

SECTION 1.0 AUTHORITY AND PURPOSE

1.1 Authority.

The Town of Somerset Zoning By-law is adopted pursuant to and under the authority of Chapter 40A of the Massachusetts General Laws and under its home rule powers.

1.2 Purposes.

The purpose of this Bylaw is to implement, to the full extent permitted by law, all of the zoning powers granted to the Town under the Constitution and Statutes of the Commonwealth of Massachusetts and includes, but is not limited to, the following objectives: to promote the health, welfare, safety, morals and convenience of the inhabitants of the Town of Somerset; to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other dangers; to conserve natural resources; to provide adequate light and air; to prevent blight and environmental pollution; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, open space, and other public requirements; to encourage housing for persons of all income levels; to conserve the value of land and buildings; to preserve and increase amenities; to preserve and enhance the development of the natural, scenic and aesthetic qualities of the community; and to encourage the most appropriate use of land throughout the Town, consistent with the Town's Master Plan.

1.3 Minimum Requirements.

The requirements set forth in this By-law are declared to be the minimum requirements necessary to achieve the purpose set forth.

1.4 Conflict with Other Laws.

In the case of any conflict between the provisions of this Zoning By-law and any other law, bylaw, ordinance, covenant or agreement, the more restrictive provision shall govern.

1.5 Severability.

The provisions of this By-law are intended to be severable. If any provision is determined by judicial process to be invalid, such determination shall not affect the validity of any other provision of this By-law.

SECTION 2.0 DEFINITIONS

2.1 Interpretation

2.1.1 Certain words and terms used throughout this Zoning By-law shall have the meanings set forth below in Section 2.2, General Definitions. Words and terms that are used only in specific sections of this By-law shall have the meanings given in the applicable section(s). Words and terms not defined in this By-law, but defined in the latest edition of the State Building Code, shall have the meanings given in such Code. Any words or terms not defined in this Bylaw or in the State Building Code shall have their ordinary, dictionary meaning.

2.1.2 Unless otherwise apparent from the context, the words “used or occupied” includes the words “designed,” “arranged,” “intended” or “offered” to be “used or occupied;” the words “building,” “structure,” “lot,” “land,” and “premises” shall be construed as though followed by the words “or any portion thereof.” Words used in the present tense include the future, the singular number includes the plural, and the plural the singular. The word “shall” is always mandatory and not merely directory.

2.2 General Definitions

ABANDONED SIGN. A sign which no longer identifies or advertises a bona-fide business, lessor, service, owner, product or activity and/or for which no legal owner can be found.

ACCESSORY BUILDING. A building devoted exclusively to a use customarily incidental and subordinate to the principal use.

ACCESSORY UNIT. An accessory housekeeping unit, located within, or attached to, a principal, SINGLE FAMILY DWELLING, and intended for occupancy by one or more persons related to a record owner of the Single Family Dwelling by blood, marriage or adoption, and otherwise meeting the requirements set forth in Section 4.----

ACCESSORY USE. A use customarily incidental and subordinate to the PRINCIPAL USE of the LOT or premises.

ADULT BOOKSTORE. An establishment having a having as a substantial or significant portion of its stock in trade, books, magazines and other matter which are distinguished or characterized by their emphasis on depicting, describing, or relating to sexual conduct or sexual excitement as defined in Massachusetts General Laws chapter 272, section 31.

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ADULT CABARET OR DANCE CLUB. a nightclub, bar, restaurant, tavern, dance hall, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by an emphasis on sexual conduct or sexual excitement as defined in Massachusetts General Laws chapter 272, section 31.

ADULT ENTERTAINMENT ESTABLISHMENT. Any establishment which presents, displays or sells to the public live or pre-recorded entertainment or material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in Massachusetts General Laws chapter 272, section 31, including but not limited to adult bookstores, adult cabarets, adult motion picture theaters, other adult theaters, adult paraphernalia stores, and adult video stores, all as further defined herein.

ADULT MOTION PICTURE THEATER OR OTHER ADULT THEATER. an enclosed building or open-air “drive-in” theater used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in Massachusetts General Laws chapter 272, section 31.

ADULT PARAPHERNALIA STORE. An establishment having as a substantial or significant portion of its stock in trade, devices, objects, tools, or toys which are distinguished or characterized by their association with sexual activity, including sexual conduct or sexual excitement as defined in Massachusetts General Laws chapter 272, section 31.

ADULT VIDEO STORE. An establishment having as a substantial or significant portion of its stock in trade, videos, movies, or other film material which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in Massachusetts General Laws chapter 272, section 31.

AUXILIARY SIGN. Auxiliary signs shall be all signs including temporary and special event signs which are not permanent wall, free standing, government required or directional/safety signs.

BANNER. A sign made of fabric or any non-rigid material with no enclosing framework.

BASE SITE AREA. All land area within the boundaries of the site as defined in the deed.

BUILDING. Any roofed structure, built or erected for the support, shelter or enclosure of persons, animals, or property of any kind.

BUILDING INSPECTOR/COMMISSIONER. The INSPECTOR of BUILDINGS charged with the enforcement of the zoning ordinance.

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BUILDING PERMIT. A construction permit issued by the BUILDING INSPECTOR/COMMISSIONER which provides evidence that the project is consistent with the state and federal building codes as well as local Zoning Bylaws, including those governing ground-mounted large-scale solar installations.

BY-LAW. The Town of Somerset Zoning By-law, as it may be amended from time to time.

CANOPY SIGN. A wall-mounted sign attached to or constructed on the face. Permanent roofed structure covering an area customarily used for pedestrian circulation.

CHANGEABLE COPY SIGN. A sign that is designed so that characters, letters or, illustrations can be changed or rearranged either manually or automatically without altering the face or the surface of the sign.

COASTAL HIGH HAZARD AREA. An area of special flood hazard extending from off-shore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on a Flood Insurance Rate Map as Zone V or Zone VE (formerly Zone V1-30).

COMMON OPEN SPACE. Common open space is the portion of the site in an open space community that is to be used for recreation, resource protection or buffers. Open space does not include land occupied by non-recreational buildings, roads, or road rights-of-way; nor does it include the yards or lots of single family or multi-family dwelling units or parking areas as required by this bylaw. Open space should be left in its natural state except in the case of recreation uses. (See 8.1)

CONSTRUCTION SIGN. A temporary sign identifying an architect, contractor, subcontractor, material supplier or others participating in the construction on the property on which the sign is located.

DESIGNATED LOCATIONS. The locations designated by Town Meeting, in accordance with Massachusetts General Law chapter 40A, section 5, where ground-mounted large scale solar photovoltaic installations may be sited. Said locations are situated in the Large-Scale Ground-Mounted Solar Photovoltaic Overlay District, as hereinafter defined. The “underlying” districts are the Business District, Limited Business District, Industrial District, Light Industrial District and Residential District as shown on the Official Zoning Map, Town of Somerset, Massachusetts, adopted May 19, 2008.

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DIRECTIONAL/SAFETY SIGN. An on-premise sign identifying a premise or activity conducted upon such premise, and providing direction for the safe and efficient flow of vehicular or pedestrian traffic to such activity or premises. Directional signs shall include signs marking entrances, exits, parking areas, loading areas or other operational features of the premises.

DOUBLE-FACED SIGN. A sign with two faces or panels, neither of which is visible at the same time and are directly back to back as opposed to a V-shaped sign.

DUPLEX. A freestanding MULTI-UNIT DWELLING containing two DWELLING UNITS that are attached from ground to roof by a common vertical wall, with each DWELLING Unit having separate and direct access from the outside. The term does not include a SINGLE FAMILY DWELLING with an ACCESSORY UNIT.

DWELLING. A BUILDING or portion thereof, used exclusively for human habitation, but not including a MOBILE HOME.

DWELLING UNIT. A single, housekeeping unit, physically separated from any other DWELLING UNIT that may be in the same BUILDING, and containing independent living, sleeping, eating, cooking, washing and toilet facilities, occupied or intended for occupancy by one FAMILY.

ESPLANADE. Waterfront area devoted to public use; includes both upland walkways and open space.

FAMILY. Any number of individuals living and cooking together on the premises as a single housekeeping unit in a domestic relationship, as distinguished from a group of individuals occupying a boarding house, club, fraternity or sorority house, or hotel.

FENSTRATION: Refers to the design and/or disposition of openings in a building or wall envelope. Fenestration products typically include: windows, doors, louvers, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems.

FLASHING SIGN. A sign which contains an intermittent or sequential flashing light source used primarily to attract attention. This does not include changeable copy signs.

FLOOD INSURANCE RATE MAP (“FIRM”). An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

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FLOOD INSURANCE STUDY (“FIS”). An examination, evaluation, and determination of flood hazard and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of flood-related erosion hazards.

FLOOR AREA, NET The usable or leasable floor area of a building, excluding halls, stairways, vents, elevator shafts, mechanical equipment rooms, inner courts, attached garages, porches, balconies, basement or attic storage areas, and other common space or uninhabitable space.

FREE STANDING SIGN. A sign supported upon the ground by poles or braces and not attached to any building.

FRONTAGE. That portion of a LOT fronting upon and having legal rights of access to a STREET to be measure continuously along one STREET LINE between SIDE LOT LINES and their intersections with the STREET LINE, or in the case of a CORNER LOT, to the point of intersection of STREET SIDLINES extended. Frontage requirements for lots, at the end of cul-de-sacs, may be reduced to no less than 75% of the required linear minimum for the district in which it is located as measured in a straight line from side lot lines line where they intersect with the street. (Amended ATM – May 19, 2003)

GOVERNMENT SIGN. Any temporary or permanent sign erected and maintained by the town, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historic site or public service, property or facility.

GROSS FLOOR AREA. The sum of the areas of the horizontal planes of all FLOORS of a BUILDING, measured from the inside face of the exterior walls of a building, but not including the areas occupied by shaft enclosures, stairs, the attic story immediately below the ROOF, the rooftop, or cellar storage areas not used for human habitation or occupancy.

HEIGHT OF BUILDING. The vertical distance measured in feet between the highest point of the ROOF and the mean grade of the ground adjoining the BUILDING foundation.

HEIGHT (OF A SIGN). The vertical distance measured from the highest point of the sign to the average ground grade beneath the sign.

HOTEL, MOTEL, OR LODGING HOUSE. A licensed establishment where two or more rooms are let for transient lodging accommodations.

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INDIVIDUAL LOT AREA. The individual lot area is the land required for the siting of each single family dwelling in an Open Space Community exclusive of streets, wetlands, water areas, open space and land in common ownership, and not applicable to Townhouses and Multi-Unit Dwellings.

LOT. An area of land in one ownership with definite boundaries established by recorded plan or deed.

LOT AREA. The area of land within a LOT, including any land over which easements have been granted, but not including TIDELANDS or any land within the limits of a STREET even if the fee to any portion of such street is in the owner of the LOT.

LOT, CORNER. A LOT with FRONTAGE on two or more intersecting STREETS, the angle of Intersection being 135 degrees or less.

LOT LINE, FRONT. A boundary line that separates the LOT from a STREET. Also referred to as a STREET LINE.

LOT LINE, REAR. A boundary line extending between the SIDE LOT LINES, and separating the LOT from one or more adjacent parcels. In case of an odd-shaped LOT with more than four sides, the REAR LOT LINE shall be the boundary line most nearly opposite the FRONT LOT LINE.

LOT LINE, SIDE. A boundary line separating the LOT from one or more adjacent parcels, and having one terminus at the FRONT LOT LINE.

LOT WIDTH. Lot width is defined as the distance between the sidelines required allowing a circle to be placed between the sidelines. The required circle shall be tangential to the frontage of a given lot and shall be entirely contained within the lot boundaries. For lot frontage requirements of 100 feet, the circle diameter shall be 80 feet.

MAINTENANCE (OF A SIGN). The cleaning, painting, repair or replacement of defective parts on a sign in a manner that does not alter the basic copy, design or structure of the sign.

MARIJUANA. Shall be as defined under chapters 94C and 94G of the Massachusetts General Laws, 105 Code of Massachusetts Regulations 725.004, and 935 Code of Massachusetts Regulations 500.002.

MARIJUANA ESTABLISHMENT. This term shall include licensed marijuana establishments as defined in M.G.L. c. 94G, sec, 1, and other applicable law, which include a marijuana cultivator, craft marijuana cooperative, marijuana testing laboratory, marijuana product manufacturer, marijuana retailer (store-front or delivery-only), marijuana social consumption establishment (primary or mixed use), marijuana

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transporter (third party or existing licensee), marijuana micro-business, or any other type of licensed marijuana-related business, as well as registered medical marijuana dispensaries and medical marijuana treatment centers as those terms are defined herein and in 105 C.M.R. 725.004.

MEDICAL MARIJUANA. Marijuana that is designated and restricted for use by, and for the benefit of, qualifying patients in the treatment of debilitating medical conditions.

MEDICAL MARIJUANA TREATMENT CENTER or **REGISTERED**

MARIJUANA DISPENSARY. Shall mean a not-for-profit entity as defined by Massachusetts law only, registered with and licensed by the Department of Public Health, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal care-givers.

MINIMUM LOT WIDTH. The distance required to permit a circle, with a diameter measuring at least 80% of the required FRONTAGE distance, to be placed between the SIDE LOT LINES, tangential to the FRONTAGE of the LOT and entirely within the LOT boundaries.

MIXED-USE INFILL DEVELOPMENT. The development of existing vacant lots or lots produced by re-subdivision, or the addition of secondary uses or buildings, for two (2) or more different uses such as, but not limited to, residential, office, retail, institutional, or entertainment, in a compact village form. The proposed Mixed Use Infill Development shall demonstrate that the project shall be served by town water and sewer service upon completion of the proposed development.

MIXED-USE DEVELOPMENT, HORIZONTAL. Two or more principal uses in separate structures on one lot, which provide retail/commercial or service uses in building(s) facing the street and residential or office uses above the ground floor or in separate building(s) behind or to the side.

MIXED-USE DEVELOPMENT, VERTICAL. A single building in which the ground floor facing the street is used primarily for retail/commercial or service uses, and other ground floor and upper floor space is used for residential or office uses.

MIXED-USE INFILL DEVELOPMENT. The development of existing vacant lots or lots produced by re-subdivision, or the addition of secondary uses or buildings, for two (2) or more different uses such as, but not limited to, residential, office, retail, institutional, or entertainment, in a compact village form. The proposed Mixed Use Infill Development shall demonstrate that the project shall be served by town water and sewer service upon completion of the proposed development.

MOBILE HOME. A manufactured unit designed to be transported on streets or highways, either on its own wheels or on a flatbed or other trailer, to a site where it is to be placed on raised jacks or another temporary or permanent foundation, complete

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and ready for occupancy by one FAMILY, except for minor and incidental unpacking and assembly operations and connection to utilities.

MULTIPLE FACED SIGNS. Signs containing more than two (2) faces or panels.

MULTI-UNIT DWELLING. A DWELLING, exclusively for residential use, containing two or more DWELLING UNITS, but not including a SINGLE-FAMILY DWELLING with an ACCESSORY UNIT.

NET BUILDABLE SITE AREA. The area of the site remaining after deducting from the base site area the portions of the site covered by wetlands, slopes in excess of 15%, flood plains and utility rights-of-way.

OFF-PREMISE SIGN. A sign structure advertising an establishment, merchandise, service, or entertainment which is not sold, provided, manufactured or furnished at the property on which said sign is located, e.g., “Billboards”, “Outdoor Advertising” or “Off-Site Signs”.

ON-PREMISE SIGN. A sign which pertains to the use of the premise on which it is located and maintained.

ON-SITE SOLAR INSTALLATION. A solar installation that is constructed at a location where other uses of the underlying property occur.

OPEN SPACE. The portion of a lot that is not covered with structures, access roads or driveways, sidewalks, patios, off-street parking, or any other material placed on or above the earth which substantially reduces or prevents the natural percolation of water. The open space shall be suitably landscaped with noninvasive, drought-resistant plantings, which may include trees, flowers, shrubs, succulents or ornamental or other grasses.

POLITICAL SIGN. A temporary sign used in connection with a local, state or national election, referendum, or political cause.

PORTABLE SIGN. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

PROJECTING SIGN. A sign other than a flat wall sign which is attached to and projects from a building wall or other structure not specifically designed to support the sign and is not parallel to the structure to which it is attached.

PUBLIC WAY. Any roadway over which everyone has rights to pass, including town ways and private ways.

RATED NAMEPLATE CAPACITY. The maximum rated output of electric power production of the Electric system in Alternating Current (AC) or Direct Current (DC).

REAL ESTATE SIGN. A temporary sign advertising real estate upon which the sign is

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located as being for rent, lease or sale.

ROOF SIGN. Any sign erected upon or above a roof or parapet wall of the building on which it is wholly or partially supported by such building.

ROTATING SIGN. Any sign or device which has any visible moving part, visible revolving part, or visible mechanical movement but not including methods of changing copy.

PRINCIPAL USE. The main or primary purpose for which a STRUCTURE or LOT is designed, arranged or intended, or for which it is permitted to be used, occupied or maintained under this BY-LAW.

PUBLIC WAY. An improved way laid out and accepted by the Town of Somerset, or laid out by the Bristol County Commissioners or the Commonwealth of Massachusetts and maintained by the Town of Somerset.

SHADE TREE. A living tree of a species and size approved by the Town Tree Warden for planting along PUBLIC WAYS.

SIGN. Any letter, word, symbol, drawing, picture, design, device, article, or object that advertises, calls attention to, or indicates any premise, person, or activity, whatever the nature of the material and manner of composition or construction.

SINGLE-FAMILY DWELLING. A DWELLING designed and used for occupancy by a one family.

SPECIAL EVENT SIGN. A temporary sign advertising or pertaining to any civic, patriotic or special event of general public interest taking place within the town.

SPECIAL PERMIT GRANTING AUTHORITY (“SPGA”). The Board of Appeals or the Planning Board, as may be designated in this By-law for the issuance of a specified type of special permit.

STREET. (1) A PUBLIC WAY, or (2) a constructed or secured way shown on plan approved under the subdivision control law, or (3) a private way in existence when the subdivision control law became effective in the Town of Somerset and having in the opinion of the Planning Board sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

STREET LINE. The boundary line that separates a STREET from a LOT. Also referred to as the FRONT LOT LINE.

STORY. A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at

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least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.

STRUCTURE. Anything constructed, erected or assembled to give support or shelter, the use of which requires a fixed location on the ground or attachment to something located on or under the ground, such as a BUILDING, a retaining wall, a free-standing boundary wall or fence more than six (6) feet in height, a tent, a flagpole, a sign post, a swimming pool, a mast for antennae, a reviewing stand or platform, but not including a public utility pole, customary yard accessories and ornaments, or minor, incidental landscape improvements.

SUBDIVISION IDENTIFICATION SIGN. A free-standing or wall sign identifying a recognized subdivision, condominium complex or residential development.

SUBSTANTIAL or SIGNIFICANT PORTION. As used with respect to this section of the By-law shall mean any of the following:

- a. Fifteen per cent (15%) or more of the business inventory or stock of merchandise for sale, rental, distribution or exhibition during any period of time; or
- b. The stock in trade of an establishment which advertises itself as primarily an adult entertainment establishment.

TOWN. *The Town of Somerset, Massachusetts, unless otherwise apparent from the context.*

TOWNHOUSE. A type of MULTI-FAMILY DWELLING in which three or more DWELLING UNITS are attached from ground to roof by one or more vertical common walls, with each Unit having separate and direct access from the outside.

V-SHAPED SIGN. A sign with two (2) faces or panels not supported by one common structural member and which faces are not back to back.

WALL SIGN. A sign attached parallel to and extending not more than eighteen inches (18") from the wall of a building, including painted signs, individual lettered signs, cabinet signs and signs on a mansard. This also includes a sign on which is applied with paint or similar substance on the face of a wall.

WATERSHED. As defined in this by-law, shall be that area bounding the Somerset Reservoir peripherally by a water parting area that ultimately drains to the reservoir located within Town of Somerset bounds.

WINDOW SIGN. A sign installed inside a window and intended to be viewed from the outside.

YARD. An open space unoccupied and unobstructed by any structure or portion of a structure, provided however that fences, freestanding walls, poles, posts and other customary yard accessories, ornaments and furniture, and customary summer awnings are permitted in any yard subject to height limitations and requirements limiting obstruction of

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visibility. Yard depth shall be measured from the street or lot line to the nearest point on a building in a line perpendicular or normal to such lot or street line. Eaves, gutters, cornices, and other similar small appendages to permitted structures shall not be regarded in computation to the extent that they do not intrude into the setback area by more than twenty (20) percent. For purposes of this definition the front edge of the lowest step on a porch stoop or deck will be included within the definition of building.

YARD, FRONT. The open area extending across the full width of a LOT and lying between the FRONT LINE LOT LINE and the nearest part of a BUILDING.

YARD, REAR. The open area of a LOT extending across the full width of the LOT between the SIDE LOT LINES, and lying between the REAR LOT LINE and the nearest part of a BUILDING.

YARD SIDE. The open area of a LOT lying between a SIDE LOT LINE and the nearest part of a BUILDING.

ZONE A. The 100-year floodplain area where the base flood elevation (“BFE”) has not been determined. To determine the BFE, one must use the best available federal, state, local, or other data.

ZONE AE. The 100-year floodplain area where the base flood elevations have been determined. (Formerly Zone A1-30)

ZONE VE. A special flood hazard area along a coast subject to inundation by the 100-year flood with additional hazards due to velocity (wave action), where flood elevations have been determined. (Formerly Zone V1-30)

ZONING ENFORCEMENT AUTHORITY. The Building Inspector is charged with enforcing the zoning ordinances or bylaws.

SECTION 3.0 DISTRICTS AND BOUNDARIES

3.1 Establishment of Districts

3.1.1 Use Districts. The Town of Somerset is divided into six classes of Use Districts, as follows:

3.1.1.1 Residence

3.1.1.2 Business

3.1.1.3 Limited Business

3.1.1.4 Light Industrial

3.1.1.5 Industrial

3.1.1.6 Open Recreation

3.1.2 Special Districts. The boundaries of the following Special Districts may overlay some or all of the areas within the Use Districts:

3.1.2.1 Business Industrial

3.1.1.2 Mixed Use Development

3.1.2.3 Slade's Ferry Crossing

3.1.2.4 Floodplain

3.1.2.5 Water Resources Protection

3.1.2.6 Watershed Protection

3.1.2.7 Large Scale Ground Mounted Solar Photovoltaic Installation

3.2 District Boundaries

3.2.1 The boundaries of the said Use and Special Districts are shown on the Official Zoning Map, consisting of:

3.2.1.1 The map entitled "Official Zoning, Town of Somerset, Massachusetts," adopted May 19, 2008, as it may be amended from time to time.

3.2.1.2 The map entitled "Official Watershed Protection & Water Resources Protection Districts, Town of Somerset, Massachusetts," dated April 2, 2008.

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Said districts include all of the land in the Town of Somerset that is tributary to the Somerset Reservoir; and

3.2.1.3 The Bristol County Flood Insurance Study dated July 7, 2009, as amended through May 19, 2014.

3.2.2. The Official Zoning Map, together with all boundaries, notations and other data shown thereon, is made a part of this By-law. The Official Zoning Map, including any revisions and any future zoning maps which may be adopted from time to time, shall be identified by the most recent date of amendments adopted by the Somerset Town Meeting and shall be kept on file in the Office of the Town Clerk.

3.2.3 Interpretation. For purposes of interpreting the Official Zoning Map, the following rules shall apply:

3.2.3.1 Where the district boundary appears to follow a street, the district boundary line shall be the centerline of such street.

3.2.3.2 Where the district boundary appears to be parallel to a street, the district boundary line shall run parallel to and, unless otherwise specified, two hundred feet distant from the nearest street line of said street

3.2.3.3 Where the district boundary appears to follow a lot line, the district boundary line shall be the lot line.

3.2.3.4 Where a district boundary appears to follow the shoreline of the Taunton River, Mount Hope Bay or Lees River, the district boundary line shall follow the water line.

3.2.3.4.1 The exact boundaries of the Floodplain Overlay District shall be the location on the ground of the special flood hazard areas designated as Zones AE and VE on the Bristol County Flood Insurance Rate Maps (FIRM) dated July 16, 2014.