

# Contractors Yard Zoning Change

## Fall Town Meeting 2016

Rob Anderson  
*Community Development Director*



# Zoning Update for Contractor's Yard

- Billerica has made the decision to promote a variety of uses within its industrial parks;
- Many of these businesses come to the community for Special Permits, allowing public input into whether or not the use fits the neighborhood;
- Contractor's Yards are allowed *By Right* in our industrial and commercial districts;
- These contractor yards increase truck traffic and noise, and lessen the tax revenue for parcels since buildings create a higher assessment than empty yards; and
- The regulation provided by the Special Permit process allows Billerica to attract higher and better uses.



# Contractor's Yard

## Current Zoning:

**SECTION 5** (Regulation of Uses, Buildings, and Structures); **C** (Uses, Buildings, and Structures permitted in the Main Zoning Districts); **7** (Commercial District); **c** (Commercial Uses); **1 (By Right)**; **a** (Contractor's Yard)

AND

**SECTION 5** (Regulation of Uses, Buildings, and Structures); **C** (Uses, Buildings, and Structures permitted in the Main Zoning Districts); **8** (Industrial District); **c** (Commercial Uses); **1 (By Right)**; **e** (Contractor's Yard)

## Proposed Change

**SECTION 5** (Regulation of Uses, Buildings, and Structures); **C** (Uses, Buildings, and Structures permitted in the Main Zoning Districts); **7** (Commercial District); **c** (Commercial Uses); **2 (By special permit)**; **a** (Contractor's Yard)

AND

**SECTION 5** (Regulation of Uses, Buildings, and Structures); **C** (Uses, Buildings, and Structures permitted in the Main Zoning Districts); **8** (Industrial District); **c** (Commercial Uses); **2 (By special permit)**; **e** (Contractor's Yard)

