

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
SUMMARY OF ZONING HISTORY IN CONCORD		
1927 March	17	Authorize a Committee of Nine to present a Zoning Bylaw to the Town.
1928 March	12	Adopt a ZBL establishing the following districts: Industrial, Business, General Residence, and Single Residence.
1930 March	25	Establish Planning Board.
Special March	5 6	Amend Section 6B by deleting “provided the aggregate”. Extend Milldam Business District.
1935 Special June	5	Establish By-Pass District
1937 March	25	Amend Section 4 and 5, sideyard, setback, accessory buildings.
1938 March	28 29	Amend Section 4, Sideyard. Establish Limited Business District #1 for restaurant.
1939 March	24 27 28	Amend Section 6F(11) Tourist Home. Add to Section 6I Board of Appeals conditions on permits. Add to Section 6M Profession in Residential District.
1940 Special September	1	Establish Limited Business District #2 for bank, theatre, or parking (64 Main St.)
1941 March	32 35	Establish Res. Dist. A (40,000 s.f., 150’ frontage) and Res. Dist. B (20,000 s.f., 100’ frontage) by adding to existing requirements. Rezone corner of Thoreau/ Main Streets for 100’ to General Res.
1944 March	16	Add Section 6A(1) Gravel removal; 6H Permit from Board of Appeals for professional use in Res. Dist. and/or use not permitted in Business District.
1946 April	29	Establish Limited Business District #3 for bowling.
Special July	2	Change from Single to General Residence #5 Sudbury Road.
1947 March	37, 38 39 40	Allow garden apartments by Board of Appeals permit. Amend Section 3 Bus. Dist.-Corner clearance, height, front yards. Extend Milldam Business District.

CONCORD ZONING

Date of Town Meeting	Article	Subject
1948 March	48	Revise Section 2 Industrial District use; delete Section 3A, substitute 3A Business District use.
	49	Add to Sections 4 and 5, Frontage minimum 80'.
	50	Amend Sections 2 and 3, Yards, corner clearance, height, yards, combined buildings.
	51	Amend Sections 7E and 7F "on public and private ways". Add 7G Lot areas; 7H Lot definition.
	52	Include in Single Residence B all land along Lexington Rd. now in General Residence or Business District.
1949 March	26	Amend Section 7G Division of land into lots of less than required area and frontage by Board of Appeals variance.
1950 March	23	Establish new boundary descriptions of zoning districts; establish Residence C, frontage requirement 80'.
	26	Rezone Rt. 2/Baker Ave. area to Ind. Dist. 600' from Rt. 2.
Special April	1	Extend depth of Business District Monument Square.
Special October	1	Amend Limited Business District #2 (59 Walden Street)
1951 March	31	Amend Section 5A(8) "in Residence District C".
	32	Amend Section 8C by substituting new 8C re: Board of Appeals.
	33	Amend Section 6F re: fairs, carnival.
	34	Revise and renumber Section 3 Business District.
	35	Amend Section 1E(1) Limited Business District #1 to include recreational facilities.
	36	Amend to include Limited Business District in Business District, Milldam area.
	37	Amend Section 1E, redefine Residence District in Wood/Nashoba/Main Streets area.
1952 March	36	Amend Section 1E, redefine Industrial District, Conant St. area.
1953 Special May	1-9	Redefine zoning, delete General Residence District; add 10,000 s.f. area requirement to Residence District C.
	11	Delete Section 2B, substitute new section on yards, corner, clearance, height, and area.
1954 March	37	Amend frontage requirement in Res. Dist. B from 100' to 125'.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
1955 March	21	Amend Section 4A from “recreational” to “municipal use”.
	46	Redefine boundaries of Res. Dist. B in Rt. 2/ORNAC area.
1956 Special June	8	Amend Section 1E re: Business District boundaries.
	9	Add Section 9A re: use of trailers.
	10	Delete 4A(3); add 5F(13) Club.
1957 Special May	5	Establish 5:1 ratio parking in Business District; exempt part of Milldam area.
	7	Redefine boundaries of Res. Dist. A in Main St./ORNAC area.
1958 March Special October	33	Exempt further Bus. Dist. (Milldam) areas from parking ratio.
	12	Exempt further Bus. Dist. (Thoreau) area from parking ratio.
	13	Exempt further Bus. Dist. (Commonwealth) area from parking ratio.
	14	Establish parking requirements in Industrial District.
	15	Amend to require approval of Planning Board for garden apartments site plans.
	16	Establish Shopping Center District.
1959 March	31	Amend Limited Bus. Dist. #3, Bedford St./Court Lane.
	34	Amend Limited Bus. Dist. #1, Elm Street.
	35	Amend Section 6M Parking.
	36	Amend Section 4.1 Floodplain Districts.
	37	Establish buildability of substandard lots.
	38	Shopping Center District, Sudbury Rd. and Grant Street.
	39	Amend setback requirements in Shopping Center and Ind. Dist.
	40, 41, 43, 44	Establish Industrial Park District, revise Industrial District.
	45, 46, 47, 49	Establish Residence District AA: 80,000 s.f. area, 200’ frontage, 40’ front yard.
	Special June	5
1960 March	44	Redefine Res. Dist. A boundaries, Second Division Brook area.
	45	Amend Section 6H defining lot area and bounds.
	46	Exempt further areas from parking ratio.
	48	Amend Industrial Park District, Elm St. to Rt. 2.
1961 March	53	Amend Section 1E(1) Residence District AA boundaries.
	54	Amend Section 1E(2) Residence District AA boundaries.
	55	Amend Section 1E by adding south of Rt. 2 to Res. Dist. AA.

CONCORD ZONING

Date of Town Meeting	Article	Subject
1962 March	20	Add Section 10, Disaster shelters.
	52	Amend Section 2D(4) stating min. lot size of 4 acres in Ind. Dist.
	53	Amend Section 6I, Method of determining frontage.
	56	Add Section 11, Cluster development/
	57, 58, 59	Add Section 4.2, Flood Plain Conservancy District and amend Section 1E, Flood Plain Districts.
1963 March	21	Amend Section 5F(7) to include a nonprofit community center.
	48	Amend to enlarge Industrial Park (Virginia Road).
	52	Amend to redefine Res. Dist. A near Hayward Pond and Main Street.
	53	Substitute new Section 7C Board of Appeals.
	54, 55, 56	Establish traffic safety controls and signs.
1964 March	34	Establish Medical-Professional District.
	38	Amend Business District/Residence area off Monument St.
1965 March	33	Add Flood Plain Conservancy District.
	34	Redefine Industrial District off Commonwealth Ave.
	35	Amend Section 3A Frontage and area for dwellings in Bus. Dist.
	37	Establish Limited Business District #4 Motor lodge and restaurant
1966 March	38, 39	Amend to require Res. C frontage and area for dwellings in Bus. Dist.
1967 March	18	Amend maximum height in Residence District to 35'
	19	Amend maximum height in Medical-Profession District.
	20	Amend Section 6B, Area, height measurement regulations.
	21	Amend Section 6H, Lot ownership, area, boundaries.
1968 March	22	Establish garden apartment frontage.
	49	Amend Limited Business District #1 to include office and professional use and limiting vehicular access.
	59	Amend Section 4.2 to protect community against unsuitable development in floodplain.
1969 March	45	Delete Section 1E(6) from Business District (Damon St.)
	46	Amend Maximum Height Med.-Prof. Dist. south of Rt. 2.
	48	Establish Limited Business District #5 Boathouse.
	49	Amend Industrial District use, yards and prohibiting dwellings.
1970 March	37	Redefine boundaries of Damon Mill/Pond Lane/Main St. Bus. Dist.
	43	Amend Section 4A to allow nonprofit dormitory use in Residence B and C for public school students.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
1971 March	29	Amend Section 4A(7) Accessory uses and storage.
1972 March	36	Amend Section 1E Limited Business District.
	37	Amend Section 1E Medical-Professional District.
	38	Amend Section 3I Limited Business Dist. paragraph (6) added.
	44	Amend Section 6M(6) Min. dimensions for off-street parking spaces.
	45	Amend Section 6M(5) parking space requirements.
	47	Amend Section 4A(8) 5,000 s.f. of lot area per dwelling unit.
	48	Amend Section 1E Residence District C.
	49	Amend Section 1E Flood Plain Districts, Section 4.1 Flood Plain Districts and Section 1E Flood Plain Conservancy Dist.
	50	Amend Section 1E Business Districts.
	51	Amend Section 7A Filing of plans.
	52	Amend Section 11B(7) by adding (d) conservation restriction.
	53	Amend Section 11 by adding F, Planning Board can amend.
	54	Amend Section 11 by adding G, no further subdivision.
	57	Delete Section 4A(9) Apartment/dormitory.
	62	Amend Section 12 Sign Bylaw
Special October	20	Amend Section 3A(2) Dwelling, apartment, hotel.
	21	Amend Section 3G combination business and dwelling uses in a Bus. Dist.
	22	Amend Section 1E(2) Res. Dist. B line 10 "Industrial Park".
	23	Amend Section 1E(5) Res. Dist. B to correct numbering error.
	24	Amend Section 1E(3) Industrial District "a" to "the".
	25	Amend Section 6D, E, F changing word order to "Residence AA (or A, B, C) District".
	26	Amend Section 6F(1) Add word "square".
1973 March	58,59	Delete Section 6M(3)(a), (b) and (c) and substitute Section 6M(3) Parking.
	60	Amend Section 6M(1) Plan for off-street parking.
	61	Amend Section 6M(4) Computing parking space requirements.
	62	Delete Section 6M(5) Substitute new 6M(5) Parking.
	64	Amend Section 6G Lot area and frontage.
	67	Amend Section 4A(8) Apartment moratorium.
Special June	5	Add Section 13 Earth removal.
	6	Delete from Section 5D "for a quarry or gravel or sandpit or".

CONCORD ZONING

Date of Town Meeting	Article	Subject
1974 May	54	Amend Limited Business District boundaries near Monument St./Monument Square/Bedford Street.
	55	Extend Residence C District Lowell Rd./Monument Square.
	60	Amend 3F Height.
	62	Revise Section 1E Business District and Industrial District boundaries near Baker Ave./Derby St./Main St.
	64	Amend Section 2I(a) to eliminate retail sales in Industrial Dist.
	65	Amend Section 4A by Adding (9) Additional dwelling unit in single family residence.
1975 May	44	Amend Section 1E Flood Plain Cons. Dist. by adding tributaries.
	45	Amend Section 4D by adding (1) lot width.
	46	Delete Section 6C, D, E, F and substitute 6C Table of area, frontage and width regulations.
	47	Amend Section 5J by adding (1) interrupted nonconforming use.
	48	Add Section 6N Site plan approval.
	49	Extend apartment moratorium one year.
1976 May	39	Add Section 4.1 Wetland Conservancy District.
	40	Add Section 11.1 Planned Residential Development.
	41	Delete Sections 1E and 3J Shopping Center Dist.; amend Section 1E Business Dist. and Section 1E Residence B Dist. boundaries.
Special October	5	Amend Section 4.2.6 to include nonprofit boarding house for elderly.
1977 Special April	1	Accept Chapter 808 "The Zoning Act".
	2	Adopt recodification and revision of ZBL.
	3,4	Delete duplicative provisions, renumber and reletter remaining provisions of Wetlands Cons. Dist. and Planned Res. Dev. (PRD)
	5	Amend Industrial Park, Res. A and B Dist. boundaries in area of Border, Hillcrest and Hayward Mill Rd.
	6	Amend Res. AA, A and B Dist. boundaries in area of Boarder, Hillcrest and Hayward Mill Rd.
	7	Amend Res. AA, A and B Dist. boundaries in the area of Ministerial Dr. and Old Marlboro Rd.
	8	Amend Bus., Res. B and C Dist. boundaries south of Main St. at the Assabet River.
	9	Amend Ind., Res. B and C Dist. boundaries off Pond Ln. and Old Stow Rd.
	10	Amend Ind., Res. B and C Dist. boundaries off Conant St., Wedgewood Common and Laws Brook Rd.
	11	Amend Bus. And Res. C Dist. boundaries north of Laws Brook Rd. and west of Commonwealth Ave.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
1977 Special April cont.	13	Amend Bus. And Res. C Dist. boundaries in the area of Bradford, Maple, Main, Highland and Church Streets.
	14	Amend from Res. A, B Ind. Park and Bus. Dist. to By-Pass District land along Rt. 2.
	15	Amend Bus., Res. A and B Dist. boundaries in area of Concord Reformatory.
	16	Amend Res. B and C boundaries in area along Commonwealth Ave.
	17	Amend Res. B and Ind. Park Dist. boundaries south of Rt. 2 at the Assabet River.
	18	Amend Limited Bus. #1, Res. A and B Dist. boundaries in the area between Elm St. and Barrett's Mill Rd.
	19	Amend from Res. C to Res. B Dist. land north of Main St. and east of Rt. 2.
	20	Amend form Res. AA, B and C Dist. to Med.-Prof. Dist., and from Res. C to Res. B Dist. boundaries in area of ORNAC, Main St. and Rt. 2.
	21	Amend Res. C and B Dist. boundaries in area of Southfield, Riverdale and Sudbury Roads.
	22	Amend Bus., Res. B and C Dist. boundaries in area of Thoreau and Belknap Streets and Love Ln. and Sudbury Rd.
	23	Amend Bus. and Res. C Dist. boundaries in area from Lowell Rd. to Hubbard St.
	24	Amend from Res. C to Bus. Dist. in area of Monument St. and Lowell Rd.
	25	Amend Res. B and C Dist. boundaries in areas of Monument/Bedford Streets, and Walden/Heywood Streets.
	26	Amend Res. A, B and C Dist. boundaries in area north of Fairhaven Rd. and south of Walden St.
	27	Amend Res. AA, A and Bus. Dist. boundaries at Nine Acre Corner.
	28	Amend from Bus. To Res. A Dist. land near entrance to landfill north of Walden St.
	29	Amend from Bus. To Res. A Dist. land north of former RR ROW near Peter Spring R. containing Town filter beds.
	30	Amend Res. B and A Dist. boundaries in area between Lexington Rd. and Dalton/Virginia Roads.
32	Amend Ind. Park, Ind. And Res. C Dist. boundaries in the area north of Baker Ave./Main St.	
1978 April	25	Amend from Ind. to Bus. Dist. land on Main St. west of Baker Ave.
Special November	1	Amend Section 9 to include PRD Conversion of school and municipal buildings.

CONCORD ZONING

Date of Town Meeting	Article	Subject
1979 April	25	Establish Limited Bus. Dist. #7 Professional office.
	26, 27	Amend Zoning Map to incorporate changes created by PRD conversion of Rose Hawthorne School.
	38	Amend Zoning Map to incorporate FIA flood boundaries into the Flood Plain Conservancy District Map.
	39	Revise subsection 2.3.5 to incorporate FIA standards into FPCD.
	40	Amend subsection 2.3.4 to permit 30 ft. extension into either district where zoning boundary divides a lot.
1980 April	31	Amend Section 4.7 by adding subsection 4.7.2 Temporary restrictions in Industrial Park District.
	33	Amend subsection 7.6.3.2 to increase small car parking to 30% in all parking lots.
	36	Amend Tables I and II and subsections 5.1.8 to change use in Limited Business District #4.
1981 April	32	Amend Table II Dimensional Requirements under the subheading Industrial Park.
	34	Establish a new category Limited Industrial Park (LIP); add LIP to Section 4, Table I Use Regulations and to Section 6, Table II Dimensional Regulations.
	37	Amend subsection 4.7.2 to define further the extent of prohibited activities.
	40	Amend subsection 7.7 Site plan approval.
	44	Amend subsection 4.5.1, 4.5.4 and 4.7.1 in order to prohibit fast-food restaurants.
1982 April	20	Clarify special permit requirements with respect to certain industrial uses.
	21	Clarify interpretation of “maximum lot coverage” and “maximum floor area ration”.
	23	Amend date for adding certain additional dwelling units under subsection 4.2.2.2.
	24	Establish Groundwater Conservancy District.
	26	Incorporate cluster development into PRD and add certain definitions.
	27	Establish Residential Compound.
Special April	3	Amend subsection 4.7.2 to provide certain temporary restrictions in West Concord area.
1983 April	30	Amend subsection 1.3.13 and add Section 5.2 to clarify definitions and limitations of accessory uses.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
1984 April	34	Amend Section 2.2 Zoning Map to change date of Groundwater Conservancy District Map from 1982 to 1984.
	35	Add subsection 7.2.3.7 and 7.2.3.8 to allow repair of septic systems within Flood Plain Cons. Dist. and Wetlands Cons. Dist.
	36	Amend subsections 4.2.2.1 and 7.1.2 to clarify permit requirements for two-family uses and alterations to nonconforming uses.
	37	Amend subsection 4.1.2 to specify horticulture, floriculture and viticulutre as permitted uses in all districts.
	39	Add subsection 5.1.17 to allow erection of private, noncommercial radio and television towers by special permit.
1985 April	24	Add subsection 1.3.8, definition of gross floor area; renumber subsections 1.3.8-1.3.20 as 1.3.9-1.3.21; amend Section 5.2 regarding site plan approval; delete Section 7.6 Parking regulations and Section 7.7 Site plan approval and add in lieu thereof Section 7.6 Off-street parking, loading and site plan requirements; and renumber Section 7.8 as Section 7.7.
1987 April	24	Accept application of Crosswhite Properties, Inc. for an eleven unit PRD conversion of former school building.
	27	Amend Section 9 to require subsidized and affordable housing units in PRDs
	34	Amend the Zoning Map to change certain parcel of land from Limited Industrial Park to Res. B.
	38	Amend the following sections for editorial changes for clarity and consistency: 1.3.1, 1.3.2, 1.3.3, 1.3.10, 1.3.11, 1.3.12, 1.3.15, 2.2, 2.3.1, 2.3.3, 2.3.3, 2.3.4, 3.1, 3.2, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 4.1 Table I, 4.2.1, 4.2.3, 4.5.11, 4.5.13, 4.5.14, 4.6.1, 4.6.2, 4.6.3, 5.1.7, Table II, 6.1, 6.2.3.2, 6.2.6, 6.2.11, 7.1.1, 7.1.3; renumber Section 7.7 Groundwater Cons. Dist. as 7.6; renumber new Section 7.6, adopted under Article 24, 1985 Town Meeting as Section 7.7.
	39	Amend Section 4, Principal uses, to prohibit gasoline service stations in residential districts.
	40	Delete subsection 5.1.3, Kennels and stables, and add in lieu thereof new subsections 5.1.3, 5.1.4; renumber subsections 5.1.4-5.1.17 as 5.1.5-5.1.18.
	41	Amend subsections 4.2.5, 4.2.6 and add subsection 5.1.19 to clarify definitions of tourist home, boarding house, hotel and motel.
	42	Add subsection 4.5.18 to allow provision of “for profit” child care facilities.
	43	Amend subsection 4.7.1, prohibition of drive-in or fast-food restaurants.

CONCORD ZONING

Date of Town Meeting	Article	Subject
1987 April cont.	44	Add subsection 7.2.1.4, 7.2.1.5, defining Lowest floor and Water surface elevation; amending subsection 7.2.4.1, permitted uses in the Flood Plain Conservancy District.
Special July	4	Delete subsection 9.2.2.3 re: density bonus program for PRD's; replaced by PRD bylaw adopted as Article 27, 1987 Town Meeting.
1988 April	30 31 32 33 34	Amend subsection 7.6.4.11 Groundwater Cons. Dist. to clarify. Amend subsection 8.2.2 defining minimum tract size and amend subsection 8.2.3 to allow fences within minimum setback areas. Delete Section 5, Accessory Uses, and substitute a new Section 5 with Table of Accessory Uses (renumber exiting Tables II, III as III, IV.) Adopt new Flood Plain Cons. Dist. Map and amend Section 2.2 and subsection 2.3.5 to correspond to new federal flood insurance study. Add subsection 4.5.19, Transportation services.
1989 April	39 40 41	Amend date for adding certain additional dwelling units under subsection 4.2.2.2. Amend Section 7.4, By-Pass Dist. to limit vehicular access to lots in existence prior to January 1, 1989. Amend Section 6, Table III Dimensional Regulations to revise maximum lot coverage percent in Limited Bus. Dist. #6.
1990 March	22	Amend subsection 9.2.3, Mandatory Inclusionary Dwelling Units, to clarify the intent.
Special October	11 12	Delete subsection 9.2.10 in its entirety and substitute with new subsection 9.2.10, Special Provisions for Concord Housing Authority and Town of Concord Projects. Amend subsection 9.2.3.2, Affordable Housing.
1991 April	44 45 46 47	Amend subsection 6.2.2, Minimum lot area, to require fifty (50) percent upland for lots created after September 1, 1991. Amend the Zoning Map to change certain parcels south of White Pond from Res. A to Res. AA. Amend Section 6.3, Special Dimensional Exceptions to add a provision for hammerhead lots. Establish Section 9, Residential Cluster Development (RCD); renumber Section 9 and 10 as 10 and 11; add RCD to Section 4, Table I, Use Regulations as 4.2.5; renumber other residential uses.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
1992 April	50	Amend subsection 5.3.1, Home recreational facilities, to require that setbacks conform to the minimum yard requirements.
	51	Amend subsection 1.3.7, Frontage, to clarify the definition of frontage.
	52	Amend subsection 6.2.3, Frontage, by deleting the second means for measuring frontage in the case of a lot fronting all or partly on a cul-de-sac.
	53	Amend subsection 7.7.2.1, Table IV, Minimum Parking to add parking requirements for child care centers.
	54	Amend subsection 4.1.6, Private recreation by adding fitness clubs; delete health clubs from subsection 5.3.16, Personal service shops; add to subsection 7.7.2.1, Table IV Minimum Parking, parking requirements for fitness clubs.
	55	Add subsection 7.3.2.4 to protect wildlife and its habitat, as a purpose of the Wetlands Cons. Dist.
	56	Add subsection 1.3.7 Dwelling units, as a new definition; renumber subsections 1.3.7-1.3.21 as 1.3.8-1.3.22.
	57	Amend Section 5.3 Table II Accessory Use Regulations, and subsection 5.3.6 Home Occupation, to provide for customary and special home occupations.
	58	Amend subsection 3.2.3, 4.6.1, Section 4, Table I and Section 6, Table III to redefine and clarify uses and dimensional requirements in the Limited Ind. Park; add new subsection 4.6.3, R&D and Light Manufacturing to Section 7, Table IV.
	59	Add subsection 6.3.3, Dedication of Land to the Town.
	60	Amend Section 4, Table I and subsections 4.3.4 and 4.5.12 to allow by special permit nursing home use and medical center and laboratory use in Limited Bus. Dist. #6.
	1994 April	42
43		Amend Section 4.3 Institutional Uses, by adding 4.3.2 Child care facility; delete 4.5.18 Child care center; add to 7.7.2.1 Table IV Minimum Parking requirements for child care facility.
44		Amend Section 4 Classification of Principal Uses to delete subsection 4.6.5 Repair garage; revise subsection 4.6.2 Storage yard; add subsection 4.2.4 Combined industrial/business/residence use; amend Table III Dimensional Regulations under maximum lot coverage in the Industrial Dist.

CONCORD ZONING

Date of Town Meeting	Article	Subject
1995 April	53	Delete subsection 4.2.3.2 in its entirety and replacing it with a new subsection 4.2.3.2; Delete text in its entirety from Table III Dimensional Regulations under Maximum Lot Coverage in Bus. Dist. B Combined Bus./Res. and replace with new text.
	54	Amend the Zoning Map to change certain parcels located on Virginia Rd. from Ind. Park Dist. to Res. A Dist. and from Res. A Dist. to Ind. Park Dist.
1996 April	43	Amend date for adding certain additional dwelling units under subsection 4.2.2.2.
	45	Delete Section 5.3.2 in its entirety and replacing it with a new Section 5.3.2.
	46	Add subsection 5.4.1.3 to allow the use of a trailer as a temporary office.
	47	Amend subsection 7.7.2.12 by adding the phrase “upon advice of the Planning Board,” after the words “The Board”.
	48	Amend Table III Dimensional Regulations to increase the allowed height to 40 ft., but no more than three stories within the Ind. Park and Limited Ind. Park Dist.
1997 April	56	Amend Section 4.2.2.2 to clarify and expand the requirements related to the creation of accessory apartments by adding items j) through m).
	57	Amend Section 5.3.2 to add the phrase “and other communication” after “television”.
	59	Add subsection 5.3.17 Seasonal catering to the allowed uses in the Limited Bus. Dist. #5 and amend Table II Accessory Use Regulations to add 5.3.17 Seasonal Catering; and all district shall indicate an “N” except LB, which shall have “Y5”.
1998 April	46	Amend Section 2.2 to add a Wireless Communications Facility(s) District and add a new Section 7.8, Personal Wireless Communications Facility
1999 April	59	Add to Section 1.3 the definition of Family day care home, Home occupation, and Large family day care home; Revise subsection 4.3.2 Child care facility.
	60	Revise Section 2.2 to reference the NFIP; Revise Section 2.3.5 to reference FEMA’s Flood Insurance Study; Replace subsection 7.2.2 and subsection 7.2.4 to conform to the requirements of the National Flood Insurance Program; Add paragraph (c) to subsection 7.2.5.2 requiring additional notification of state and federal agencies.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
1999 April cont.	61	Amend the Zoning Map to show Parcel 2198 as Limited Business District #8; Add LB Dist. #8 at 68 Commonwealth Ave. to Section 2.1; Renumber Section 4.3.6 and 4.3.7 to 4.3.7 and 4.3.8 and add a new Section 4.3.6 Assisted living residence; Amend Table I to add the new Section 4.3.6 and identify uses in LB Dist. #8; Amend Section 6.2.12, Table III and Table IV to add LB Dist. #8; Revise subsection 7.7.2.10 to require only one loading space for an assisted living residence.
2000 April	25	Amend Section 7.7; Off-street Parking, Loading, and Site Plan Requirements to add exterior lighting as a Site Plan evaluation criteria.
2001 April	34	Amend Section 2.2 Zoning Map to expand the Personal Wireless Communications Facilities Overlay district and to amend Section 7.8, Personal Wireless Communications Facilities.
	36	Amend date for adding certain additional dwelling units under subsection 4.2.2.2.
	38	Amend Section 2.2 Zoning Map by adopting a new map of the Groundwater Conservancy District and by deleting Section 7.6 Groundwater Conservancy District in its entirety and replacing it with a new Section 7.6 Groundwater Conservancy District
	39	Delete Section 10 Planned Residential Development in its entirety and replace it with a new Section 10. Planned Residential Development
	40	Add a new Subsection 10.2.12, (or, if Subsection 10.2 has been amended by separate vote of Town Meeting for Article 39, by adding the following to Subsection 10.3 as a new Subsection 10.3.4) to the Planned Residential Development Bylaw.
2002 April	28	Amend Section 4.2.2.2, Two-Family or Additional Dwelling Unit to eliminate a specific date for the creation of the dwelling.
	29	Add a new subsection 5.3.18, Common Driveways by Special Permit.
	31	Add a new subsection 5.4.2, Storage Trailers.
2003 April	28A	Amend Section 7.8.4.1 & 7.8.4.5, Personal Wireless Communications Facility to clarify Purpose and Intent.
	28B	Amend Section 2.2 Zoning Map to expand the Personal Wireless Communications Facilities Overlay district.
	31	Amend Section 4.3.5 and Table I to allow hospital parking as a permitted use in Ltd. Bus. Dist. #6.

CONCORD ZONING

Date of Town Meeting	Article	Subject
2003 April cont.	64	Revise the dimensional regulation for Section 6.2.4, Frontage exception to require a minimum 45-degree angle.
	65	Revise the dimensional regulation for Section 6.2.5, Lot Width.
	66	Revise the reference to the Flood Plain Conservancy District Map under Section 2.2 and 7.2.1.1 to acknowledge Letter of Map Revision for the Mill Brook.
	67	Add new subsection 6.3.3, Reduced frontage, lot width and/or lot area lots to preserve existing historically significant structures and renumber Dedication of Land as Section 6.3.4
2004 April	29A	Revise some of the subsections of Section 7.8 Personal Wireless Communications Facility.
	29B	Amend Section 2.2 Zoning Map to expand the Personal Wireless Communications Facilities Overlay district to add two parcels of land located on Old Marlboro Rd.
2005 April	37	Amend subsection 6.3.3 to allow waiver of the rear and side yard setback dimensions when there is an existing historically significant structure on the lot.
2006 April	34	Add sub section 1.3.2 definition of “Affordable Housing” and renumber all subsequent definitions in sequence beginning with 1.3.3 Board.
	35	Amend Section 4.2.3 “Combined Business/Residence use to add a requirement for the provision of affordable housing.
	36	Amend Section 4.2.4 “Combined Industrial/Business/Residence use to add a requirement for the provision of affordable housing.
	38	Amend Section 2.2 entitled “Zoning Map” by changing the zoning district over portions of three abutting land parcels located between Old Stow Road and Pond Lane from Ind. to Res. C.
2007 April	40	Amend Section 2.1 Classification of Districts under “Limited Industrial Park” to add “Limited Industrial Park #1 @ 2229 Main Street” and “Limited Industrial Park #2 @ Main Street and Forest Ridge Road”. Amend Section 2.2 Zoning Map (Assessors Maps A12, A13, B11, B12, B13) to: “Zoning Districts, Town of Concord, 2007 (Scale 1’=100’ consisting of 122 sheets)”. Amend Section 4 Classification of Principal Uses: to amend Table I – Principal Use Regulations subsections 10.2.1, 10.2.2,10.2.2.1 and 10.2.5
2007 November	7	Delete the last sentence of the first paragraph of Section 11.6 and add a new second paragraph, which defines the criteria for the grant of a special permit.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
2008 April	38	Amend Section 5.3.6.1 and Section 5.3.6.2 to allow customary and special home occupations in dwellings located in all zoning districts.
	39	Amend Section 7.7.2.1, Table IV, <i>Minimum Parking</i> , to establish a parking requirement for ATM machines in a financial or business office.
	41	Amend Section 6.2.11 to add a special permit requirement for wind turbine facilities.
2009 April	36	Delete Zoning Bylaw Section 7.1 Nonconforming Uses and replace it with a new Section 7.1 Nonconforming Uses and Structures
	38	Amend the Zoning Bylaw by adopting a new temporary zoning district and listing the map for that district in Zoning Bylaw Section 2.2 Zoning Map, and adding a new Section 7.9 West Concord – Interim Planning Overlay District (WC-IPOD)
	39	Amend Section 7.7 and add a new subsection 11.8 Site Plan Review to Section 11. Administration and Enforcement.
	40	Amend Section 8 Residential Compound
	44	Delete subsections 7.3.2; 7.3.3; 7.3.4; and 7.3.5 from Section 7.3 Wetlands Conservancy District, and add a new subsection 7.3.2, and delete references to the Wetlands Conservancy District in subsections 7.2.3.5 and 7.5.2.3
	41	Amend Section 7.1 Nonconforming Uses and Structures, subsection 7.1.5.
2010 April	42	Amend Section 10. Planned Residential Development, subsection 10.2.2 <i>Maximum Permissible Density</i> ; amend subsection 10.2.3 <i>Diversity of Dwelling Units</i> ; amend subsection 10.2.3.1 <i>Low income dwelling units</i> ; amend subsection 10.2.9 <i>Common Open Space</i> .
	43	Amend Section 2.2 Zoning Map, Groundwater Conservancy District.
	44	Amend Section 2.2 Zoning Map and amend Section 4. Classification of Principal Uses, TABLE I – Principal Use Regulations to establish the West Concord Business and West Concord Industrial Districts.
	45	Amend Section 2.2 Zoning Map; amend Section 4. Classification of Principal Uses, TABLE I – Principal Use Regulations to establish the Concord Center Business, Thoreau Depot Business, Nine Acre Corner Business, West Concord Business & West Concord Industrial Districts.
	48	Amend Section 2.2 Zoning Map; amend Section 2.3.5; amend Section 7.2 Flood Plain Conservancy District, subsections 7.2.1.1 <i>Flood plain</i> , 7.2.13 <i>Floodway data</i> , 7.2.1.7 <i>Water surface elevation</i> , and 7.2.5.1(c).
	49	Amend subsection 1.3.11, <i>Gross floor area</i> .

CONCORD ZONING

Date of Town Meeting	Article	Subject
2010 April cont.	50	Amend TABLE I – Principal Use Regulations, Section 4.5.18, Transportation services.
	51	Amend TABLE II – Accessory Use Regulations; amend subsection 5.3.17 <i>Seasonal catering</i> .
	52	Amend subsection 5.3.1 <i>Home recreational facilities</i> .
	53	Amend subsection 6.2.2 <i>Minimum lot area</i> .
	54	Amend Section 7.7 <i>Off-street Parking, Loading and Design Standards</i> to correct spelling errors.
2011 April	43	Amend subsection 6.2.7 <i>Side Yards</i> in Residence C Zoning District; amend Table III footnotes.
	44	Amend subsection 6.2.11 <i>Height</i> in Residence C Zoning District; Amend Table III footnotes.
	45	Amend Section 2.1 Classifications of Districts & Section 4 Classification of Principal Uses, TABLE 1 – PRINCIPAL USE REGULATIONS for corrections.
	46	Amend TABLE III – Dimensional Regulations – eliminate Business Use subcategories (A) Dwelling and (B) Combined Business/Res.
	47	Amend subsection 4.5.14 <i>Auto repair shop</i> and subsection 5.3.5 Garaging or parking of commercial motor vehicles by increasing the commercial vehicle wheel base.
	48	Amend Section 5.3.6.2 <i>Special Home Occupation (b)</i> .
	49	Amend subsection 10.3.4.3 for spelling correction.
	50	Amend Section 4 Classification of Principal Uses, TABLE 1 – PRINCIPAL USE REGULATIONS to modify the uses in the West Concord Business District (WCB).
	52	Amend subsection 4.5 Business Uses to add a definition of grocery store and size limitations to the definitions of retail store and restaurant uses in the West Concord Business and the proposed West Concord Village Districts.
	53	Amend Sections 6.2.6, 6.2.11 and TABLE III – Dimensional Regulations for front yard and minimum height references for the West Concord Business and West Concord Village Districts.
54	Amend Section 1 to add a definition of formula business and Section 3 USE REGULATIONS to add a new subsection 3.3 Formula Business with a Cap.	
Special April	3	Amend Section 4 Classification of Principal Uses, TABLE 1- PRINCIPAL USE REGULATIONS to modify uses in the West Concord Industrial District (WCI).
	4	Amend Section 4.2.4 <i>Combined industrial/business/residence</i> for West Concord Industrial District & Industrial District.
	6	Amend Section 2.1 Classification of Districts, Section 2.2 Zoning Map, and Section 4 Classification of Principal Uses, TABLE I – PRINCIPAL USE REGULATIONS to establish the West Concord Village District

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
2012 April	34	Amend Section 7.9 to add Large-Scale Ground-Mounted Solar Photovoltaic Installation
	40	Amend Section 2.1 Classification of Districts, Section 2.2 Zoning Map, and Section 4 Classification of Principal Uses; TABLE I – PRINCIPAL USE REGULATIONS, TABLE II – ACCESSORY USE REGULATIONS, TABLE III – DIMENSIONAL REGULATIONS, and TABLE IV, MINIMUM PARKING for Extended Stay Hotel
	41	Amend Section 1.3 Definitions and Section 5.4 Temporary Accessory Uses for Mobile Medical Facility
	42	Amend Section 6.3 Special Dimensional Exceptions subsections 6.3.3, 6.3.3.3 (b), 6.3.3.3 (c)
	43	Amend Section 9 Residential Cluster Development, Subsection 9.2.3 Dimensional Regulations
Special April	8	Amend TABLE I – PRINCIPAL USE REGULATIONS column applicable to 4.2.3 Combined business/residence to add combined business/residence as a permitted use in the Limited Business District #7.
2013 April	31	Amend Section 6.2.3 to relate the measurement of frontage in this Section to the definition of frontage in Section 1.3.11
	32	Amend Section 6, TABLE III – DIMENSIONAL REGULATIONS to incorporate new Zoning Districts that have been created and added to the Principal Use Table in the past years and codify the building side yard setbacks in the Business Districts in the West Concord Village District and the Limited Industrial Park 1 and 2 Districts.
	33	Amend Section 6, TABLE III – DIMENSIONAL REGULATIONS to allow educational uses, the greater floor area ratio as defined for R&D and light manufacturing in the Limited Industrial Park District #2

CONCORD ZONING

Date of Town Meeting	Article	Subject
2013 April	34	Amend TABLE II – ACCESSORY USE REGULATIONS in Section 5 to incorporate the new Zoning Districts that have been created and added to the Principal Use Table in the past years (Concord Center Business, Thoreau Depot Business, Nine Acre Corner Business, West Concord Business, West Concord Village, West Concord Industrial, Industrial Park A, Industrial Park B, Limited Industrial Park #1 and Limited Industrial Park #2 Districts).
	35	Amend subsection 5.3.6.2 <i>Special Home Occupation</i> by deleting the sole example provided to define Special Home Occupation, which is “the sale of antiques”.
	36	Amend subsection 6.2.7 and Section 6, TABLE III – DIMENSIONAL REGULATIONS by using the same language adopted for the Residence C Zoning District in 2011 by limiting the height of structures to no greater than fifteen feet within 12-15 feet of a side yard in the Residence B Zoning District.
	37	Amend subsection 6.2.11 and Section 6, TABLE III – DIMENSIONAL REGULATIONS by using the same language adopted for the Residence C Zoning District in 2011 for measurement of height of a structure in the Residence B Zoning District.
	38	Amend Section 4.4 to add Public Service Corporations to the definition of uses and to provide a higher level of review for projects proposed by municipalities that are not the Town of Concord.
	39	Amend Section 4.3 Institutional Uses and Section 4, Table I to add a new use and definition of Medical Marijuana Treatment Center.
	40	Add a new Section 7.10 Public Service Corporation Overlay District (PSCOD).
2014 May	47	Amend Sections 2.2 , 2.3.5 , 7,2,1.5, 7.2.1.7; insert a new Section 7.2.3, and renumber the following Sections and subsections 7.2.4 7.2.5, 7.2.6 to address changes to the Federal Emergency Management Agency and National Flood Insurance Program.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
2014 May cont.	48	Amend Table III Dimensional Regulations to change the minimum front yard in the Concord Center and Thoreau Depot business districts to zero and add the Business district and Nine Acre Corner business districts
	49	Amend Section 4.3 Institutional Uses and Table I Principal Use Regulations in Section 4 to align the Town’s terminology with the State’s terminology for a registered marijuana dispensary.
	50	Amend Section 4.5.4 to allow, by special permit, a restaurant in the West Concord Village District to be 30% larger than 4,000 sq. ft. in area.
	51	Amendment to revise and correct numbering and numbering sequences in the existing Bylaw and to allow non-substantive numbering changes to be made in the future without requiring a vote of Town Meeting.
	52	Amend Section 7.8 to address changes to the interpretation of section 704 of the Telecommunications Act of 1996 regarding wireless facility modifications.
	53	Amend Section 7.7.3 by adding a new subsection 7.7.3.8 and renumbering the sections that follow; and by deleting subsection 7.7.3.12 and inserting a new subsection 7.7.3.13 regarding bike parking requirements and waiver of design standards for site plan requirements.
Special May	5	Amend Table I – Principal Use Regulations by adding the numeral “1” to the first footnote thereof permitting Financial and Business Office in the Limited Business 1 District.
2015 April	12	Amend Section 6.2.5 – Lot Width by inserting the phrase “in addition to the required frontage” before the phrase “a width of not less”.
	13	Amend Section 7.5 and Section 7.8 to reference the Town’s Wetlands Bylaw, which was adopted after each of these sections in the Zoning Bylaw.
	14	Amend Section 7.3.1 and Section 7.3.2 – Wetlands Conservancy District – Definition and Purpose by bringing the definition into conformance with the definition established in the Town’s Wetlands Bylaw and to reference it in the Purpose section.

CONCORD ZONING

Date of Town Meeting	Article	Subject
2015 April	15	Amend Section 9.2.4 Residential Cluster Development – Open Space, to require at least 50% of the open space to be upland.
	16	Amend Section 10.2.9 Planned Residential Development – Common Open Space to add reference to the Town’s Wetlands Bylaw; and to correct a clerical error in Section 10.3.4.2.
	17	Amend Section 6.2.11 Height and Table III Dimensional Regulations to match the way height of a structure is measured in the Residence A and AA Zoning Districts with that of the Residence B and C Zoning Districts.
2016 April	34	Amend Section 4.2.3.2 Combined Business/Residence to retain the requirement for affordable units in a combined business/residence use when there are four or more residential units.
	35	Amend Section 4.2.2.1 Residential Uses to substitute “dwelling units” for “families” and require additions to create an additional dwelling be integral to and part of the existing building and share a common wall or floor.
	36	Amend Section 10.2.3 Planned Residential Development Diversity of Dwelling Units.
	37	Amend Section 11.8.7.1 Site Plan Review for religious uses, educational uses, and child care facilities by adding three additional criteria for evaluating a Site Plan.
	38	Amend Section 2.2 Zoning Map & Section 2.3.5 Zoning Map Interpretation to update the Flood Plain Conservancy District boundary as a result of a Letter of Map Revision accepted by FEMA.
	39	Move Section 7.2.5.2 Flood Plain Conservancy District to a new Section 7.2.4.8 – Uses permitted without review by the Board.
	40	Amend Sections 4.1.2, 4.1.3, 5.3.4, 5.3.7, 5.3.8, 5.4.4 Agricultural Uses, Table I Principal Use Regulations, and Table II Accessory Use Regulations to revise Sections dealing with agricultural uses based on changes to M.G.L. Ch. 40A, Sec. 3.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
2016 April	41	Amend Principal Use Regulations Table I Section 4.2.3 & Section 4.2.3.4 Combined Business/Residence & Table III Dimensional Regulations to allow combined business/residence as an allowed use in the Limited Business District #2 (59 Walden St.), increase the permitted building height from 25 ft. to 27.5 ft. and prohibit waivers to allow a building height of 40 ft.
	42	Amend Section 6.2.13 Maximum Floor Area Ratio, Section 7.1.5 Nonconforming single and two-family residential structures & Table III Dimensional Regulations to establish a maximum floor area ratio (FAR) for all residential zoning districts and allow a Special Permit to exceed the maximum FAR under certain conditions.
2017 April	35	Amend Section 11.8.7.1 Site Plan Review for religious uses, educational uses and childcare facilities to delete the words “, sound and sight buffers, and preservation of light and air” from subsection (e).
	36	Amend Section 4.5.11 Professional Office to add the words “real estate broker”.
	37	Amend Section 7.1.5 Nonconforming Single and Two Family Residential Structures to make the method of measuring the gross floor area of a residence under Section 7.1.5 Nonconforming Single and Two Family Residential Structures consistent with Section 6.2.13 Maximum Floor Area Ratio.
	38	Amend Section 4.2.2.1 Two-family or additional dwelling unit to correct and change the measurement from volume to gross floor area.
	39	Add a new Section 4.8 Marijuana Establishment Temporary Moratorium to adopt a temporary moratorium on the use of land or structures for “marijuana establishments” through July 1, 2018.
2018 April	32	Amend Section 4.8 Marijuana Establishment Temporary Moratorium through December 31, 2018.
	33	Amend Section 1.3.8 Dwelling unit to add the phrase “and private” to clarify the meaning and intent of the definition

CONCORD ZONING

Date of Town Meeting	Article	Subject
2018 April cont.	34	Amend Section 6.2.11 Height to limit the height of accessory structures within the required side and rear yard in all residential districts to 24 feet for a pitched roof and 18 feet for a flat roof
	35	Amend Section 4.2.3.3 Combined Business/Residence to allow less than the required amount of open space by special permit
	36	Amend Section 7.1.5 Nonconforming Single and Two Family Structures to add the phrase “ reconstruction, alteration or structural change” to various paragraphs in order to eliminate any ambiguity in the meaning and intent of the section
	37	Amend Section Table IV Minimum Parking to delete the phrase “& real estate agency” from the definition of “Financial and business office” for uniformity purposes
	38	Amend Section 11.8.5 Site Plan Review to add a sustainability review criterion
	39	Amend Section 11.8.7.1 Site Plan Review to add a sustainability review criterion
Special October	3	Amend Section 4.4.1 Town of Concord Municipal Use to allow emergency vehicular or pedestrian access over land owned by the Town to access an adjacent property.
2019 April	29	Amend Zoning Bylaw Section 3.3 to delete Section 3.3 entirely and adopt a new Section 3.3 to extend the same formula business regulations as are currently in effect in the West Concord Business and West Concord Village Districts to the Concord Center Business District and to limit the number of such businesses to twelve in the Concord Center Business District.
	30	Amend Zoning Bylaw Section 2.2 Zoning Map by deleting “Wireless Communication Facility(s) Overlay District Map, Town of Concord, April 26, 2004 (Scale 1” = 1,000’ consisting of a single sheet)” and adopting a new map that is on file with the Town Clerk’s office entitled “Personal Wireless Communications Facility Overlay District Map, Town of Concord, April 2019 (Scale 1” = 1,000’ consisting of a single sheet)” to expand the District near 1400 Lowell Road.

TABLE OF AMENDMENTS

Date of Town Meeting	Article	Subject
2019 April cont.	32	Amend Zoning Bylaw Section 7.6 to delete the word “acre” at the end of the Section 7.6.5.8 and insert in its place the phrase “40,000 square feet” to conform this Section of the Bylaw with State Environmental Code Regulating Septic Systems (Title V) definitions.
	33	Amend Zoning Bylaw Section 4.8 to delete this Section in its entirety.
	34	Amend Zoning Bylaw Section 7.1.5 to fix the formatting of the subsections, because Item (d) is not a circumstance that “shall not be deemed to increase the nonconforming nature of” a structure.
	35	Amend Zoning Bylaw Section 5.4.5 to (a) delete the word “municipal,” (b) insert the sentence “Any such event held by the Town of Concord, in or on any building or premises owned or operated by the Town of Concord, shall not be subject to the restrictions of this Section or the requirement to obtain a special permit hereunder.” at the end of the Section, and (c) make grammatical corrections to the Section.
	36	Amend Zoning Bylaw Section 2.2 Zoning Map to (a) delete the date January 1, 2015 and insert the date April 2019, (b) insert reference to the Letter Of Map Revision dated February 9, 2018 as a result of an alteration to the Flood Insurance Rate Map for a portion of the Concord River and Sawmill Brook 2 by the Federal Emergency Management Agency, and (d) make grammatical corrections to the Section.
	37	Amend Zoning Bylaw Section 4.4 to add Section 4.4.5 Large-Scale Ground-Mounted Solar Photovoltaic Installation and a new line in Table I Principal Use Regulations to correct omissions to those Sections when Section 7.9 was adopted in 2012.
