

5.A.A Thatcher Street Overlay District.

Purpose

The Thatcher Street Overlay District permits the use of land therein for a salvage or junk yard as defined in this Section. The applicant shall have the option of applying for Site Plan Approval pursuant to the zoning controls set forth in this Section or of complying with all applicable dimensional zoning controls set forth in the Zoning Bylaw of the Town of East Bridgewater for the underlying zoning district(s). Development projects proceeding under this Section shall be governed solely by the provisions of this Section and shall be deemed exempt from the standards and/or procedures of the underlying zoning except for those of Section 13, Site Plan Approval. All existing salvage or junkyards located on properties within the Thatcher Street Overlay District and current site development thereof shall be grandfathered and shall not require any approvals unless in the event of the filing of an application to allow for an expansion of existing buildings on such properties.

1. *Establishment and Delineation of Salvage Yard Overlay District.* The Thatcher Street Overlay District is an overlay district that is superimposed over the underlying zoning districts. The boundaries of the said District are delineated as the "Thatcher Street Overlay District" on the official zoning map of the Town of East Bridgewater on file in the office of the Town Clerk, which map is hereby made a part of the zoning bylaw.
2. *General Requirements.* The regulations of this section shall apply only to a salvage or junkyard use, and not to any other use that is allowed or permitted in the zoning district; all other uses shall be subject to the requirements of the underlying zoning district.
3. *Principal Permitted Uses.*
 - a) Any use permitted in an Industrial Zone or Industrial 1 Overlay District.
 - b) Salvage Yards or Junkyards. Salvage yards or junkyards by definition shall mean and include automobile salvage and wrecking operations, outdoor storage and junk yards including the wholesale and retail sale of vehicle parts new or used and scrap; open lot storage of junk, scrap, used, wrecked, or junk vehicles, parts, tires, and other similar salvaged articles including petroleum-based salvage accessory to wrecking and junking operations; together with the sale of used or salvaged trucks and motor vehicles ("Salvaged Articles"). Open lot storage shall not exceed thirty (30) feet in height. There shall be no storage of salvaged articles within twenty-five (25) feet of any lot line or within ten (10) feet of any building. Storage may be conducted indoors and the property may contain retail offices for the sale of used or new vehicles, parts new or used, and scrap.

4. *Permitted Accessory Uses.*

Any accessory use permitted in the Industrial Zone or Industrial 1 Overlay District.

5. *Standards.* The following dimensional standards shall apply to building within the Thatcher Street Overlay District:

Building Height (maximum)	Three (3) stories or thirty-five (35) feet, or as authorized by special permit by the Planning Board as Special Permit Granting Authority
Lot area(minimum)	None
Lot frontage (minimum)	None
Lot depth (minimum)	None
Yards (minimum)	None
Front	None
Side	None
Rear	None
Floor area ratio	None
Off-street parking	As per Table 6, Manufacturing and Warehousing and Office Space incidental thereto. No additional parking spaces shall be required for other Salvage Yard uses
Off-street loading	One
Green Space (minimum)	As determined by the Planning Board not to exceed five (5) percent, including a suitable twenty-five (25) foot vegetated or screened buffer abutting residential property
Buildings on a Lot	Multiple buildings shall be allowed on any site within the Overlay Zone that may be connected or have a setback from existing buildings of no less than ten (10) feet

1. *Parking.* Off-street parking and loading for a Salvage Yard shall comply with the following standards and provisions:

a) Off-street parking spaces shall have a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet, except that when any part of a building column or light pole intrudes into a parking space that space shall have a minimum depth of sixteen (16) feet. There shall be adequate provisions for ingress and egress to all parking spaces. Access drives or driveways shall not be less than twelve (12) feet wide.

2. *Signs.* All existing signs are grandfathered. The following types of signs shall be permitted in connection with a salvage yard.

a) One (1) freestanding (pylon) sign subject to the following requirements:

- (i) Maximum height - forty (40) feet.
- (ii) Maximum sign area- three hundred (300) square feet per side.
- (iii) Minimum distance from lot lines-ten (10) feet.
- (iv) Illumination shall be either by a steady, stationary light shielded and directed solely at the sign, by interior, non-exposed lights, or as an electric sign, or a combination thereof

b) Wall signs identifying or advertising the salvage yard and uses within the salvage yard, provided that no wall sign shall extend higher than the top of the roof or parapet wall and that no more than fifteen (15) percent of any individual wall facade may be covered with such signs.

c) The area of a sign shall include all lettering, wording, and accompanying designs and symbols, together with the background on which they are displayed, any frame around the sign, and any "cutouts" or extensions, but shall not include any supporting structure or bracing.

d) Signs need not be located on the same lot as the identified use, provided that such signs shall be (i) installed pursuant to an easement or license agreement with the owner of the off-site property and (ii) located within the Thatcher Street Overlay district.

Be it further ordained that the East Bridgewater Zoning Map Is hereby amended to designate the Thatcher Street Overlay District as seen on the attached "EXHIBIT A".