

## **Residential-Agricultural-1 District – R-A-1**

On a motion duly made and seconded the Town voted to amend the existing Templeton Zoning Map to add a Residential-Agricultural-One (R-A-1) District as depicted on the map captioned “Proposed Residential Districts, Town of Templeton, MA dated September 12, 2006” and “Town of Templeton, MA Proposed Zoning Map dated September 22, 2006” with the corrections that “Gardner Road” should read “State Road” and “Depot Road” should read “Main Street” and to amend the existing Templeton Bylaw, Article XXI, Zoning, by inserting a new Section 8.5 for the purpose of creating a Residential-Agricultural-One (R-A-1) District as printed in Article 15 of the Warrant.

### **8.5 Residential-Agricultural-1 District – R-A-1**

The Residential-Agricultural-One Acre district (R-A-1) is intended for primarily residential and accessory uses, including customary home occupations, where the impact upon the R-A-1 District shall not be detrimental to the neighborhood or natural or cultural resources, where the minimum lot size shall be no less than one (1) acre for the following uses by right and by special permit to be constructed upon acceptance of this Zoning Bylaw in areas of the community as depicted on the town zoning map located in the office of the Town Clerk. All areas of Templeton that are not specifically defined as other zones are presumed to be within the R-A-1 zoning district.

#### **8.5.1 Uses Allowed by Right in the R-A-1 District**

The following uses shall be allowed in the R-A-1 zone, by right, and upon issuance of a building permit:

- (a) Single Family detached dwellings;
- (b) Two family dwellings;
- (c) Minor Home Occupations;
- (d) Customary home occupations, handicrafts, hobbies, or activities of a similar nature, provided that such are carried on by residents of the dwelling, and not more than one employee, and that accessory buildings used for such purposes shall not be placed forward of the rear line of the dwelling;
- (e) Parks; playgrounds; ballfields; conservation or nature study areas; water supply protection, storage and distribution; water based recreation; and bridle paths, walking and bike trails for use by public during the daylight hours or if illuminated for night time use;
- (f) Golf courses and driving ranges other than miniature golf with Site Plan Approval;
- (g) Accessory structures, including walls, fences, or other structures or plantings on a lot provided they shall not interfere with line of sight or traffic safety when located adjacent to roadway intersections or curb cuts;

- (h) Accessory buildings and uses customarily incidental to uses otherwise allowed in the R-A-1 District;
- (i) Apartments contained within a single-family home where the residents are related to the residents of the primary dwelling;

#### 8.5.2 Special Permit Uses in the R-A-1 District

The following uses may be permitted by special permit at the discretion of the Planning Board or Board of Appeals, as designated below.

- (a) Multi-family residences containing greater than two dwelling units per structure upon the grant of a special permit by the Board of Appeals in accordance with Article XXI, Section 7.0 Special Regulations;
- (b) Conversion of a Seasonal Residence to Year-Round Residence with the grant of a special permit by the Board of Appeals;
- (c) Bed & Breakfast for more than five (5) rooms for rent or hire upon the grant of a special permit by the Board of Appeals;
- (d) Hospitals, sanitariums, nursing, convalescent or rest homes, on five (5) acres or more upon the grant of a Special Permit by the Board of Appeals;
- (e) Operation and maintenance of commercial kennels on two (2) acres or more provided such activity is performed at least 100 feet from any property line upon grant of a Special Permit by the Board of Appeals;
- (f) Non-profit clubs and lodges on three (3) acres or more upon grant of a Special Permit by the Planning Board;
- (g) Radio and television broadcasting facilities; telephone, telegraph, power and gas transmission facilities, not including transmission lines, upon the grant of a special permit by the Planning Board;
- (h) Wireless communications facilities with a Special Permit from the Planning Board in accordance with Article XXXX;

**Passed by 2/3/December 7<sup>th</sup> @ 9:10**