

PROPERTY ADDRESS: 454 Hildreth Street, Dracut (Parcel ID: 63-0-46)

The following is a zoning summary of the use and dimension controls pertaining to the property known as 454 Hildreth Street in Dracut with Parcel ID number 63-0-46 (hereinafter the “Property”). The Property is a Single-Family home which is now situated in the **Business and Commercial District (B-3) District**, as defined by the Town of Dracut Bylaws, as amended (hereinafter the “Bylaws”).

B-3 District dimensional controls require a minimum frontage of 150 feet and a minimum square footage of 30,000 square feet. *See* Bylaws §4.4. The Property has 100 feet of frontage on Hildreth Street and contains approximately 10,000 square feet. As such, the Property is a preexisting non-confirming single-family home which may be reconstructed, extended, altered, or structurally changed upon Building Inspector’s determination that the proposed change does not increase the non-conforming nature of the structure. *See* Bylaws §3.5.5.

The Business and Commercial uses permitted for B-3 District are as follows:

(1) Business Uses – *Retail Store (<5,000 G.S.F), Professional Office, Financial Service, Restaurant (non – fast food), Hotel, Inn/Motel, Lodge/Club, Funeral Home, Veterinary Care, Personal/General Services, Studios, Building Trade Shops;*

(2) Governmental, Institutional & Public Services Uses – *Municipal, Museums, Educational, Religious, Nursing Home or Post Office.*

A Special Permit may be required to convert the Property from single-family to a use that is permitted in B-3 District.

DISCLAIMER: This summary is provided for “informational purposes only” and shall not constitute a determination by the Town or its agents regarding the buildability and/or potential development of this property. This information is specifically subject to Paragraph 10 of the Terms and Conditions of Sale to be executed by the winning bidder at the auction of the property. Any interested bidder in this property should obtain a zoning, permitting, and/or use determination.

TOWN OF DRACUT

By: /s/ Daniel McLaughlin

Daniel McLaughlin, Building Inspector