

Highway-Business (H-B)

On a motion duly made and seconded the Town voted to amend the existing Templeton Zoning Map to add a Highway-Business (H-B) District as depicted on four maps attached hereto and entitled “Proposed Highway Business District, 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 8.9 for the purpose of creating a Highway-Business (H-B) District, as printed in Article 19 of the Warrant.

8.9 Highway-Business (H-B)

The purpose of the Highway Business (H-B) District is to maintain Templeton’s character for viable business uses that can co-exist with the residential areas in which many of the Town’s business districts are located. The H-B district is intended to compliment the Village Districts and Residential-Agricultural Districts and the more intense Commercial-Industrial Districts. The locations of the H-B districts are depicted on the zoning map located in the office of the Town Clerk. No building or use shall be constructed, altered, or expanded in the H-B district without a Site Plan Approval by the Planning Board in accordance with this zoning bylaw.

8.9.1 Uses Allowed by Right in the H-B District

The following uses are allowed by right in the H-B district with Site Plan Approval by the PLANNING BOARD, so long as the new or expanded structure contains less than 5,000 square feet of gross floor area, unless otherwise specified. Where the use proposed is to be located within an existing structure and no structural changes or modification to the site plan are proposed, the PLANNING BOARD may waive the requirement for Site Plan Approval for non-residential uses. Structures of greater than 5,000 square feet, or other specified size, may be permitted with the grant of a special permit by the Planning Board. See the Table of Dimensional Requirements for minimum acreage and setback requirements.

- (a) Retail sales, excluding restaurants;
- (b) Personal Service shops, including but not limited to barber, salon, cosmetologist, massage therapist by a licensed practitioner;
- (c) Business or professional offices;
- (d) Banks and other financial institutions;

- (e) Convenience store; grocery store or supermarket;
- (f) Restaurant;
- (g) Liquor store including the sale of beer, wine, liquor and/or other hard spirits;
- (h) Art or craft studios (public and private), gallery, museum or library open to the public;
- (i) Post office, municipal uses up to 10,000 sf in size; including parks, golf-courses, subject to reasonable height and bulk regulations as applied by the Board of Appeals; public utilities, but not including wireless communication towers which are allowed only by special permit;
- (j) Ice cream stand;
- (k) Amusement enterprises including but not limited to dance academy, bowling alley, theater, movie cinema, performing arts center, skating, fitness clubs or place of instruction (not defined as educational use), operated for profit;
- (l) Small appliance or equipment repair, including but not limited to household appliances, lawnmowers, chain saws;
- (m) Outdoor recreational facilities on one (1) acre or more, including camping area, golf course, miniature golf, ski areas with accessory structures not exceeding 1,500 square feet, and other similar uses but not including Recreational Motorized Vehicles. Outdoor recreational facilities involving structures greater than 1,500 square feet may be permitted only upon a grant of a special permit by the Planning Board.
- (n) Veterinary hospitals, clinics and grooming facilities; but not including commercial kennels. Overnight stays for animals are permitted only if associated with medical procedures;
- (o) Accessory use customarily incidental to any of the above uses.

8.9.2 Special Permit Uses in the H-B District

The following uses may be allowed in the H-B District upon grant of a special permit by the Planning Board, unless otherwise specified. Where the use proposed is to be located within an existing structure and no structural changes or modification to the site plan are proposed the Planning Board may waive the requirement for Site Plan Approval for non-residential uses.

- (a) Lumber yard, contractor's yard, building trade supplier or other open-air establishment not stated elsewhere herein for the storage, distribution, or sale at wholesale or retail, of materials (excluding salvage materials), merchandise, products or equipment provided that

all open storage of materials and vehicles are screened form public view;

- (b) Restaurants exceeding 5,000 square feet and dispensing food to be consumed within building and to be sold and packaged for take-out and drive-throughs;
- (c) Hotel, motel, inn or other lodging accommodations;
- (d) 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;
- (e) Dry cleaner or self-service coin-operated laundry;
- (f) Gasoline and/or repair service stations with or without mini-market and not within 500 feet of a residential zone;
- (g) Wireless communications facilities in accordance with Article XXXX;
- (h) Outdoor recreational facilities on one (1) acre or more, including but not limited to camping area, golf course, miniature golf, ski areas and accessory structures, and other similar uses but not including motorized vehicles;

Passed by 2/3/December 7th @ 9:33