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[**HISTORY: Adopted by the Annual Town Meeting of the Town of Wakefield 6-2-1988 by Art. 33. Amendments noted where applicable. (The codification of the Zoning Bylaw as Ch. 190 was accepted by the Special Town Meeting 12-15-1997 by Art. 6. See Ch. 1, General Provisions, Art. II.)**]

GENERAL REFERENCES

Building construction — See Ch. 94.  
Historic structures — See Ch. 126.  
Sewers — See Ch. 165.

Streets and sidewalks — See Ch. 175.  
Water — See Ch. 185.  
Subdivision of land — See Ch. 320.

ARTICLE I  
Title; Authority; Purpose

§ 190-1. **Title.**

The title of this chapter shall be "Zoning Bylaw, Chapter 190 of the Code of the Town of Wakefield." The short title shall be "Zoning Bylaw, Town of Wakefield."

§ 190-2. **Authority.**

This chapter is adopted pursuant to the authority granted by MGL c. 40A, as amended to date.

**§ 190-3. Purpose.**

The purpose of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the Town of Wakefield; to lessen the danger from fire and congestion and from the hazards of floodwater inundation; to protect and conserve the value of property; to preserve and increase the amenities of the Town; to conserve natural conditions; to promote the educational, cultural and economic welfare of the public; to encourage an orderly expansion of the tax base; to encourage housing for all income and age levels; and to improve and beautify the Town by encouraging the most appropriate use of land in accordance with the Town-wide Master Plan and this chapter.

**ARTICLE II**  
**Definitions**

**§ 190-4. Definitions and word usage.****A. General.**

- (1) The intent of this section is to provide definitions for certain terms, words and/or series of words which are to be utilized in the interpretation of this chapter, whether or not the definition stated herein is contrary to common usage or contrary as quoted in a dictionary.
- (2) For the purpose of this chapter and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the word "used" or "occupied" includes the words "designed," "arranged," "intended," or "offered" to be used or occupied; the word "building," "structure," "lot," "land" or "premises" shall be construed as though followed by the words "or any portion thereof"; and the word "shall" is mandatory and directory, and "may" is the permissive. Any word indicating sex, such as "he" or "she," shall be construed to mean both sexes.
- (3) Terms and words not defined herein but defined in the Commonwealth of Massachusetts Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either this chapter or the Building Code shall have the meanings given in the most recent edition of Webster's Unabridged Dictionary. Uses listed in the Table of Use Regulations under the classes retail and service trades and wholesale trade and manufacturing shall be defined by the Standard Industrial Classification Manual published by the United States Bureau of the Census.

**B. Definitions. The defined words and phrases are as follows:**

**ABANDONMENT** — The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot or in removal of the characteristic equipment or furnishing used in the performance of the use without its replacement by similar equipment or furnishings or the replacement of a nonconforming use or structure by a conforming use or structure.