

**TOWN OF WEYMOUTH  
TOWN COUNCIL AND PLANNING BOARD**

Notice of joint public hearing of the Town Council and Planning Board pursuant to the provisions of M.G.L. Ch. 40A, Sec. 5, and the Code of Ordinances, Town of Weymouth, as amended, is hereby called for:

**7:36 P.M.  
MONDAY, DECEMBER 19, 2016  
TOWN HALL COUNCIL CHAMBERS  
75 MIDDLE STREET  
WEYMOUTH, MASSACHUSETTS**

To hear a request to amend the Town of Weymouth Zoning Bylaws, last amended October, 2015:

**MEASURE # 16 150.** Presented by Mayor Hedlund and the Office of Planning and Community Development

Synopsis of Proposed Changes:

To see if the Town will amend the Town of Weymouth Zoning Ordinance as follows:

1. **Delete §120-53 Exceptions to Dimensional Requirements** in its entirety.

Also remove reference to 120-53 from Table 1 Schedule of District Regulations

2. **Add §120-53.2** containing the following text:

*Lot Shape Factor: No lot shall be created so as to be so irregularly shaped or extended that it has a "shape factor" in excess of thirty-five (35). Shape Factor equals the square of the lot perimeter divided by the lot area.*

Also add reference to 120-53.2 to Table 1 Schedule of District Regulations defining the R-1 District Lot Size.

3. **Amend §120-53.1** to read:

*Any lot created after [insert adoption date], shall have a minimum upland area, as defined in Section 120-6, of 85% of the minimum lot area.*

4. **Delete §120-13 (A) Special Permit Uses in R-1** in its entirety.

Re-assign lettering of remaining items under §120-13 accordingly.

**5. Amend Table 1 Schedule of District Regulations as follows:**

Under the heading "Maximum Lot Coverage" in the R-3 District, change the Percentage of Landscaped Area from 15% to **20%**.

**6. Amend Table 1 Schedule of District Regulations as follows:**

Under the heading "Maximum Lot Coverage" in the R-4 District, change the Percentage of Landscaped Area from 15% to **20%**.

The proposed Zoning Ordinance changes will be on file and can be viewed at Weymouth Town Hall at 75 Middle Street in the offices of the Town Clerk, Town Council or Department of Planning and Community Development.

WEYMOUTH TOWN COUNCIL  
WEYMOUTH PLANNING BOARD

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**Legal ad to run in the Patriot Ledger on Monday, December 5, 2016, and Monday, December 12, 2016.**