



Town of Plympton
By-law Review Committee
Newsletter

Number 12
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If you take a look at Section 4 of the current Plympton Zoning By-law document, you'll see that it contains a table entitled "**Schedule of Uses.**" It runs on for four and a half pages. It is one of the most extensive and detailed sections in the law. This chart is aimed at spelling out which land uses are allowed and which land uses are not allowed in our community. It is an absolutely critical component of the town's zoning regulations. This schedule, sometimes referred to as the Table of Uses, is the first place many residents will look if they are wondering whether or not something can be built or some activity can be performed within the Town of Plympton. It has not been updated or reviewed for quite some time, and therefore, given all these factors, the **Schedule of Uses** has been chosen by the By-law Review Committee as the next major area of focus for our work.

The current **Schedule of Uses** is organized logically. It lists 89 potential uses of land in Plympton, from residential housing to various types of businesses or industrial use to farming to restaurants and so on. Each of these potential uses is then rated as to whether it is a **Permitted Use (P)**, a **Permitted Use by Special Permit (SP)**, **Expressly Prohibited (X)**, or **Not Applicable (N/A)**. Ratings for every one of the uses have been established for every Plympton zoning district. At the moment, Plympton's Zoning Districts fall into four categories:

1. Agricultural Residential
2. Business
3. Light Manufacturing
4. Industrial.

A good example of how the **Schedule of Uses** addresses a given use is **Dwelling, Detached, One-family**. This is probably the most common type of "use" currently found in Plympton. Looking at the table, you can see that single-family homes are rated "P" (**Permitted**) in Agricultural Residential, Business, and Light Manufacturing zones. However, single family homes are rated "X" in the Industrial area of the town and are thus **Expressly Prohibited** in any zone that has been labelled "Industrial."

Due to the size and complexity of the task of updating Plympton's **Schedule of Uses**, the By-law Review Committee is dividing itself into three sub-committees. One group of us is focusing on Residential uses, one on Industrial uses, and one on Commercial uses. Each group will carefully study the existing land use definitions in those subgroups and come back to the overall Committee with their recommendations as to changes, clarifications, deletions, or additions to the uses in their focus area. We also plan to do extensive outreach to other boards (particularly the Planning Board, Selectmen, Building Department, Zoning Enforcement Officer, and Town Administrator) for their input and guidance. We expect to look at the Use Tables from many of the surrounding towns, and from other Massachusetts communities with characteristics similar to Plympton's.

The By-law Review Committee meets on the first and third Thursday of each month at the Town House – starting at 6:30 PM – residents are welcome to attend!

Thank you.

Alan Wheelock - Chairman Plympton By-law Review Committee