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CITY OF AMESBURY, MA

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IN THE YEAR TWO THOUSAND TWENTY-FOUR

SPONSORED BY: Kassandra Gove **BILL No. 2024 -085**  
Kassandra Gove, Mayor

**An Ordinance** to amend the Amesbury Zoning Ordinance to modify the provisions of Section XI.D – Cluster Residential Special Permit and Section XIV – Water Resource Protection District (WRPD).

**Summary:** This zoning amendment addresses the need for very limited developments within Zone II of the Water Resource Protection District. Importantly, the development would be restricted by requiring 90% of the parcel to be permanently protected as conservation land.

**Be it Ordained by the City Council of the City of Amesbury assembled and by the authority of the same, as follows:**

That the Zoning Ordinance, Section XI.D – Cluster Residential Special Permit and Section XIV – Water Resource Protection District (WRPD), is hereby amended with language shown in italics to be inserted as follows:

**1. Amend Section XI.D – Cluster Residential Special Permit, as follows:**

a. Amend Section XI.D.3.a – Preapplication Conference and Determination of Project Density:

Section XI.D.3.a

A “Yield plan” drawn to scale that clearly indicates the number of buildable residential lots the applicant believes would be attainable if the site were developed as a conventional subdivision consistent with Amesbury’s Subdivision Rules and Regulations. In the instance where the property is within the Light Industrial District, for the purpose of density determination, the minimum lot size shall be 20,000 sq. ft. *“In the instance where the property is located within the Zone II of the Water Resource Protection District and there is an existing residential structure on such property, for the purpose of density determination, the overall density shall be limited to no greater than four (4) dwelling units within an attached structure(s), provided the following requirements are met:*

- 1) the proposed construction and disturbance area shall be located more than 400 feet from a municipal water supply well as defined under Section XIV – Water Resource Protection District;*
- 2) the new or expanded impervious surfaces shall be no greater than 2,500 SF or 5% of the property, whichever is less;*

- 3) *the area of disturbance for construction-related activities (including stormwater management) shall be no greater than 10,000 SF or 10% of the property whichever is less;*
- 4) *the structures shall be connected to municipal sewer and water services; and,*
- 5) *the land area per dwelling unit is no less than 80,000 SF.”*

b. Amend Section XI.D.9 – Common Open Space as follows:

Section XI.D.9.b.

b. The area of common open space shall equal at least 50 percent of the tract, except in the Rural Cluster and R-8 Districts, *“where”* the required common open space shall equal 70 percent of the tract *“and the required common open space for any property located within Zone II of the Water Resource Protection District shall equal ninety percent (90%) of the tract.”* No more than 50 percent of the common open space shall be situated within the Wetlands and Floodplain Protection District or contain other wetland resources.

**2. Amend Section XIV – Water Resource Protection District as follows:**

a. Amend Section XIV.I.A.2 as follows:

1. Any addition, alteration or extension to the pre-existing single or two-family structure that will increase the impervious area of a lot, *“or 2) replacement of a pre-existing residential structure pursuant to the provisions of Section XI.D provided the following design and performance standards are met.”* a compensatory....