

TABLE OF DIMENSIONAL REQUIREMENTS

District		Minimum Lot Area in Square Feet (1)	Minimum Frontage in Feet (2)	Minimum Yard in Feet (4, 5)			Maximum Percent Building Coverage	Maximum Total Gross Coverage (6)
				Front (3)	Side	Rear		
Agricultural-Recreation		40,000	175	50	25(4)	50(4)		10%
Residence	AA	40,000(7)	175	50	25(4)	50(4)		30% (8)
Residence	A	30,000(7)	150	50	20(4)	40(4)		30% (8)
Residence	B	30,000(7, 9)	150(10)	50(11)	20(11)(4)	40(11)(4)		30% (8,12)
Business		44,000	150	50	15	15	15%	60%
Commercial-Industrial		44,000	200	50	25	25	15%	60%
Flexible Zone		35,000(13)	150	35(14)	20	15	20%	75%

NOTES ON FOLLOWING PAGE

NOTES TO TABLE:

1. At least ninety percent (90%) of the minimum lot size required shall be upland (i.e., not a bank, bog, dune, marsh, swamp or wet meadow under the Mass. General Law, Chapter 131, Section 40).
2. Measured at the street line. Where a lot has frontage on two (2) streets only one-half (1/2) of the linear distance on the curve at the intersection shall be computed as frontage on any street. Both frontages shall meet the requirements of minimum lot frontage. Width of all lots shall at least meet the minimum frontage for a depth of one hundred feet (100').
3. In the case of lot having frontage on more than one (1) street, the front yard requirements shall apply to all streets on which the lot has frontage. In all cases, the front yard requirement shall be measured from of the street right-of-way to the nearest building line.
4. A detached accessory building may be erected in the rear or side yard at least ten (10) feet from the lot line. (10/2015)
5. In Business and Commercial/Industrial Zones, setbacks are exclusive of buffer area. Buffer areas shall be measured from the lot line. Yard requirements shall be measured from the buffer line, or in the case of no buffer requirements, from the lot line.
6. Maximum coverage of land, including structures, parking and service areas, all paved areas, storage and disposal areas, etc.
7. Except ten (10) acres for uses a and b of Section VI, paragraph B2.
8. Except ten percent (10%) for uses a - d and f of Section VI, paragraph B2.
9. Except 60,000 for the first four (4) units plus 5,000 for each additional unit for each building permitted by Section VI, paragraph C2b.
10. Except three hundred (300) for the first building and twenty-five feet (25') for each additional building permitted by Section VI, paragraph C2b.
11. Except fifty feet (50') for each building permitted by Section VI, paragraph C2b.
12. Except forty percent (40%) for uses of Section VI, paragraph C2b.
13. At least eighty percent(80%) of the minimum lot size required shall be upland (i.e., not a bank, bog, dune, marsh, swamp or wet meadow under the Mass General Law, Chapter 131, Section 40).
14. The minimum front yard shall be thirty-five(35) feet from lot line or the average of the front set back of the buildings on lots on the same side of the street and within three (300') feet of the subject lot, which front yard set back line shall be less.