

**TOWN OF CONCORD  
ZONING BYLAW**

**INFORMATION RELATING TO  
LAWS AND REGULATIONS GOVERNING LAND USE**

Land use in the Town of Concord is subject to regulation under various Town Bylaws and Statutes of the Commonwealth. Included among these are the Concord Zoning Bylaw, adopted pursuant to Chapter 40A, "The Zoning Act" of the Commonwealth of Massachusetts, and the following:

*The Laws of Concord* set forth the Select Board's Rules and Regulations, Standing Votes and Town Charter Bylaws including the Sign Bylaw, which is administered by the Building Commissioner.

*Subdivision Rules and Regulations* set forth the Planning Board's procedures and standards to be followed in the subdivision of land and the construction of ways.

*State Building Code* sets forth the regulations, administered by the Building Commissioner, relative to the construction, reconstruction, alteration, repair, demolition, removal, inspection, issuance and revocation of permits or licenses, installation of equipment, classification and definition of buildings and structures and use or occupancy thereof.

*State Architectural Access Board Rules & Regulations* are designed to make public buildings accessible to, functional for, and safe for use by persons with disabilities as administered by the Building Commissioner and State Architectural Access Board.

*State Environmental Code - Title 5* sets forth the minimum standards for the protection of public health and the environment when use of individual systems for the disposal of sanitary sewage is needed because in areas where municipal sewage systems are not available.

*Historic Districts* set forth the boundary of the Historic Districts for the preservation and protection of buildings, places and districts of historic or literary significance in such districts through the development and maintenance of appropriate settings as administered by the Historic Districts Commission in the Historic Districts Guidelines.

*Demolition Review Bylaw* establishes a uniform process for preserving and protecting significant building and structures as administered by the Historical Commission.

*State Wetlands Protection Act & Rivers Protection Act* are administered by the Natural Resources Commission and provide for public review of proposed projects which involve construction or any land alteration in or near wetlands, water resources, adjacent upland areas, the 100-year floodplains, land subject to periodic isolated flooding, or land within 200 feet of a perennial river.

*Wetlands Bylaw* sets forth to protect Concord's wetlands, water resources, flood prone areas, Certified Vernal Pools, and adjoining upland areas including three major rivers and their tributaries, administered by the Natural Resources Commission.

*Select Board* supervises use of Town land, adopts regulations on diverse matters such as metered parking, acts on public utility petitions, and is the local licensing authority for liquor, entertainment, and similar activities.

*Tree Preservation Bylaw* encourages the preservation and protection of trees on residential lots for certain construction activities or mitigation for trees removed via replanting or collection of fees. The *Tree Preservation Bylaw Rules and Regulations* lay out the rules and regulations that the Building Commissioner and Reviewing Agent use to administer the Bylaw.