*Zoning Bylaw Amendments, 2001 - present**						updated through 5/11/2021 Town Meeting
**** Includes several planning or land use related General Bylaw amendments***						5/12/2021
		Lot size change		Disapproved or Passed Over/Not in effect		
Town Meeting Date	**Article #**	**Description of Zoning Change**	**Zoning Map Change?**	**Town Meeting Action**	**Date of Attorney General Approval**	**Notes**
5/7/2001	32	Route 9 West Bylaw	No	Passed Over	n/a	
5/7/2001	37	Added new Section 4.3.02, allowing the Planning Board to waive dimensional requirements for public utilities by Special Permit **[vote was on continued TM date of 5/30/2001].**	No	Approved	9/18/2001	
5/7/2001	38	Rochdale Village Center rezoning **[vote was on continued TM date of 5/30/2001].**	No	Passed Over	n/a	
5/7/2001	39	Amendment to Section 5.2.04, related to scale and size of site plans, allowing more flexibility. **[vote was on continued TM date of 5/30/2001].**	No	Approved	9/18/2001	Previously required 1:30 scale/changed to "up to 1:40". Previously "standard 24" x 36" size/changed to "up to 24" x 36"
5/7/2001	40	Amendment to Section 1.3.33, Limited Frontage Lots - clarification **[vote was on continued TM date of 5/30/2001].**	No	Approved	9/18/2001	Amendment: The provisions of Section 1.3.33 shall not apply to any lot shown on a definitive subdivision plan under M.G.L. C. 41, Sec. 81 (O), or to a lot which being owned in common with other lots could be configured to conform with the requirements of the zoning district. Hearing 4/17/2001
5/7/2001	41	New Section related to illuminated signs [vote was on continued TM date of 5/30/2001].	No	Passed Over	n/a	
11/14/2001	17	Expansion of Business (B) District between North Main Street & South Main Street	Yes	Approved	3/5/2002	

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
11/14/2001	16	Creation of new Route 9 West Business-Industrial District (R9W)- (new Section 5.5) Also added new Section 3.33 and amend Section 2.1, Section 3.1, Section 3.2, Section 3.2.03 (2), Section 4.2 and Section 5.2.05. **Approved with Correction of Typographical Error.**	Yes	Approved	3/5/2002	District Extends 2,000 feet north and south of Route 9, from the vicinity of the Leicester Country Club on the north side of Route 9 to the Spencer Town Line, and from Burncoat Street to the Spencer Town line on the south side of Route 9.
11/14/2001	18	Creation of new Greenville Village Neighborhood Business (NB) District.	No	Disapproved	n/a	
5/6/2002	33	Senior Village Developments (new Section 5.7)	No	Approved	9/17/2002	Allows higher density for age-restricted housing developments.
5/6/2002	34	New Greenville Village Neighborhood Business (NB) District (new Section 5.6). Allows limited range of small businesses.	Yes	Approved	9/17/2002	District is along Pleasant Street from Green Street to several hundred feet sout of Hankey Street (300-400 feet wide on either side of Pleasant Street).
5/6/2002	35	Chapel Street Rezoning (from I to RA on west side of Chapel St.) **Town Meeting Vote 6/13/2003**	Yes	Approved	9/17/2002	
5/6/2002	36	Amendment to Zoning Map, Water Resources Overlay District boundaries	Yes	Approved	9/17/2002	See also 5/4/1987, Article 23 & 5/7/1990, Article 29.
5/6/2002	37	Amendment to Phased Growth Bylaw to clarify regulation of ANR lots	No	Passed Over	N/A	
5/6/2002	38	Amendment to clarify Limited Frontage Lot section	No	Passed Over	N/A	PB decided not to proceed. No hearing held.
11/13/2002	10	Correction of Typographical Errors	No	Approved	2/14/2003	
11/13/2002	11	Amendment to allow appointment of an Associate Planning Board member (new Section 6.9)	No	Approved	2/14/2003	
11/13/2002	13	Amendments to Phased Growth bylaw related to requirements & procedures for development schedules. Also clarification of language.	No	Approved	2/14/2003	
11/13/2002	14	**Lot Size Change:** Increased Lot Sizes, SA district (50,000 s.f. to 80,000 s.f.)	No	Approved	2/14/2003	

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11/13/2002	15	**Lot Size Change:** Increased Lot Sizes, RA district (20,000 s.f. to 50,000 s.f. OR 40,000 s.f. if water & sewer). Increased frontage (125 feet to 150 feet)	No	Approved	2/14/2003	
11/13/2002	12	Updated Zoning Map (Passed over because map may be updated as an administrative act of the Board)	No	Passed Over	n/a	
5/5/2003	26	Amendment to Allow Accessory Aparments [insert definition under Section 1.3, add to use table 3.2.02, add use under Sections 3.30 (BR-1), 3.31 (B-2), and 3.32 (RIB)]	No	Approved	8/29/2003	
5/5/2003	27	Amendment to eliminate the requirement for Site Plan Review for Limited Frontage Lots (amended Section 1.3 and Section 5.2.02)	No	Approved	8/29/2003	
5/5/2003	28	Amendment to Section 5.7 to modify dimensional requirements in Senior Village Developments. Front setback 25 feet from interior roadways. Side setback 15 feet, except in perimeter buffer (50 required).	No	Approved	8/29/2003	
5/5/2003	29	Amendment to rezone the west side of Chapel Street from Residential A (RA) to Industrial (I)	Yes	Passed Over	n/a	
11/12/2003	16	**Lot Size Change:** Amend Section 4.2, to increase minimum lot sizes for single-family structures in the Industrial (I) district from 15,000 s.f. to 40,000 s.f.	No	Approved	12/30/2003	
11/12/2003	17	Amend Section 5.2.09 (Flood Plain District) to comply with National Flood Insurance Program requirements	No	Approved	12/30/2003	

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
11/12/2003	18	Amend Bylaw (Sections 3.1, 3.2.02, and 5.8) to amend uses allowed in Business (B) district, as well as add Site Development Standards. Article also signficantly amended Zoning Map in Cherry Valley area, affecting boundaries of the B, RA, RB and SA districts from the center of Leicester to the Worcester Town line. Also removed single-family as an allowed use in the B district.	Yes	Approved	12/30/2003	
11/12/2003	19	Amendment to Section 3.2.07, to modify regulation of Signs	No	Passed Over	n/a	Comprehensive re-write of sign bylaw.
11/12/2003	15	Amend Section 3.32 (RIB District) to allow rental enclosed storage facilities.	No	Passed Over	n/a	Private Request of James DiCentes. Article was passed over because Planning Board public hearing was held after Town Meeting, on 12/2/2003. Similar article approved 1/27/2004.
1/27/2004	2	Amendment to Section 3.32 (RIB), to add rental enclosed storage facilities as an allowed use, with special permit from the Planning Board.	No	Approved	2/13/2004	
5/3/2004	29	Renamed R9W as HB-1, rezoned Route 56 from Clark to Stafford St. (including existing B-2 district) to new HB-2 District (HB-2 identical to HB-1 except that minimum lot size is 45,000 s.f, rather than 60,000). Eliminated B-2 District.	Yes	Approved	8/19/2004	
5/3/2004	30	Amend RIB district to allow allow commercial uses allowed in R9W by Special Permit from the Planning Board. Site Development standards applicable to HB-1 apply, with slight modifications to buffering requirements.	No	Approved	8/19/2004	
5/3/2004	33	Expansion of Business (B) District at intersection of Pleasant St. (Route 56) and South Main Street (Route 9), Assessors Map 20D, Parcels D16 & D17.	Yes	Approved	8/19/2004	

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5/3/2004	34	Minor/Corrective amendments: a. Remove reference to Section 1.3.33 in definition of Limited Frontage Lot (Section 1.3.33 no longer exists) b. Define Maximum Building Coverage c. Change "Max % Building Coverage including Accessory Building" to "Maximum Building Coverage" in Schedule of Dimensional Requirements. d. Amend Section 4.3.01, by deleting second sentence that gives the Zoning Enforcement Officer the authority to waive frontage requirements for lots on curves of right-of-ways) e. Amend Section 5.5.02.2G, to allow greater flexibility in parking lot landscaping requirements	No	Approved	8/19/2004	
5/3/2004	32	Definition and Regulation of Bed & Breakfast establishments. Allowed in SA, RA, and RB by Special Permit. **Approved with Amendment**	No	Approved	8/19/2004	Amendment at Town Meeting was to allow by Special Permit in Suburban Agriculture (SA) and Residential (RA) districts. The original proposal only allowed the use in Residental B (RB) by Special Permit. Prior to 5/3/04 allowed only in pre-existing buildings in BR-1 (no definition).
5/3/2004	31	Amendment to Section 3.2.07, to modify regulation of Signs	No	Disapproved	n/a	Comprehensive re-write of sign bylaw. Modified slightly from 2003 proposal.
10/28/2004	13	Amendments to Section 1.4, Nonconformity, to allow certain extensions and alterations to nonconforming residential structures to be permitted as-of-right (rather than by Special Permit from the ZBA)	No	Approved	12/8/2004	

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10/28/2004	14	Amendments to Section 5.7.04.2, to modify dimensional requirements for Senior Village Developments. Maximum height and stories must comply with underlying zoning district. 50 foot minimum frontage and access way for site.	No	Approved	12/8/2004	
5/2/2005	16	**GENERAL BYLAW, NOT ZONING BYLAW**, but land-use related. Adoption of Demolition Delay Bylaw	No	Approved	9/26/2005	Requires review of demolition of structures over 100 years old. Six month delay may be imposed.
5/2/2005	18	Amendment to rezone the north side of Route 9 between Manville St. & Waite St. to Business (B) [from RA & RB]	Yes	Approved	9/26/2005	
5/1/2006	32	Business District Expansion. Amendment to rezone to the south side of Route 9 (South Main Street) from Route 56 (Pleasant Street) to Henshaw Street (currently zoned B, RB, RA, and SA) to Business B.	Yes	Approved	8/22/2006	
5/1/2006	33	Amendment to create a new zoning district: Central Business (CB) - new Section 3.34. Also to rezone properties abutting Rte. 9, from 56 to Rawson St. on south side of Rte. 9, and from 56 to the current eastern boundary of the HB-1 district on the north side to CB (from B & RB).	Yes	Approved	8/22/2006	
5/1/2006	35	Amendment to Section 5.1 to allow the Planning Board to adopt detailed Parking Regulations	No	Approved	8/22/2006	
5/1/2006	36	Amendment to require compliance with Massachusetts DEP Stormwater Management policy in all districts (new Section 5.9)	No	Approved	8/22/2006	
5/1/2006	37	Amend the definition of "way" in Section 6.2A so that driveway permits are required on all roadways	No	Approved	8/22/2006	
5/1/2006	38	Amendment to require a special permit from the Planning Board for car washes, self-storage units, and drive-through faciltiies in all commercial districts	No	Approved	8/22/2006	

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5/1/2006	39	Amendment to the landscaping requirements in Section 5.5.02.2 to allow a reduction in buffer width and access drives in buffers if additional landscaping or fence is provided (at discretion of Planning Board). Also to clarify the required setback of parking areas in Section 5.5.02.1.A, subparagraph 2.	No	Approved	8/22/2006	
5/1/2006	40	Amendment to Section 1.3 to insert new definitions of the terms "ACCESS" and "STREET"	No	Approved	8/22/2006	
5/1/2006	41	Amendment to delete subparagraph D of Section 5.5.04 to eliminate the exemption from a Planning Board public hearing requirement when a Special Permit is also before the ZBA.	No	Approved	8/22/2006	
5/1/2006	42	Housekeeping Article: A. delete outdated reference to single-family housing in the B distict B. insert HB-2 dimensional information in the dimensional table C. clarify sign requirements (all issued by ZBA, and HB-1 & HB-2 to follow B requirements) D. Amend Section 5.4 (Wireless Communication Facilities) so that zoning districts are consistent with Section 3.2.05. E. Amend Section 5.7.02 (Senior Village Developments) so that zoning districts are consistent with Section 3.2.02.	No	Approved	8/22/2006	
5/1/2006	34	Proposed Amendment to create an "Adaptive Reuse Overlay District" to facilitate reuse of abandoned, vacant, or underutilized properties	No	Passed over	n/a	

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11/13/2006	11	Adaptive Reuse Bylaw, which encourages reuse of historic mill buildings, former municipal buildings, and former religious buildings (new Section 5.10)	No	Approved	1/4/2007	Allows flexibility in dimensional requirements by special permit by the Planning Board.
11/13/2006	10	Changes to procedures and submittal requirements for Site Plan Review and Special Permit applications	No	Disapproved	n/a	
11/13/2006	9	Rezoning of former Police Station Parcel OR adding medical office buildings as an allowed use in the RB district	n/a	Passed Over	n/a	
11/13/2006	12	Request to rezone 1323 - 1439 Main Street from RA to HB-1	n/a	Passed over	n/a	
5/7/2007	29	Amendments to Section 5.2, Site Plan Review (primarily changes to procedures and timelines). Most submittal requirements removed from Zoning Bylaw. (A new set of Planning Board Site Plan Review *Regulations* was adopted 5-7-07.)	No	Approved	6/26/2007	
5/7/2007	30	Amendment to Special Permit submittal requirements (Requirements removed from bylaw; applications to comply with Special Permit *Regulations*). Amendment affected the following sections of the Zoning Bylaw: 5.5.03.1.B, 5.6.06.1.B, 5.7.05.1B, 5.7.05.1C, and 5.8.04.A.2.	No	Approved	6/26/2007	
5/7/2007	31	Amendment to Section 3.34, Central Business (CB) District, to add a Purpose & Intent.	No	Approved	6/26/2007	
5/7/2007	32	Amendment to Section 5.10, Adaptive Reuse Overlay District, related to clarifying that the District is the entire Town.	No	Passed over	n/a	
5/6/2008	38	Amendment to Section 5.10, Adaptive Reuse Overlay District, related to clarifying that the District is the entire Town.	No	Approved	9/5/2008	

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
5/6/2008	39	Amendments to Section 3.2.07 (Signs) to allow neon signs in commercial districts by Special Permit (and prohibit in residential districts); also to regulate awning signs as wall signs	No	Approved	9/5/2008	
5/6/2008	41	Request to Rezone portion of property at 1041 Main Street (Assessors Map 20C, Parcel A1.1) from Residential B (RB) to Business (B)	Yes	Approved	9/5/2008	Private request: Margaret Rondeau
5/6/2008	43	Request to Rezone property 1323, 1355, & 1439 Main Street (Assessors Map 26A, Parcel B28 & Assessors Map 26B, Parcels A1 and A2) from Residental A (RA) & Residential B (RB) to Highway Business Industrial 1(HB-1)	Yes	Approved	9/5/2008	Private request: Bill Roberts and Paul Schold
5/6/2008	44	Amendments to Section 5.2.09 (Floodplain District). Modified definition of Zone A1-A30, corrected description of Floodway maps, and deleted bylaw references to dates & addresses that may change over time.	Yes	Approved	9/5/2008	
5/6/2008	31	**GENERAL BYLAW, NOT ZONING BYLAW**, but land-use related. Adoption of Stormwater Bylaw	No	Approved	n/a	Prepared by grant-funded Consultant.
5/6/2008	34	**GENERAL BYLAW, NOT ZONING BYLAW**, but land-use related. Adoption of new Local Wetland Bylaw	No	Approved	n/a	Prepared by Conservation Commission.
5/6/2008	40	Amendment to create a new Section 5.6 - Small Wind Turbines	No	Passed Over	n/a	Check file. Submitted by Board of Selectmen and/or Ron Benson.
5/6/2008	42	Request to Rezone portion of property at 1041 Main Street (Assessors Map 20C, Parcel A1.1.) from Residential B (RB) to Central Business (CB).	Yes	Passed Over	n/a	Private request (amended): Margaret Rondeau

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
2/18/2009	8	Amendments to Senior Village Development Bylaw (Section 5.7). Allows unmarried partner, changes language related to caregivers, and changes the cap on the total number to 600 (from 25% of total single-family)	No	Approved	6/23/2009	
2/18/2009	9	Rezoning of Pleasant Street from Stafford Street to Craig Street (from Residential A to Business)	Yes	Approved	6/23/2009	
2/18/2009	10	Amendment to allow Large Wind Facilities (new Section 5.11)	No	Approved	6/23/2009	
2/18/2009	11	Amendment to allow Small Wind Facilities (new Section 5.12)	No	Approved	6/23/2009	
5/4/2009	29	Amendment to insert a new Section 5.13, Open Space Residential Development (OSRD), to allow smaller lot sizes in exchange for the permanent protection of open space **[vote was on continued TM date of 6/16/09]**	No	Approved	10/14/2009	There were 3 prior attempts to pass "cluster" or "open space" type bylaws. See 9/23/1996 - Article 21, 5/5/1997- Article 35, and 5/4/1998 - Article 43.
5/4/2009	30	Insert new Section 3.2.08 to better regulate the parking and storage of commercial vehicles. Also add new use Contractor's Yard (Section 1.3). Amend 3.2 to allow Contractor's Yard. **[vote was on continued TM date of 6/16/09]. APPROVED WITH AMENDMENT.**	No	Approved	10/14/2009	Bylaw was amended on 6/16/09 to allow parking of tractor trailer cabs.
5/4/2009	31	To amend the Leicester Zoning Bylaw & Map to rename the Residential A (RA) and Residential B (RB) districts as Residential 1 (R1) and Residential 2 (R2), respectively, and to change the district names wherever they appear in the Zoning Bylaws and Zoning Map **[vote was on continued TM date of 6/16/09] Note: Attorney General did not approve map change (no map was distributed at Town Meeting)**	Yes	Approved	10/14/2009	Renaming was to avoid common mistake to assume that Residential B stood for Residential Business. See also 5/4/2010, Article 37.

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
5/4/2009	32	To amend the Leicester Zoning Map to rezone land currently zoned Industrial (I) on Chapel Street to Residential 2 (R2) **[vote was on continued TM date of 6/16/09].**	No	Approved	10/14/2009	This article was to correct a mistake from an earlier Town Meeting.
10/27/2009	4	Architectural Conservation District Bylaw **(GENERAL BYLAW)** to regulate new construction & demolition of structures in Leicester Center	No	Disapproved	n/a	Majority in favor; failed to reach 2/3rds vote required.
5/4/2010	30	Right to Farm Bylaw (General Bylaw Amendment)	No	Approved	10/20/2010	Sponsored by Selectmen Dianna Provencher.
5/4/2010	33	Amendment to Section 3.2.03.10 to allow **Bed & Breakfasts** in pre-existing buildings in the HB-1 and HB-2 zoning districts	No	Approved	10/20/2010	Bed & Breakfasts first defined in 2004 (5/3/04, Article 32)
5/4/2010	34	Amendment to Section 3.30 to define **veterinary hospitals and veterinary clincs** and to allow veterinary clinics by special permit in the BR-1, B, and CB zoning districts	No	Approved	10/20/2010	Veterinary hospitals allowed in HB-2 since 2002 (undefined); later also HB-2 when that district was created in 2004.
5/4/2010	35	Amendment to 1.3 (definitions) and Section 3.2.03 and to define **farmers' markets** and allow by-right in all zoning districts	No	Approved	10/20/2010	
5/4/2010	36	Amendment to correct Typographical errors in Section 5.8.02 (Business District Site Development Standards), 5.11 (Large Wind Facilities) and 5.12 (Small Wind Facilities)	No	Approved	10/20/2010	Changed "non-commercial" to "non-residential" in first sentence of 5.8.02. Changes to 5.11 & 5.12 are to correct numbering errors only.
5/4/2010	37	Amendment to the Zoning Map to change RA & RB to R1 & R2, respectively (change approved 5/4/09, Article 32, but not shown on map.)	Yes	Approved	10/20/2010	See also 5/4/09, Article 32
5/3/2011	26	Amend the Town's Zoning Bylaw Section 1.3 to define **kennels and pet grooming**	No	Approved	8/4/2011	Articles 26, 27, & 28 are related and were originally submitted as a single article.

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5/3/2011	27	Amend the Town's Zoning By law Section 3.2.03 Business by amending 3.2.03 numbers 8 and 9 in regards to Commercial and Private **Kennel** uses and adding number 17 in regards to Pet Grooming uses	No	Approved	8/4/2011	Articles 26, 27, & 28 are related and were originally submitted as a single article.
5/3/2011	28	Amend the Town's Zoning By Law Section 3.30 Business Residential (BR-1) district to require Special Permits for private **kennels** and to prohibit commercial kennels from (new subparagraph ii).	No	Approved	8/4/2011	Articles 26, 27, & 28 are related and were originally submitted as a single article.
5/3/2011	29	Amend Section 5.2.09 (**Flood Plain District**), to comply with National Flood Insurance Program requirements, by deleting and replacing subsection III.A. (Establishment of Flood Plain District)	No	Approved	8/4/2011	See also 11/12/2003, Article 17, 5/6/2008, Article 44, and 5/3/2011, Article 30
5/3/2011	30	Amend Section 5.2.09 (**Flood Plain District**) to comply with National Flood Insurance Program requirements, by adding new paragraph IV.C. (Floodway Data)	No	Approved	8/4/2011	See also 11/12/2003, Article 17, 5/6/2008, Article 44, and 5/3/2011, Article 31
11/8/2011	5	Insert New Section 5.14, Large Scale Ground-Mounted **Solar Photovoltaic Installations**	No	Approved	3/5/2012	Solar Farm Article. 11/08/2011 Town Meeting Articles 5, 6, 7, 8, & 9 are inter-related and all are regarding the permitting and regulation of solar facilities.
11/8/2011	6	Amend Section 3.2.05, Transportation, Communication, Utility by adding large-scale ground-mounted solar photovoltaic installations and small-scale solar photovoltaic installations	No	Approved	3/5/2012	11/08/2011 Town Meeting Articles 5, 6, 7, 8, & 9 are inter-related and all are regarding the permitting and regulation of solar facilities
11/8/2011	7	Amend Section 3.30, Business Residential-1 (BR-1) to allow ground-mounted solar photovoltaic installations	No	Approved	3/5/2012	11/08/2011 Town Meeting Articles 5, 6, 7, 8, & 9 are inter-related and all are regarding the permitting and regulation of solar facilities

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11/8/2011	8	Amend Section 3.34, Central Business District (CB), to allow large-scale ground-mounted **solar** photovoltaic installations by special permit from the Planning Board and to allow small-scale solar photovoltaic installations by-right	No	Approved	3/5/2012	11/08/2011 Town Meeting Articles 5, 6, 7, 8, & 9 are inter-related and all are regarding the permitting and regulation of solar facilities
11/8/2011	9	Amend Section 5.2.02.1, Projects Requiring Site Plan Review, by adding large-scale ground-mounted **solar** photovoltaic installations	No	Approved	3/5/2012	11/08/2011 Town Meeting Articles 5, 6, 7, 8, & 9 are inter-related and all are regarding the permitting and regulation of solar facilities
5/1/2012	30	Amend Section 3.2, **Schedule of Use**, by adding explanatory text, adding a separate column for Central Business (CB) district to the table (instead of the text description of allowed uses in Section 3.34.B) and by adding "& HB-2" to the column heading currently labeled "HB-1" (HB-2 allows the same uses as HB-1)	No	Approved	6/1/2012	
5/1/2012	31	To amend Section 3.34.B., **Central Business District Requirements**, by deleting text related to allowed uses (uses are proposed to be listed in the Schedule of Use Table) and by adding cross-references to other sections.	No	Approved	6/1/2012	
5/1/2012	32	To amend Section 4 of the Zoning Bylaws by adding the CB district to Table I and Table II, adding and modifying the footnotes and introductory text of Table I, adding notes to Table II related to **Mixed-Use development,** and removing the buffer requirement for the CB district (4.2.04 & 4.2.05)	No	Approved	6/1/2012	**added footnote 1 to reference height limit of 4.2.06**
5/1/2012	33	To amend the Zoning Bylaws to allow and regulate **mixed residential and commercial uses** in the same building in the Central Business (CB) and Business (B) zoning districts (amendments to defintions and schedule of use)	No	Approved	6/1/2012	Master Plan Recommendation

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5/1/2012	34	To see if the Town will amend the Zoning Map and re-zone the land on the south side of Main Street (Assessors Map 21, Parcels B5 and B5.1) currently split between Residential 1 (R1) and Suburban Agricultural (SA), to Business (B) .	Yes	Approved	6/1/2012	Originally a private request (E.F.G. Realty Trust) for 1 parcel, amended by Planning Board to include abutting parcels.
10/16/2012	1	To amend the Zoning Map by re-zoning properties from 8 - 16 Pleasant Street (Assessors Map 20D, Parcels C11, C12, C13, & C14), currently zoned Residential 2 (R2), to Central Business (CB).	No	Disapproved	n/a	Applicants: Darlene Eager, Sandy Benoit, Board of Selectmen. Related to potential CVS development.
5/7/2013	34	To see if the Town will amend Section 1.3 (Definitions), Sections 3.2.03 (schedule of Use – Business), 3.30 (Business Residential 1 District), of the Zoning By-Laws and to add a new Section 5.15 to regulate **medical marijuana** treatment centers, or take any action thereon.	No	Approved	9/17/2013	Language mirrors language from Section 8: Adult Entertaintment.
5/7/2013	35	To see if the Town will amend Section 1.3 (Definitions), 3.2.02 (Schedule of Use – Residential) 3.30 (Business Residential 1 District), and 3.32)Residential-Industrial-Business District) of the Zoning Bylaws to define and regulate **child care facilities** and family child care homes consistent with Massachusetts General Law, or take any action thereon.	No	Approved	9/17/2013	
10/29/2013	9	To see if the Town will vote to change the Zoning Bylaws and Zoning Map by re-zoning property at 100 Clark Street (Assessors Map 43, Parcel C1), currently split between Suburban Agriculture (SA) and Highway Business-Industrial 2 (HB-2) to Suburban Agriculture (SA), or take any action thereon.	Yes	Approved	12/11/2013	Initially a private request, but sponsored by Planning Board.

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
11/18/2014	10	**General Bylaw Amendment:** Sex Offender Residency Bylaw	No	Approved	5/29/2015	This article was sponsored by the Board of Selectmen. It's included in this table for reference. Attorney General Approval came with multiple legal cautions, and there's a MA Supreme Court Case pending (as of 5/29/2015) that may negate this bylaw. **Bylaw Overturned by court 8/28/2015.**
5/5/2015	19	**General Bylaw Amendment:** Wetland Bylaw (removal of fees from Bylaw)	No	Approved	8/12/2015	Conservation Commission Article
5/5/2015	20	**Central Business District Amendments**. Amend Section 3.2 (Schedule of Use), 4.2 (Schedule of Dimensional Requirements), Section 5.14 (Large-Scale Ground-Mounted Solar Photovoltaic Installations), and Section 5.8 (Business District Site Development Standards) of the Leicester Zoning By-Laws related to allowed uses, dimensions and standards in the Central Business (CB) district.	No	Approved	8/12/2015	Removes several uses from CB (car wash, service station, gravel pits, storage warehouse, trucking depot, outdoor recreational uses, senior village developments, large-scale solar facilities), decreases front setback from 25 feet to 10 feet, adds specific special permit criteria for CB.
5/5/2015	21	Amendment to the Zoning Map by re-zoning the following properties currently zoned Residential 2 (R2) to Central Business (CB): 8-16 Pleasant Street (Assessors Map 20D, Parcels C11, C12, C13, & C14); 1060 Main Street (Assessors Map 19B, Parcel E14); 1104 Main Street (Assessors Map 19B, Parcel B24); and Warren Ave (Assessors Map 19B, Parcel B16). **Leicester Center Rezoning.**	Yes	Approved	8/12/2015	Planning Board recommended disapproval.

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
5/3/2016	22	To amend the Zoning Map by re-zoning all properties directly abutting the south side of Route 9/Main Street between Auburn Street and Church Street currently zoned Residential 2 (R2) to Business (B): Leicester Assessors Map 23D: B1, B2.1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11 & B12.	Yes	Approved	5/23/2016	Public hearing held 2/16/2016
5/3/2016	23	To amend Section 1.3 (Definitions), Section 3.2.03.18 (Schedule of Use: **Medical Marijuana** Treatment Center), and Section 5.15 (Medical Marijuana Treatment Centers), to modify regulation of Medical Marijuana Treatment Centers (also known as Registered Marijuana Dispensaries) including a proposed reduction of required buffers/setbacks (from residential zoning districts, schools, religious uses, child care facilities, parks, playgrounds, drug or alcohol rehabilitation facilities, or other Medical Marijuana Treatment centers) for facilities that don't allow on-site sales of medical marijuana	No	Disapproved	N/A	Public hearing held 4/5/2016

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
5/2/2017	24	To amend regulation of ground-mounted **solar photovoltaic installations** (Section 5.14) including the following changes: name changed to solar energy systems, creation of 3 size categories of solar energy systems based on surface area rather than kilowatt output, increased use of special permits and abutter notification for larger projects in some zoning districts, additional dimensional requirements including height limits and increased setbacks, new requirements for screening of residential uses and districts, and standards to discourage and mitigate impacts of land clearing associated with solar energy systems. Amendments to the following sections: 5.14 (solar energy system), 3.2.05 (schedule of use), 3.30 (BR-1), 3.32 (RIB), 4.2.03, 5.6.02 (NB), 5.2.02.1 (Site Plan Review), 5.2.03.4.B (Major SPR), 7.1 (Watershed Overlay)	No	Approved	6/26/2017	
11/14/2017	9	Amend Section 1.3 (Definitions) and insert a new Section 5.16 to enact a temporary moratorium on **Recreational Marijuana** Establishments.	No	Passed Over		
11/14/2017	10	Amend Sections 1.3 (Definitions), 3.2 (Schedule of Use), 3.30 (BR-1 District), 3.32 (RIB District), and insert a new Section 5.17 to regulate keeping of livestock, **chickens**, and other poultry.	No	Passed Over		

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
11/14/2017	11	Amend Section 5.1 (**Parking** and Loading Requirements) and Section 5.8 (Business District & Central Business District Site Development Standards) to clarify parking requirements and to allow shared parking and off-site parking, and remove some parking requirements from Bylaw (regulated by Parking Regulations instead).	No	Approved	2/12/2018	Amendment also corrects error requiring paving for all "non-commercial" uses - changed to intended "commercial". [Note: the text of this article was inserted into thevprinted bylaw in the incorrect location in the 11/2017, 5/2018, and 10/2018 Bylaws (all in 5.1, when a portion should have been in Sec. 5.8.03.) Corrected in publication of 5/7/2019 Zoning Bylaw.]
5/1/2018	22	**Marijuana:** Amend Section 1.3 (Definitions), Section 3 (Use Regulations), 3.30 (Business Residential 1 District), 5.2 (Site Plan Review) and Section 5.15 to modify regulation of medical marijuana establishments and to regulate all types of marijuana establishments (including recreational "adult use" marijuana)	No	Approved	6/4/2018	only 1 retail adult use marijuana establishment allowed per bylaw
5/1/2018	24	Amend Section 5.13 (**Open Space Residential Development**) to correct errors in the bylaw (incorrect district names, reference to districts that don't exist in Leicester, district mistakenly left off Table of Minimum Requirements)	No	Approved	6/4/2018	Housekeeping Amendment
5/1/2018	25	3. Amend Section 3 (Use Regulations), Section 3.30 (Business Residential 1 District) and Section 3.32 (Residential Industrial Business District) to clarify the **Special Permit Granting Authority (SPGA)** for various uses and districts and to improve cross-references to other sections	No	Approved	6/4/2018	

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
10/30/2018	12	**Backyard Chickens:** Amend Section 1.3 (Definitions), Section 3 (Use Regulations), and insert a new Section 5.17 to regulate the keeping of chickens, clarify regulation of other livestock, and update language related to agricultural uses to be consistent with state law	No	Approved	2/25/2019	See 11/14/2017 Article 10 (passed over).
10/30/2018	13	**Solar Moratorium:** Amend Section 5.14 (Ground-Mounted Solar Energy Systems) to enact a temporary moratorium on Medium and Large-Scale Ground-Mounted Solar Energy Systems.	No	Approved	3/18/2019	Moratorium through 5/2019
10/30/2018	14	**Residential Lot Sizes**: reduction of lot sizes in SA (reduced to 50,000s.f.) and R1 (reduced to 20,000s.f. where water and sewer are available - otherwise remains 50,000s.f.). Floor amendment would have reduced SA district setback from 40 feet to 20 feet. [vote 58/85]	No	Disapproved	n/a	Lot size change
10/30/2018	15	**Vehicle-Related Uses:** Amend Section 1.3 (Definitions), Section 3 (Use Regulations), and 5.6 (NB District) to improve regulation of vehicle related uses.	No	Approved	2/25/2019	Adds several new uses including vehicle sales or rental, gasoline station, towing service, taxi or limousine service, vehicle service or repair facility, land & water vehicle sales.
10/30/2018	16	**Breweries, Distilleries, Wineries**: Amend Section 1.3 (Definitions) and Section 3 (Use Regulations) to regulate breweries and related uses.	No	Approved	2/25/2019	Includes cideries

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
10/30/2018	17	**Earth Filling:** To insert a new Section 5.16 to regulate earth removal and earth filling operations (to prohibit importation of fill containing toxic, reactive, corrosive, hazardous, infectious, or solid waste; and to establish special permit requirements for importation, movement, transport, alteration, redistribution, or filling with any earth material in the aggregate volume that is greater than 1,000 cubic yards or 1,500 tons).	No	Passed Over	n/a	
5/7/2019	23	**Solar:** Amend Section 5.14 to clarify & improve regulation of medium and large-scale ground mounted solar energy systems. (Cap of 20 solar farms. SA limit of 60% tree clearing. Clarification of terms "abutter" and "vegetation")	No	Approved	8/12/2019	
5/7/2019	24	**Earth Fill & Earth Removal:** Insert a new Section 5.16	No	Approved	8/12/2019	There was an amendment at Town Meeting to Section D.5 of this proposal (related to the agricultural exemption)
5/7/2019	25	**Marijuana:** Amend Section 5.15 to clarify use of greenhouses for cultivation (opaque walls required/transparent roofs allowed), and add language related to lighting.	No	Approved	8/12/2019	
10/22/2019	17	Deletion of Section 5.14.7 of the Zoning By-Law, Temporary Moratorium – Medium and Large-Scale Ground-Mounted **Solar Energy Systems**	No	Approved	1/17/2020	
10/22/2019	18	Deletion of Section 6.2.01 of the Zoning Bylaw, **Phased Growth** Zoning	No	Approved	1/17/2020	Not legally enforceable (Hadley v. Zuckerman)

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
6/2/2020	32	Amend Section 1.3, Definitions by adding a definition of **makerspace** and amending the definition of mixed-use development, horizontal mix, and Amend Section 5.10, **Adaptive Reuse Overlay District** by adding additional uses including mixed-use developments, makerspaces, breweries, distilleries, and wineries; and by amending affordability requirements.	No	Approved	8/6/2020	Town Meeting originally scheduled for 5/5/2020 (re-scheduled due to COVID-19) PB voted to recommed approval at hearing of 3/10/2020
6/2/2020	33	Amend regulation of Medical Marijuana Treatment Centers and Marijuana Establishments, by inserting new definitions and amending existing definitions in Section 1.3; by amending the Schedule of Use Section 3.2.03, Business; by inserting additional language to Section 5.15.02 and a new section 5.15.04, entitled 'Marijuana Outdoor Cultivator Requirements"; to allow for **outdoor cultivation of marijuana** in the Suburban Agricultural district (SA).	No	Approved	9/21/2020	**Citizen Petition (Lee Dykas)** Town Meeting originally scheduled for 5/5/2020 (re-scheduled due to COVID-19) PB voted to recommend approval at hearing of 5/5/2020
5/4/2021	24	Architectural Conservation District Bylaw (**GENERAL BYLAW)** to regulate new construction & demolition of structures in Leicester Center	No	Approved	n/a	Historical Commission Proposal. **Not a Zoning Bylaw Amendment.**
5/4/2021	25	Amend Section 5.6 [**Greenville Village Neighborhood Business District (NB)**] to simplify development and redevelopment in the district, particularly for reuse of existing structures. Adds new uses by special permit in pre-existing commercial structures.	No	Approved	pending	

Town Meeting Date	Article #	Description of Zoning Change	Zoning Map Change?	Town Meeting Action	Date of Attorney General Approval	Notes
5/4/2021	26	Highway Business-Indutrial 1 **(HB-1**) and Highway Business-Indutrial 2 **(HB-2**): Amend Section 5.5 (Highway Business-Industrial 1 District) to modify thresholds for meeting site development standards and to clarify that Section 5.5 also applies to both HB-1 & HB-2)	No	Approved	pending	
5/4/2021	27	**Marijuana:** Amend Sections 1.3 (Definitions), 3.2.03 (Schedule of Use, Business), and Section 5.15 (Medical Marijuana Treatment Centers and Marijuana Establishments) to allow for marijuana delivery and to increase the cap on marijuana retailers from 1 to 2 establishments.	No	Disapproved	n/a	
5/4/2021	28	Amend Sections 1.3 (Definitions), 3.2.03 (Schedule of Use, Business), Section3.30 (BR-1 Zone), Section 3.32 (RIB Zone), Section 3.2.08 (Parking of Commercial Vehicles), and add a new Section 5.18 (Outdoor Storage) to address **rental self-storage facilities, other outdoor storage**, and related issues including parking of commercial vehicles.	No	Approved	pending	
5/4/2021	29	Amend Sections 3.30 [Business-Residential 1 (**BR-1**) Zone] and 3.32 [Residential Industrial Business (**RIB**) Zone] by re-numbering and re-organizing subsections.	No	Approved	pending	