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April 30, 2025

Zoning BYLAW APPROVAL

On the date above, in accordance with the requirements of G.L. c.40 sec32, I posted copies of the General Bylaw amendments referenced below, approved by the Attorney General's Municipal Law Unit office on April 4, 2025, in the following places in the Town;

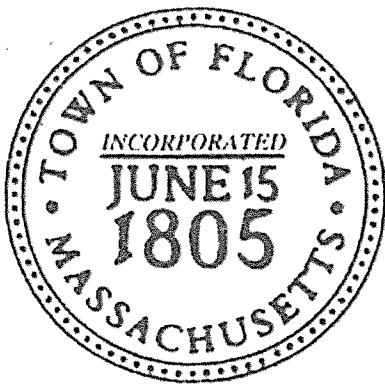
Town Hall
School
Community/Senior Center
Compacter Bulletin Board
Town Website

Bylaw Amendments:
June 14, 2025 ATM Article 18
Zoning Bylaw Amendment – Separate Zoning and General Bylaws

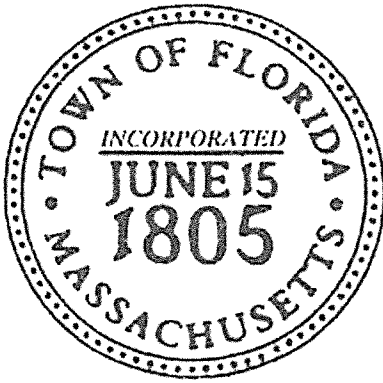
A TRUE COPY, ATTEST:

Lisa H. Brown
Town Clerk

Steven W. Brown 5-7-25
Constable Signature and Date of Posting



Town of Florida Zoning Bylaw



Town of Florida
Updated _____, 2024

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Section 1 Purpose

The purpose of this By-Law is to provide the Town of Florida with the protection authorized by Chapter 40A of the General Laws of the Commonwealth of Massachusetts.

Section 2 Definitions

For the purpose of this By-Law, the following words and terms as used herein shall have the meanings or limitations of meaning here under defined, explained or assigned.

Dwelling, One Family:

A detached residential building containing one dwelling unit and occupied by one family only including mobile homes placed on a foundation.

Dwelling, Two Family

A detached residential building containing two dwelling units designated for occupancy by not more than two families.

Dwelling Unit

One or more rooms constituting a separate independent housekeeping establishment with cooking, living, sanitary, and sleeping facilities for the use of one family.

Lot, Frontage

The continuous distance along the street line which provides direct access to the lot. A private street approved by the Planning Board under the Sub-division Control Law may provide frontage only for lots which are contained within the approved subdivision.

Mobile Home

A completely enclosed structure built on chassis, designed as a dwelling unit to be transported after fabrication on its own wheels or detachable wheels, or on a flatbed trailer.

Street

A public way or a private way either shown on a plan approved in accordance with the Subdivision Control Law, or otherwise qualifying lots along it for frontage under the Subdivision Control Law.

Street Line

The dividing line between a street and a lot which is the right-of-way line where a plan of street is on file with the Registry of Deeds or in the absence of such plan to be measured from a parallel line 30 feet from the center line of the travel.

Travel Trailer/RV

A trailer drawn by a automobile or light truck or a self-propelled recreational vehicle and equipped for use as a temporary dwelling while traveling.

Marijuana Establishment

An adult-use marijuana entity licensed by the Cannabis Control Commission to conduct business in the Commonwealth of Massachusetts and defined in Chapter 94G of the General Laws of the Commonwealth of Massachusetts, as amended and regulated by 935.CMR500.00, as amended.

Section 3 Zoning Districts

For the purpose of this By-law the whole area of the Town shall constitute a single zoning district with uniform regulations for each class or kind of structure or use permitted.

Section 4 Use Regulations

Except as provided in nonconforming uses Section 6.1 of the By-law, no building or structure shall be constructed, and no building, structure or land, or part thereof, shall be for any purpose or in any manner other than for one or more of the uses specified in this By-law.

Section 4.1 Permitted Uses

4.1.1 One family dwelling including mobile home, or two family dwelling, but not mobile home parks.

4.1.2 Farming, agricultural, horticultural, silviculture, floriculture, and animal husbandry.

4.1.3 Religious, educational, municipal, or recreational uses.

4.1.4 Accessory uses customarily incidental to permitted uses including customary home occupations.

4.1.5 Commercial Greenhouse, excluding those owned or operated by Marijuana Establishments, sawmill, commercial dog kennel, or veterinary hospital, golf course, ski tow, riding stable, or other recreational facility of similar character.

4.1.6 Retail business or consumer service establishment other than Marijuana Establishments, including but not limited to grocery store, barber shop or beauty shop, antique shop, eating establishment, bank or other office use.

4.1.7 Any other commercial use except Mobile Home Park, or Industrial use may be authorized by special permit by the Board of Selectmen if the Board finds the proposed use is in harmony with the general purpose and intent of the by-law and not offensive or detrimental to the neighborhood and provided it does not tend to reduce property values by reason of dirt, odor, fumes, smoke, gas, or other wastes.

4.1.8 The Board of Selectmen may issue a special permit for an accessory use to a by-right use, whether or not on the same parcel, which is necessary in connection with scientific research or development, or related production provided the Board finds that the proposed accessory use does not substantially derogate from the public good.

4.1.8.1 The Board of Selectmen may issue a special permit for the operations of a marijuana establishment in the town proved that the Board finds the Proposed Marijuana Establishment has

sufficiently demonstrated to be and remain in compliance with regulations set forth in 935.CMR.500.00, as amended; and further provide that the Board finds the special permit application to sufficiently demonstrate that the Marijuana Establishment will not create a public nuisance related to traffic impacts, visual impact, odor, noise, safety, security, and environmental impact.

4.1.9 Notwithstanding the other provisions of this section, a travel trailer or RV may be parked upon an owner's premises provided the same is not used for the purpose of human habitation on such site.

Section 5 Intensity Regulations

5.1 Any building or structure used for dwelling purposes or housing a principal permitted use, shall be so located on a lot as to meet the following requirement except as specifically otherwise provided in this by-law:

5.2 The lot area shall not be less than one acre.

5.3 Frontage for any such lot shall be not less than 150 feet on a public way or a way approved under the Subdivision Control Law, Chapter 41, of the General Laws.

5.4 Minimum Front yard or set back of all buildings or structure shall be 30 feet, side yard 30 feet, and rear yard 30 feet. Front yard or the set back is to be measured from the right of way line where a plan of the way is on file with the Registry of Deeds or, in the absence of such a plan from a line thirty feet from the Street line and parallel with the center of the traveled way.

5.5 A lot or parcel of land having an area or frontage of lesser amounts than required in this section may be considered as coming within the area and frontage requirements of the section in accordance with provisions of Section 6, Chapter 40A of the General Laws.

5.6 The Town voted to establish a bylaw to require any future mobile home to be anchored to piers, a slab, or other suitable foundation for each location as deemed necessary by the Building Inspector, said mobile home to be equipped with skirting. (May 10, 1980)

Section 6 Special Provisions

Section 6.1 Nonconforming Structures, Uses and Lots

The provisions of this bylaw shall not apply to structures or uses lawfully in existence or lawfully begun at the time of the adoption of this bylaw, nor to any alteration, reconstruction, extension, or structural change to a one family or two family dwelling as provided in Section 6, Chapter 40A of the General Laws.

Section 6.2 Special Permits

Any board designated as a Special Permit Granting Authority in this bylaw may hear and decide applications for Special Permits upon which such Board is specifically authorized to act under this bylaw, in accordance with the provisions of Section 9, Chapter 40A of the General Laws.

Special permits shall only be issued following a public hearing held within 65 days after filing of an application with the Special Permit Granting Authority.

A Special permit shall lapse in two years if a substantial use or construction has not begun under the permit by such date except for a good cause.

Section 6.3 Junk Car Regulations

No person shall accumulate, keep, store, park, place, repair, deposit, or permit to remain upon premises owned by him or under his control more than one unregistered, or any dismantled, unserviceable, junked, or abandoned motor vehicle unless he is licensed to do so under Chapter 140 of the General Laws, or unless he receives a special permit to do so from the Board of Selectmen after a hearing. Special Permit may be granted by said Board on condition that the owner agrees to screen the permitted vehicle from view from neighboring land ways or public highways for a breach of which said permit shall be revoked. The provisions of this section shall not apply to agricultural vehicles in use on an operating farm.

Section 7 Zoning Board of Appeals

There shall be a Zoning Board of Appeals consisting of three members and two associate members to be appointed by the Board of Selectmen as provided in Section 12, Chapter 40A of the General Laws. The Board shall act within its statutory powers as provided in Section 14, Chapter 40A of the General Laws and on matters within its jurisdiction under this bylaw in a manner prescribed in Section 15, Chapter 40A of the General Laws.

Section 8 Administration

This bylaw shall be administered by the Board of Selectmen through the Building Inspector appointed by the Board under the State Building Code.

8.1 Construction or operation under a building or special permit shall conform to any subsequent amendment of this bylaw unless the permit is issued before the first publication of the required notice of public hearing by the Planning Board on such amendment, and the use or construction is commenced within a period of not more than twelve months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

8.2 No building shall be built, and no use of land or buildings shall be begun without a permit having been issued in accordance with this bylaw as provided in the State Building Code.

8.3 Whoever shall violate any provision of this bylaw or fails to comply with any of its requirements shall upon conviction thereof be fined not more than fifty dollars for each offense. Each day such violation continues shall be considered a separate offense.

Section 9 Amendment and Validity

This bylaw may be amended from time to time at an Annual or Special Town Meeting in accordance with Chapter 40A, Section 5 of the General Laws.

The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision thereof.

NOTE: The dates of public hearing for the Chapter 808 Zoning Bylaws provision were May 17, 1978, May 24, 1978.

Section 10 Wireless Communications By-law

Section 10.1 Purpose

The purpose of this by-law is to outline the special permitting process to site a wireless communication facility anywhere in town, while minimizing potential damage and adverse visual impacts of wireless communication facilities on adjacent properties, residential neighborhoods, and areas of historic or high scenic value; to allow the provision of necessary wireless communication services in an orderly way; and to promote shared use of existing facilities to reduce the need for new facilities.

Section 10.2 Definitions

DISTANCE shall be measured on a horizontal plane.

FAA shall mean the Federal Aviation Administration.

FCC shall mean the Federal Communications Commission.

HEIGHT shall be the distance measured from ground level to the highest point on the structure.

NON-RESIDENTIAL STRUCTURE shall mean such structures as, but not limited to, buildings, grain silos, and water towers, but does not include houses, or apartments.

WIRELESS COMMUNICATION BUILDING shall mean any building or shelter used to house equipment primarily for the installation and operation of equipment for generating and detecting electromagnetic radiation and is an accessory to a wireless communication structure.

WIRELESS COMMUNICATION DEVICE shall mean any antenna, appurtenance, wiring or equipment used in connection with the reception or transmission of electromagnetic radiation that is attached to a structure.

WIRELESS COMMUNICATION FACILITY shall be used as a general term to include wireless communication building, wireless communication device, and wireless communication structure.

WIRELESS COMMUNICATION STRUCTURE shall mean any structure or tower intended to support equipment used for the transmission and reception of electromagnetic radiation, including the antennas, wiring or other devices attached to or mounted on a structure.

Section 10.3 Exemptions

The following shall be exempt from this by law:

10.3.1 Wireless communication facilities used for Town or State emergency services.

10.3.2 Amateur radio towers used in compliance with the terms of any amateur radio service licensed by the Federal Communication Commission and used solely for that purpose.

10.3.3 Wireless communication structures and devices used expressly for home television reception.

Section 10.4 General Guidelines

10.4.1 No wireless communication facility shall be erected, constructed, or installed without a special permit from the SPGA, except where specifically exempted in Section 10.3 above.

10.4.2 Wherever feasible, wireless communication devices shall be located on existing towers or other non-residential structures, minimizing proliferation of new towers.

10.4.3 Wireless communication structures shall be designed to accommodate a minimum of four (4) FCC licensed wireless communications carriers.

10.4.4 Wireless communication buildings shall be no larger than 500 square feet and 12 feet high, shall be designed to match other accessory buildings on the site, and shall be used only for the housing of equipment related to this particular site.

Section 10.5 Sitting and Height Requirements

10.5.1 The minimum distance from the base of the wireless communication structure to any property line or road right-of-way shall be at least 1.25 times the height of the structure. *To ensure an adequate fall zone.*

10.5.2 The minimum distance from any guy wire, anchor or brace to any property line or road right-of-way shall be equal to the length of the guy wire.

10.5.3 The setbacks for the wireless communication building shall comply with the setback requirements for the zoning district.

The wireless communication structure shall be a minimum distance of three times the height from school buildings, playgrounds, athletics fields, and abutting residences to prevent the structure from appearing to "tower" over; adversely affecting property values.

10.5.4 The height shall be the minimum height necessary to accommodate anticipated and future use.

10.5.5 Wireless communication structures are encouraged on State lands provided that said lands are not subject to the provisions of Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts. If facilities predating this by-law exist on such lands, the shared use of such facilities is encouraged.

10.5.6 The wireless communication structure shall, when possible, be sited off ridge lines and where their visual impact is the least detrimental to valuable historic and scenic areas.

10.5.7 No new wireless communication structure shall be permitted unless the Applicant demonstrates to the reasonable satisfaction of the SPGA that no existing wireless communication structure can accommodate the Applicant's proposed wireless communication device. Evidence submitted to demonstrate that no existing structure can accommodate the applicant's proposed device may consist of any of the following:

10.5.8 No existing wireless communication structures or non-residential structures are

located within the geographic area required to meet the applicant's engineering requirements.

10.5.9 Existing wireless communication structures or non-residential structures are not of sufficient height to meet the applicant's requirements.

10.5.10 Existing wireless communication structures or non-residential structures do not have sufficient structural strength or cannot be brought up to appropriate strength to support the proposed wireless communication device.

10.5.11 The proposed wireless communication device would cause electromagnetic interference with the existing devices on the site, or the existing devices would cause interference with the proposed wireless communication device.

10.5.12 The fee, costs, or contractual provisions required by the owner in order to share an existing wireless communication structure or to adapt an existing structure for use are unreasonable.

10.5.13 The applicant demonstrates that there are other limiting factors that render existing structures unreasonable.

Section 10.6 Design Requirements

10.6.1 Wireless communication structures shall be designed to accommodate a minimum of four (4) licensed wireless communications carriers.

10.6.2 There shall be no signs or advertisements, except for no trespassing signs and a required sign giving a phone number where the responsible party can be reached on a 24-hour basis. The sign shall be visible from a public way.

10.6.3 All wireless communication devices shall be colored, molded, and/or installed to blend into the structure and/or the landscape.

10.6.4 The facility shall be fenced to control access (*not necessarily the whole property*).

10.6.5 The application must list FAA lighting and design requirements relating to specific tower to be constructed.

10.6.6 There shall be a maximum of one parking space for each facility to be used in connection with the maintenance of the site and not to be used for the storage of vehicles or other equipment.

10.6.7 Existing on-site vegetation shall be preserved to the maximum extent possible.

10.6.8 Vegetative screening shall be used to screen abutting residential properties and roadways. Plants that fit in with the surrounding native vegetation shall be used.

Section 10.7 Application Process

TO SITE A NEW WIRELESS COMMUNICATION STRUCTURE, the Applicant shall submit:

10.7.1 Site plans and engineering plans, prepared by a professional engineer licensed to

practice in Massachusetts, on 24" x 36" sheets at a scale of 1"=40' or 1"=200' where appropriate, on as many sheets as necessary which shows the following:

10.7.2 North arrow, date, scale, seal(s) of the licensed professional(s) who prepared plans and space for reviewing licensed engineer's seal.

10.7.3 name and address of landowner and name and address of abutters.

10.7.4 property lines and location of permanent structures or buildings, within 500-foot radius of proposed wireless communication structure.

10.7.5 existing (from a topographical survey completed within 2 years of application submittal date by a professional surveyor licensed to practice in Massachusetts) and proposed contour lines at a maximum of 2-foot intervals and spot elevations at base of all the proposed and existing structures.

10.7.6 vegetation to be removed or altered.

10.7.7 plans for drainage of surface water and plans to control erosion and sedimentation both during construction and as a permanent measure.

10.7.8 delineation of wetlands, if any.

10.7.9 location of wireless communication structure, including supports or guy wires, if any.

10.7.10 plans for anchoring and supporting the structure, including specifications of hardware and all other building material.

10.7.11 plans for accessory buildings.

10.7.12 layout and details of surfacing for access road and parking.

10.7.13 amenities such as lighting, fencing, and landscaping.

10.7.14 Four view lines in a one to three -mile radius of the site, beginning at True North and continuing clockwise at ninety-degree intervals, plus additional view lines from any historic, scenic, or other prominent areas of Town determined by the SPGA.

10.7.15 A map showing the areas covered/served by the proposed wireless communication structure and device of different signal strengths, and the interface with adjacent service areas.

10.7.16 A locus map at a scale 1"=1000' (or whatever is necessary to show where in town the proposed tower is sited) which shall show streets, and landscape features.

10.7.17 A description of the soil and surficial geology at the proposed site.

10.7.18 A narrative report written by the carrier and licensed professional engineer which shall:

- 10.7.18.1** Describe the justification of proposed site.
- 10.7.18.2** Describe the structure and the technical, economic, and other reasons for the facility design.
- 10.7.18.3** Describe the capacity of the structure, including the number and type of additional facilities it can accommodate.
- 10.7.18.4** Describe actions to be taken if electromagnetic radiation from the facility should exceed levels designated by the FCC.
- 10.7.18.5** Describe the projected future needs of the carrier, and how the proposed wireless communications facilities fit with future projections to serve the Town and adjacent towns.
- 10.7.18.6** Describe leasing agreement should another carrier desire to co-locate.
- 10.7.18.7** Describe special design features to minimize the visual impact of the proposed wireless communication facility.
- 10.7.18.8** Proof of approval of all other necessary permits needed for construction and operation.
- 10.7.19** If the proposed facility is taller than the zone height restriction (and the SPGA deems it necessary), after the application is submitted, and not more than 14 days before the public hearing, the applicant shall arrange to fly a four-foot-diameter balloon at the site of the proposed wireless communication structure at the maximum height of the proposed installation. The date and location of the flight shall be advertised at least 14 days, but not more than 21 days before the flights, and again in the public hearing advertisement in a newspaper with a general circulation in the town.
- 10.7.20** TO SITE A WIRELESS COMMUNICATION DEVICE ON EXISTING WIRELESS COMMUNICATION STRUCTURES OR NON-RESIDENTIAL STRUCTURES, such as buildings, grain silos, steeples, water towers or other non-residential structures, including co-location with another carrier, provided that the new use does not add to the height of the structure, the Applicant shall submit:
- 10.7.20.1** Site plans and engineering plans, prepared by a professional engineer licensed to practice in Massachusetts, on 24" x 36" sheets at a scale of 1"=40' or 1"=200' on as many sheets as necessary which shows the following:
- 10.7.20.2** North arrow, date, scale, the seal(s) of the licensed professionals who prepared the plans and a space for the reviewing licensed engineer's seal.
- 10.7.20.3** plans for supporting and attaching the device including specifications of hardware and all other building material.
- 10.7.20.4** building plans for accessory buildings, if any.
- 10.7.20.5** Layout and details of surfacing for access road and parking, if it is to be altered from existing condition.

10.7.20.6 A map showing the areas covered by proposed device(s) of different signal strengths and the interface with adjacent service areas.

10.7.20.7 A narrative report written by the carrier and licensed professional engineer which shall:

- a.** include a draft of the contract between the structure/building owner (whichever appropriate) and the Applicant.
- b.** demonstrate that the wireless communication structure or nonresidential structure to which the device will be mounted has the structural integrity to support such device.
- c.** describe actions to be taken if electromagnetic radiation from the facility should exceed levels designated by the FCC.
- d.** describe the projected future needs of the carrier, and how the proposed facility fits with future projections.
- e.** Proof of approval of all other necessary permits needed for construction and operation.

10.7.21 If the proposed facility adds more than five feet to the height of the structure at the effective date of this by-law and will exceed zone height restrictions, the SPGA may require a balloon test as described above in **10.7.19**.

10.7.22 The above information shall be submitted along with the regular application form to the following: 1 copy to the Building Inspector, 1 copy to the Fire Chief, 1 copy the Chief of Emergency Services, or equivalent, and 3 copies to the SPGA

Section 10.8 Approval

10.8.1 In granting a special permit for wireless communication facilities, in addition to the findings required by the Town's Zoning By-law for Special Permits, the SPGA shall find:

- a.** That the Applicant has demonstrated to the satisfaction of the SPGA that the requirements of this by-law have been met.
- b.** That the size and height of the structure is the minimum necessary.
- c.** That the proposed wireless communication facilities will minimize adverse impacts on historic structures or scenic views.
- d.** That there are no feasible alternatives to the location of the proposed wireless communication facilities, including co-location that would minimize their impact, and the applicant has exercised good faith in permitting future co-location of facilities at the site.

10.8.2 When considering an application for a wireless communication facility, the SPGA shall place great emphasis on the proximity of the facility to residential dwellings, its impact on these residences, and will encourage the use of existing structures.

10.8.3 Any extension, or construction of new or replacement towers or transmitters shall be subject to an amendment to the Special Permit, following the same procedure as sitting a new wireless communication device on an existing structure.

Section 10.9 Conditions of Use

10.9.1 The applicant shall post an initial bond to cover demolition costs and an annual maintenance bond to cover maintenance for the access road, site, and structure(s) and to cover the removal of facility in the event of non-operation (*See C. below*) in an amount approved by the SPGA. An access road may include existing town roads not designed for heavy traffic.

10.9.2 Regulatory Compliance

a. Annual certification demonstrating structural integrity and continuing compliance with current standards of the FCC, FAA and the American National Standards Institute shall be filed with the Building Inspector by the Special Permit Holder, and shall be reviewed by a licensed professional engineer hired by the town and paid for by the Special Permit Holder

b. If the FCC or the FAA regulations are changed, the owner or operator shall bring the facilities into compliance within six months or earlier if a more stringent compliance schedule is included in the regulation.

c. Failure to comply with any regulations shall be grounds for removal of non-complying structures, buildings, devices at the owner's expense.

d. If the device is moved lower on the structure and the top of the structure is no longer needed, then the non-operational part of the structure shall be removed within 120 days.

10.9.3 Removal and Repair

a. An applicant must execute a covenant with the SPGA agreeing to remove, within 180 days of notice from the town, the wireless communication facility not in operation for a period of twelve months, unless the reason for non-operation is the result of major damage.

b. If the facility is not removed within 180 days, the Town will remove said facility at the owner's expense.

c. In the event of major damage, repair must begin within six months of damage. Major damage shall mean damage to the facility caused by no fault of the owner or operator.

Section 10.10 Fee Structure

Application Codes

Appropriate bonding

Dollars for annual inspection of facilities.

Section 11 Governing the use of Outdoor Advertising Devices

Section 11.1 Sign

Any device to inform or attract the attention of persons not on the premises on which the sign is located, including any building surfaces other than windows which are internally illuminated or decorated with gaseous tube or other lights, providing however, that the following shall not be included in the application of the regulations of this bylaw:

11.1.1 Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.

11.1.2 Flags and insignia of any government except when displayed in connection with commercial promotion.

11.1.3 Legal notices; identification, informational, or directional signs erected, or required by governmental bodies.

11.1.4 Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.

11.1.5 Signs directing or guiding traffic and parking on private property but bearing no advertising matter.

11.1.6 Standard gasoline pumps bearing thereon in usual size and form the name type and price of gasoline.

Section 11.2 Sign, Area Of

The entire area within a regular geometric form or combinations of regular forms comprising all of the display area of the sign and including all of the elements of the matter displayed. One side only of signs with faces at 180 degrees to each other shall be counted. Frames and Structural members not bearing advertising matter shall not be included in computation of signs area unless those elements are internally or decoratively lighted.

Section 11.3 Sign, Free Standing

A sign erected or affixed to the land, and not attached to a building.

Section 11.4 Sign, Non-Accessory

Any billboard or sign is not an accessory type.

Section 11.5 Sign, Temporary

A sign which, by its inherent nature can be expected to remain in place for less than a year, as real estate signs, or signs inside display windows.

Section 11.6 Sign Regulations

Illumination, Motion, Noise Regulations

Signs shall be illuminated only by internal illumination or steady stationary, shielded light directed solely at the sign, without causing glare for motorists, pedestrians, or neighboring residential premises.

Except for indicators of time and temperature, no sign or part of any sign shall flash, move, or make noise.

Section 11.7 Non-Local Signs STRICKEN BY ATTORNEY GENERAL

Section 11.8 Location Requirements

Signs shall not be painted or posted directly on the exterior surface of any wall, but rather shall be affixed to a substantial intermediary removable surface securely affixed to the

building.

No sign shall protrude over public property more than four feet.

Section 11.9 Temporary Signs

Temporary signs listed below shall be allowed for up to twelve months in any district without the necessity of a permit.

11.9.1 An unlighted sign of up to ten square feet indicating parties involved in construction of the premises.

11.9.2 An unlighted sign of up to eight square feet pertaining to lease or sale of the premises.

11.9.3 A sign of up to ten square feet pertaining to a subdivision while under development, only with permission of the Planning Board.

Section 11.10 Permitted Accessory Signs

11.10.1 One sign for each family residing on the premises indicating the owner or occupant or pertaining to a permitted accessory use, provided that no sign shall exceed two square feet in area.

11.10.2 Signs attached to a building provided that they aggregate not more than twenty percent of the wall area they are viewed with.

11.10.3 One freestanding sign, provided it aggregates not more than fifty square feet in area.

11.10.4 The total area of all accessory signs, either attached to a building or free standing, shall aggregate not more than seventy-five square feet.

Section 11.11 Permitted Non-Accessory Signs

No billboard or other non-accessory sign shall be permitted. However, a non-accessory directional sign, designating the route to an establishment not on a state highway may be allowed on Special Permit from the Board of Appeals, subject to their finding that such sign will promote the public interest, will not endanger the public safety, and will be of such size, location and design as will not be detrimental to the neighborhood.

Section 11.12 Non-Conforming Signs

Any non-conforming sign legally erected prior to the adoption of this by law may continue to be maintained, provided however, that no such sign be enlarged, redesigned or altered except in accordance with the provision of the bylaw, and provided further that any such sign which has been destroyed or damaged to such an extent that the cost of restoration would exceed 35 percent of the replacement value of the sign at the time of destruction or damage shall not be repaired or rebuilt or altered except in accordance with the provisions of this bylaw. Deviation from this bylaw shall be at the discretion of the Board of Appeals when it presents practical difference or undue hardship.

Section 11.13 Administration

No sign, except those specifically exempted by this bylaw, shall be erected without a permit

issued by the Selectmen, application for which shall be accompanied by such scale drawings or photographs as the Selectboard may require.

All signs, whether erected before or after the effective date of this bylaw shall be maintained in a safe condition to the satisfaction of the Selectboard.

Section 11.14 Enforcement

This bylaw shall be enforced by the Selectmen, who will not issue a permit for the erection, maintenance, enlargement, or alteration of any sign which is not in conformance with this bylaw.

Section 11.15 Deviation

Deviation of this bylaw shall be at the discretion of the Board of Appeals.

Section 11.16 Severability

The invalidity of any section or provision of the bylaw shall not invalidate any other section or provision hereof.

(March 6, 1971)

TOWN OF FLORIDA
RESULTS FOR THE ANNUAL TOWN MEETING
14-Jun-24
COMMONWEALTH OF MASSACHUSETTS

The following is a certified copy of the action taken at the Annual Town Meeting, held on June 14, 2024, at the Florida Senior/Community Center, 367 Mohawk Trail, Drury, MA. 01343

Article 18:

The Town voted to accept changes to Town Zoning Bylaws as recommended by the Board of Selectmen and the Planning Board.

Yes Votes: 18, No Votes: 0, 3 Voters Abstained

Motion by; Stephanie M.L. Pare

Second by; Suzan K. Oleson

So Voted

Article 19:

The Town voted to accept changes to Town Bylaws as recommended by the Board of Selectmen and the Planning Board.

Yes Votes: 16, No Votes: 0, 5 Voters Abstained

Motion by; Neil G. Oleson

Second by; Suzan K. Oleson

So Voted

Motion to dissolve the meeting.

Motion by; Stephanie M.L. Pare

Second by; Suzan K. Oleson

So Voted

Article 20:

The Town Voted to passover Article 20.

Motion by; Neil G. Oleson

Second by; Suzan K. Oleson

So Voted

There were 21 Registered Voters present.

Vote was show of hands.

ATTEST:

A True Copy:

Lisa H. Brown
Florida Town Clerk