



Disclaimer: The figures shown are provided for information only to assist with the interpretation of the Definitions and are not to be considered part of the official Zoning Bylaw document.

EXHIBIT 3 - IRREGULAR LOTS

LOW IMPACT – As applied to development or design, the employment of material, strategies and/or architectural elements for minimizing the detrimental effect of development on the quality of the surrounding environment, including, but not limited to reducing runoff volumes through groundwater infiltration, evaporation and water re-use; and/or controlling erosion, noise or vibration.

MANUFACTURE – As applied to marijuana, to compound, blend, extract, infuse or otherwise make or prepare a marijuana product.

MARIJUANA CULTIVATOR - An entity licensed to cultivate, process and package marijuana, to deliver marijuana to marijuana establishments and to transfer marijuana to other marijuana establishments, but not to consumers.

MARIJUANA ESTABLISHMENT - A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.

MARIJUANA PRODUCT MANUFACTURER - An entity licensed to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

MARIJUANA PRODUCTS - Products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.

MARIJUANA TESTING FACILITY - An entity licensed to test marijuana and marijuana products, including certification for potency and the presence of contaminants.

MARIJUANA RETAILER - An entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

MIXED-USE DEVELOPMENT –A Development Project containing both a residential Use and one or more commercial, institutional or industrial Uses, provided that separate and distinctive Building entrances are provided for residential and non-residential Uses.

MOBILE HOME – A detached, factory-built, Single-Family Dwelling Unit constructed according to the “manufactured home” standards of the U.S. Department of Housing and Urban Development (HUD) and bearing the HUD manufactured home seal, that is transported after manufacture to the site of its permanent residential location, ready for occupancy with or without a permanent foundation, upon its connection to the required utility services, with no more than minor and incidental installation necessary at the residential site.

MOTEL – A Building or group of Buildings, other than a Hotel, Inn or Lodging House, which provides sleeping accommodations and Accessory amenities for transient guests and which has been licensed as a motel pursuant to G. L. c. 140, §32B.

NATIVE VEGETATION – Plant materials that are endemic or indigenous to Southeastern Massachusetts, consisting of trees, shrubs, grasses and flowering plants that have naturally evolved in the region.

NONCONFORMING, PRE-EXISTING – As applied to a Use or Structure, that which is lawfully in existence or lawfully begun prior to the effective date of the first Zoning Bylaw in the Town of Plymouth, or prior to the effective date of any amendment to the Zoning Bylaw which first prohibited or required a Special Permit for the lawful conduct of the Use or Structure.

OPEN SPACE – Land, which may include the area within a water body, which is not included within the calculation of the required Area of a Lot, and which is dedicated or restricted, either as a functional or visual Buffer, or limited to outdoor recreation or other use by the residents of a Lot or Development Site, and excluding areas reserved for vehicular travel or parking, other than parking accessory to the Open Space Use, and shall be designated on Development Plans as follows:

1. Natural Open Space: areas of naturally existing fields, wooded areas and wetlands or other open areas, gardens and lawns;

§203-15. Site Plan Review.

- A. General Requirement.** The Planning Board shall review Development Plans and other plans for all Building and Zoning Permit applications and plans filed with the Building Commissioner, except as noted below, for the purpose of assuring that the proposal complies with the Planning Board Design Guidelines.
- B. Exemptions.** The following applications and plans are exempt from Site Plan Review:
 1. Use or Structure for which a required Special Permit or Variance has been obtained.
 2. Single- and Two-Family Dwelling, including new construction, alteration and addition.
 3. Signs.
- C. Procedure.** Upon receipt of an application pursuant to this Section, the Building Commissioner shall forward it, together with associated plans, to the Planning Board for its review according to the standards of §203-15.
- D. Advisory Report of Planning Board.** The Planning Board may, within 21 days of receipt of said application and plan, forward a written advisory report to the Building Commissioner, and a copy of this report shall be delivered to the applicant.
- E. Review Standards.** Approval of a Site Plan may be denied by the Building Commissioner upon the Planning Board's recommendation due to non-compliance with the Zoning Bylaw or an incomplete submission. A Site Plan denial shall identify the deficiencies in the required submission.

§203-16. Marijuana Establishments.

Marijuana Establishments. Marijuana Establishments as defined in § 205-3 of the Zoning Bylaw, and Medical Marijuana Treatment Centers, as defined in Chapter 369 of the Acts of 2012, are allowed by Special Permit in the Light Industrial (LI) Districts. Marijuana Establishments and Medical Marijuana Treatment Centers are prohibited in all other zoning districts. Marijuana Establishments and Medical Marijuana Treatment Centers must comply with the dimensional, intensity, and setback requirements of the underlying district and the following requirements:

1. A minimum separation of 2,000 feet is required between Marijuana Retailers, not including Marijuana Treatment Centers.
2. A minimum setback of 500 feet is required from any public or private school (with Kindergarten through Grade 12 students).
3. Adequate provisions for security must be provided.
4. Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or

premises shall be arranged or screened to prevent public viewing from outside such building or premises.

5. Only one historic identification sign as defined by § 203-3 of the Zoning Bylaw is allowed. All other identification signs are prohibited.

Key: **Y** = permitted by right; **SP** = Special Permit and **X** = not permitted (prohibited)

E Industrial