

ZONING

(Revised 7.15.09)

Table of Dimensional Requirements

District	Minimum Lot Area in Sq. Ft. ⁽¹⁾	Minimum Lot Frontage in Ft. & Lot Width ⁽¹⁾	Minimum Yard in Feet			Height in Ft.	Minimum Landscaped Open Space ⁽³⁾
			Front	Side ⁽²⁾	Rear ⁽²⁾		
RA	8,000 10,000	65	25	10	30	35	40%
RB	12,000 15,000	80	25	15	30	35	40%
RC	40,000 50,000	200	30	20	30	35	40%
SR	8,000 10,000	65	25	10	30	35	40%
H	8,000 10,000	65	25	10	30	35/50 ⁽⁴⁾	25%
CC	----	----	0	0/15	0/15	50	15%
LC	----	30	0	0/15	0/25	35	0%
GC	----	30	25	0/15	0/25	40	0%
O	----	30	25	0/15	0/25	35	25%
GI	----	30	30	15/50	15/50	50 ⁽⁵⁾	0%
PI	43,560 (1 acre)	50	50	25	25	50 ⁽⁵⁾	30%
WP	60,000 80,000	200	(same as underlying district)				80%

Footnotes to Table of Dimensional Requirements.

¹ The first number is for all principal uses including single-family dwellings. The second number is for two-family dwellings. For multifamily structures there shall be the minimum requirement for two-family dwellings plus an additional increase in lot area for each additional unit equal to the following:

RA, SR, H - 2,000 square feet
 RB, LC, GC - 4,000 square feet
 RC - 5,000 square feet

Frontage for multifamily dwelling lots shall be as follows:

RA, SR, H, LC, GC - 100 feet
 RB - 140 feet
 RC - 200 feet

² Minimum side and rear yards shall be increased to the second number when a nonresidential use abuts a residential, school or religious use or a residential district.

³ Open space requirements. The percent of usable open space defined as not having a slope of fifteen percent (15%) or more and not containing wetlands as delineated under the Wetlands Protection Act, MGL c. 131, § 40, and as defined in 310 CMR 10.00.

⁴ Height requirement in Health Service District. The first height applies to the Health Service District outside of the "Hospital Campus" and the second height applies to the "Hospital Campus" defined as the area bounded by Sanderson, High, Beacon, and North Streets. Additional height may be allowed in the "Hospital Campus" by special permit.

⁵ The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the City, or the environment. The special permit criteria in Section 200-8.3 F. of this Zoning Ordinance shall be considered when reviewing the special permit; in addition, the applicant shall clearly demonstrate that the size and height of the structure is the minimum necessary.