, boats, farm equipment and similar equipment provided that the display of goods occurs primarily within a structure and that any exterior storage or display is confined to yards screened from public view by fencing and vegetation.
- D. Membership Clubs but only for recognized charitable, fraternal, religious, veteran or similar non-profit organizations.
- E. Contractors' yards and storage yards provided that all materials and equipment are stored within a structure or shielded from public view by fencing and vegetation.
- F. Funeral homes, mortuaries or crematories.
- G. Passenger depots and terminals.
- H. Utility structures and warehouses.
- I. Theaters, halls, bowling alleys, skating rinks, clubs and other places of indoor amusement or assembly.
- J. Agriculture, horticulture or floriculture, provided that such uses are located on parcels containing a minimum of five (5) acres.
- K. Industrial right-of-way, where access to land located in the Limited Industrial District, the Industrial District or the Fireworks District is separated from a major public way by the Commercial District.
- L. Any use permitted in the Limited Industrial District, in accordance with the conditions specified in Section 6.420 provided that the applicant has applied for and received a Special Permit from the Planning Board. The applicant shall make a satisfactory demonstration to the Board that such uses are appropriate to the specific site and that they will not create a nuisance and not cause a derogation of the intent of this Bylaw by virtue of noise, odor, smoke, vibration, traffic generated or unsightliness.
- M. Planned Residential Development for Seniors in accordance with the provisions of Section 6.040 of this Zoning Bylaw.
- N. Drive-in windows for banks, drugstores, restaurants, and other similar businesses, allowed or permitted in the Commercial District, provided that the lot upon which the business is situated meets the minimum lot area requirements for the district and provided that the application is in accordance with the provisions of Section 5.890 of this Zoning Bylaw.
- O. Medical Health Care Facilities

(Amended May 1, 2023, Approved by the Attorney General November 28, 2023)

6.230 Uses Permitted by Special Permit and with Site Plan Approval

The following uses are permitted upon application to and granting of a Special Permit and Site Plan Approval by the Planning Board, acting as the Special Permit Granting Authority, as specified in Section 10 of this Bylaw. The applicant shall clearly demonstrate to the Board that said use is safe and appropriate for the specific site and that it will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated or unsightliness.

- A. Gas stations, service stations, repair garages and automobile dealerships, provided that:
1. Repairs shall be limited to minor repairs and adjustments unless conducted within a structure.
 2. There shall be no storage of motor vehicles, appliances and equipment on the premises other than those in process of repair or awaiting delivery or in an enclosed structure.
 3. The area used to service, repair or store vehicles shall be paved to the satisfaction of the Board of Public Works.
 4. The parking provisions of Section 9 shall apply to these uses.
 5. There shall be no other use on the lot excepting that a secondary use may be permitted by the Planning Board provided that;
 - a. Gross Floor Space for incidental use shall be conditional upon parking requirements of Table 9-1 “Minimum Parking Requirements” of the Zoning Bylaw.
 6. Additional retail use may be allowed as secondary to a gas station only, provided that:
 - a. Secondary retail use shall be limited to convenience stores only and shall be limited to the sale of certain items as determined by the Planning Board.
 7. Gas pumps, canopies, air meters or similar accessory equipment shall be considered structures for the purposes of lot coverage, density, setback, and yard requirements.

(Amended June 29, 2020), (Approved by the Attorney General, October 21, 2020)

6.300 – PLANNED SHOPPING CENTER DISTRICT

The purpose of the Planned Shopping Center District is to provide for the orderly maintenance, development and growth of the district as an area shopping center which provides goods and services at retail for residents, transients and tourists and to assure that shopping centers in the district are allowed to evolve and change in a commercially competitive manner consistent with current industry standards for area shopping centers, while avoiding commercial blight and protecting the Town from adverse impacts associated with unplanned development.

6.310 Uses Allowed

- A. Uses allowed in the Commercial District. (Section 6.210).

6.320 Uses Permitted by Special Permit

- A. Uses permitted by Special Permit in the Commercial District subject to the same conditions (Section 6.220).
- B. Assisted Living Facilities provided such use is within seven hundred (700) feet of both Mill Street and the Town Line.

6.330 Uses Permitted by Special Permit and with Site Plan Approval

- A. Uses permitted by Special Permit and with Site Plan Approval in the Commercial District subject to the same conditions (Section 6.230, subparagraph A., only).

6.400 – LIMITED INDUSTRIAL DISTRICT:

The Limited Industrial District is intended for use by research laboratories, office buildings and light industries which are compatible with a low-density, rural community.

6.405 Uses Allowed: The following uses are allowed in the Limited Industrial District.

- A. Single story business and/or professional office buildings provided that there is no secondary or accessory use on the site which use itself requires a Special Permit and provided that an application for Site Plan Approval for the site has been submitted to, and approved by, the Planning Board, acting as the Special Permit Granting Authority, said application being in conformance with Section 10 of this Zoning Bylaw.

6.410 Uses Permitted by Special Permit

The following uses may be permitted upon application to and granting of a Special Permit by the Planning Board, acting as the Special Permit Granting Authority, subject to the conditions specified in Section 6.420, below.

- A. Research laboratories with incidental assembly or test manufacturing.
- B. Manufacturing enterprises and retail sales only as a secondary use for goods manufactured on the premises.
- C. Building materials salesrooms, utility structures, contractors' yards, storage warehouses and buildings and wholesale distribution plants, provided that all loading and unloading is done at the rear or side of the building and that all storage and/or display of goods shall be within the building.
- D. Printing or publishing establishments, photographic studios, medical or dental laboratories, provided that all loading and unloading is done at the rear or side of the building and that all storage and/or display of goods shall be within the building.
- E. Cafeterias for employees and other normal accessory uses, when contained in the same structure as a permitted use and not open to the general public.
- F. Business and/or professional office buildings which do not meet the requirements of Section 6.405A., above.