

Town of Plympton

ZONING BYLAWS - SINGLE FAMILY HOMES

Fall 2021

The Basics of Single-Family Home Construction

If you are planning to build a single-family home in Plympton, you will find the following sections of our bylaws helpful.

Schedule of Uses.

The very first section of Plympton's Uses table pertains to residential construction. Please note that if a potential use is NOT listed in the Schedule of Uses, it is NOT allowed in Plympton.
Section 300-4.2

Intensity of Use Regulations

Table of Intensity of Use. Here you will see that the minimum size lot for a single-family home in Plympton is 60,000 square feet (1.5 acres).
Section 300-5.1

Frontage through 300-5.8 Retreat Lots. These sections cover regulations such as the minimum street frontage required for a house lot, set back specifications, maximum building height, etc.
Section 300-5.2

Septic Systems and Wells

The Town of Plympton provides neither water nor sewer services. Each homeowner must construct their own well and septic system. These systems are heavily regulated by both the town and state in order to protect our ground water.

Please refer to the following sections of our by-laws that pertain to septic systems:
Section 310-1 through 310-27

The title of this section of Plympton's by-law is Environmental Code Regulations. The most relevant Commonwealth of Massachusetts law pertaining to septic systems and ground water protection is called Title 5. We recommend that Plympton homeowners familiarize themselves with Title 5 prior to beginning construction.



Where can I find the Bylaws?

The *Town of Plympton Bylaws* can be found on the Town of Plympton's website under Town Resources, Codified Bylaws - General & Zoning
<https://www.town.plympton.ma.us/home/links/ecode-360-link>

Any zoning bylaw of the Town of Plympton may be enforced through any lawful means in law or in equity, including but not limited to enforcement by criminal indictment or on complaint before the District Court pursuant to MGL c. 40, § 21.

Each day that a violation exists shall constitute a separate offense. A fine of up to \$300 per day may be imposed for each offense, unless other provision is expressly made in these bylaws.

***The intent of this bylaw is to maintain
Plympton's rural character
while supporting the needs of our community.***

This leaflet contains general information being provided for the convenience of the public. The Town makes no promises or guarantees about the accuracy, currency, completeness or adequacy of the contents of any of these documents, and expressly disclaims liability for errors and omissions in their contents. Pursuant to the Massachusetts General Laws, official printed copies of general and zoning bylaws are maintained in the office of the Town Clerk. The print version of the Zoning Bylaw is the official version and for precise determinations, members of the public are advised to consult the language found in the Zoning Bylaw itself. If any discrepancies exist between the information contained in this leaflet and the Zoning or Municipal Bylaws, the print version of the Zoning or Municipal Bylaws, together with any amendments, shall be considered correct.