

**TABLE II**

[ MINIMUM REQUIREMENTS ] [ MAXIMUM CONDITIONS ]										
DISTRICT	Lot Area <sup>(10)</sup> Sq. Ft.	Lot <sup>(1)</sup> Frontage	Front <sup>(2)</sup> Yard	Side <sup>(3)</sup> Yard	Rear Yard	Add'l Area Per <sup>(5)</sup> Dwelling Unit	Open Space Percent of Lot Area	Lot Coverage Percent	Height Feet	Number Stories
Rural "AA" (added 5/16/2011)										
One Family	45,000	150	50	30	50	--	--	15	35 <sup>(16)(17)</sup>	2-1/2 <sup>(16)</sup>
All Other Uses	45,000 <sup>(15)</sup>	150	50	30	50	--	25	40	40 <sup>(16)(17)</sup>	3 <sup>(16)</sup>
Rural "A" <sup>12</sup> (amended 3/24/03)										
One Family	20,000	125	50	30	50	--	--	20	35	2-1/2
All Other Uses	40,000	150	50	30	50	--	25	10	35	2-1/2
Rural "B" <sup>12</sup> (amended 3/24/03)										
One Family	20,000	125	50	30	50	--	--	20	35	2-1/2
All Other Uses	40,000	150	50	30	50	--	25	10	35	2-1/2
Residence "A" <sup>12</sup> (amended 3/24/03)										
One Family	20,000	125	30	20	40	--	--	30	35	2-1/2
All Other Uses	40,000	150	50	30	50	--	25	10	35	2-1/2
Residence "B-1" <sup>12</sup> (amended 3/24/03)										
One-Family	12,500	100	30	10	40	--	--	30	35	2-1/2
All Other Uses	40,000	150	50	30	50	--	25	10	35	2-1/2
Residence "B-2" <sup>12</sup> (amended 3/24/03)										
One-Family	12,500	100	30	10	40	--	--	30	35	2-1/2
Two-Family	16,000	125	30	10	40	--	--	30	35	2-1/2
All Other Uses	40,000	150	50	30	50	--	25	10	35	2-1/2
Multi-Family Residential <sup>12</sup> (amended 5/22/02)										
One-Family	12,500	100	30	10	40	--	--	30	35	3
Two-Family	16,000	125	30	10	40 <sup>(7)</sup>	--	--	30	35	3
MF-1	16,000	50	50	25	25	4,300	70	--	35	3
MF-2	160,000	50	50	50	50	see VI, Table 1 Footnote 6	70	--	35	2
All Other Uses	20,000	125	25	25	75	--	50	10	35	3
Apartment <sup>12</sup>										
One-Family	12,500	100	30	10	40	--	--	30	35	3
Two-Family	16,000	125	30	10	40	--	--	30	35	3
Multi-Family	16,000	125	25	50	50	2,000	50	8	96	8
All Other Uses	20,000	125	25	50	50	--	50	10	35	3
Limited Business (amended 5/19/04)										
All Uses	12,500	100	15 <sup>(4)</sup>	15*	15*	--	15	50	35	2-1/2
*except 50 when abutting a Residential District										
Limited Commercial-Business (added 5/16/11)										
All Uses	40,000	150	40 <sup>(15)</sup>	15*	25 <sup>*(7x14)</sup>	--	20	50	40 <sup>(13)</sup>	3 <sup>(13)</sup>
*except 100 when abutting a Residential District										
Commercial-Business (amended 11/13/01, 3/24/03, 5/22/08)										
All Uses <sup>(6)</sup>	40,000	150	40	15 <sup>(14)</sup>	25 <sup>(7, 14)</sup>	--	20	50	50 <sup>(13)</sup>	4 <sup>(13)</sup>
Limited Industrial (amended 11/13/01, 3/24/03, 5/22/08)										
All Uses	80,000	50	50	50 <sup>(14)*</sup>	50 <sup>(14)*</sup>	--	20	50	50 <sup>(13)</sup>	4 <sup>(13)</sup>
*except 100 when abutting a Residential District										

	MINIMUM REQUIREMENTS						MAXIMUM CONDITIONS			
DISTRICT	Lot Area <sup>(10)</sup> Sq. Ft.	Lot <sup>(1)</sup> Frontage	Front <sup>(2)</sup> Yard	Side <sup>(3)</sup> Yard	Rear Yard	Add'l Area Per <sup>(5)</sup> Dwelling Unit	Open Space Percent of Lot Area	Lot Coverage Percent	Height Feet	Number Stories
Neighborhood Businesses										
All Uses	25,000	150	50	50	50	--	15	15	15	2-1/2
Office-Research (8) (amended 11/13/01, 9/9/02, 5/22/08)										
All Uses	80,000	100	50	50 <sup>(14)</sup>	50 <sup>(14)</sup>	--	25	50	50 <sup>(11, 13)</sup>	4 <sup>(11, 13)</sup>
Limited Office-Research <sup>(8)</sup> (amended 11/13/01)										
All Uses	80,000	200	50	50	50	--	30	30	50	3

### FOOTNOTES

- 1) Measured along the street lot line, except that a lot which conforms to all other requirements and which is on a turning radius less than 100 feet shall have a minimum of eighty (80) feet of street frontage and shall have a distance measured from side lot line to side lot line through the center of the building equal to the required frontage for the district in which it is located.
- 2) Provided that any residential front yard need only be the average of the depths of the front yards on the abutting yards of the abutting lots, considering the front yards of abutting vacant lots or streets as having a minimum permitted. In no case shall a structure be located within fifty (50) feet of the centerline of the street upon which it fronts.
- 3) Except that in the case of a lot having frontage on two (2) or more streets, the applicable front yard requirements shall apply from each street lot line.
- 4) Except fifty (50) feet when fronting on Route 20. (amended 5/19/04)
- 5) Additional area required per dwelling unit in excess of two (2).
- 6) The first twenty (20) feet of the required front yard shall contain plant materials, in various patterns, designed to provide a continuous landscaped edge to the property in question, except for points of entry and exit. Said landscaping shall be in accordance with section VII.D.2.d.(1). If no public sidewalk exists across the entire frontage of the lot, a paved sidewalk of at least 4 feet in width shall be provided within the 20-foot landscaped area, and as much as possible said sidewalk shall be designed to create a continuous pedestrian walkway with the abutting properties. (amended 5/18/87, 3/24/03)
- 7) Where the rear property line abuts or is located within a residential district, a buffer zone of at least ten feet in width shall be provided along the entire rear yard. Within said buffer, no commercial building or parking areas shall be permitted. Said landscaping shall be in accordance with Section VII.D.2.d.(2). (amended 5/18/87, 3/24/03)

- 8) Where Office Research and Limited Office-Research borders land zoned for single family purposes as of the effective date of this amendment, there shall be a buffer zone extending two hundred feet from such bordering lands, within which no commercial buildings, driveways or parking area shall be permitted. (amended 5/28/91, 9/9/02)
- 9) On a lot in the Commercial-Business district created by joining two (2) abutting lots and which resulting lot abuts a public way on three (3) or more sides, the front yard requirement of Table II of Section VII will apply to only one yard of the new lot abutting a public way, which yard shall be selected by the lot owner, and the other yards of the new lot which abut a public way shall be a minimum of 50 feet; except that no structure may be erected in any front yard abutting Route 9 or Route 20 unless the minimum 40 feet front yard requirement of the bylaw is satisfied. (amended 12/9/91, 3/24/03)
- 10) Not less than seventy-five percent (75%) of the minimum lot area required shall be contiguous land (upland) not encumbered by areas subject to protection under the Wetlands Protection Act, as defined in M.G.L. c.131 §40 and 310 CMR 10.00, excluding the riverfront area. This provision shall apply only to those lots located within the Rural A, Rural B and Residence A Districts where a minimum of 15,000 square feet of each lot must be contiguous upland. (amended 11/1/99)
- 11) If parking for at least 100 cars is provided at grade but under a building the overall height of the building may be increased up to 60 feet and five stories, with the parking facility constituting one story. (amended 9/9/02)
- 12) For developments subject to Section VII.K, see Table K-A, Compensatory Dimensional and Density Regulations for Developments with Inclusion Units. (10/11/05)
- 13) A special permit shall be required for any hotel, motel, apartment hotel, extended stay hotel or lodging house, which contains two (2) or more stories or exceeds thirty-five (35) feet in height. No hotel, motel, apartment hotel, extended stay hotel or lodging house, located within one hundred (100) feet of a residential district, shall exceed three (3) stories or forty (40) feet in height. (5/22/08)
- 14) Where the rear or side property line of a hotel, motel, apartment hotel, or extended stay hotel abuts or is located within a residential district, a buffer zone of at least twenty-five (25) feet in width shall be provided along the rear and side yard of said property abutting or within said residential district. Within said buffer, no structure, driveway, parking area, or any accessory use shall be permitted. Where existing vegetation is insufficient to provide visual screening from abutting properties, a continuous densely planted landscape strip of at least fifteen (15) feet in width shall be planted within said buffer. Said landscape strip shall be densely planted with shrubs, which are at least four (4) feet high at the time of planting and of a type which may be expected to form a year-round dense screen at least six (6) feet high within three years. Additionally trees, with a minimum caliper of 2 ½ inches and minimum height of ten (10) feet, shall be planted at a maximum distance of ten (10) feet on center along said lot lines. (5/22/08)
- 15) The minimum tract size for a Continuing Care Retirement Center, Country Club, or Day or Overnight Camp shall be five (5) acres, and each such tract shall have a minimum of one hundred (100) feet of frontage. (added 5/16/2011)

- 16) Building height shall be determined in accordance with Section VII(A). (added 5/16/2011)
- 17) When more than one principal building is located on a lot in the Rural AA district, no building shall be closer than its height to any other building except in a Planned Residential Development, where building setbacks shall be in accordance with Section VII(Q).  
(added 5/16/2011)

**C. Accessory Uses:**

Detached accessory buildings such as garages, storage sheds, carports and children's playhouses may be erected in the rear or side yard at least ten (10) feet from the principal building and in conformance with the side yard, rear yard and other requirements of the applicable district.

Detached accessory buildings or structures such as fireplaces, cabanas, electronic antennae, etc., may be erected in the side or rear yard not less than ten (10) feet from the principal building, in conformance with the side yard and front yard requirements of the applicable district and not less than twenty (20) feet from the rear lot line.

Above ground swimming pools greater than 200 square feet but less than 500 square feet in surface area may be erected in the side or rear yard at a distance not less than 10 feet from the lot lines. In ground swimming pools and above ground pools exceeding 500 square feet in surface area may be erected in the side or rear yard in conformance with the side and front yard requirements of the applicable district and not less than twenty (20) feet from the rear lot line. Any deck or platform attached to an above ground pool or any projection therefrom shall be considered an integral part thereof and the entire structure shall be located in conformance with the dimensions noted above.

In ground and above ground swimming pools erected upon corner lots may be installed in the front yard adjacent to the side of a dwelling not less than twenty (20) feet from the street lot line and not less than fifty (50) feet from the point of intersection of the two streets upon which the lot fronts.

An accessory building attached to its principal building shall be considered an integral part thereof, and shall be subject to the front, side and rear yard requirements of the applicable district.

Flagpoles may be erected in any yard ten (10) feet from property lines in conformance with the height requirements of the applicable district.

Fences will not be subject to the front, side and rear yard requirements of the applicable district. Detached buildings not exceeding 200 square feet in area such as storage sheds and pool houses may be erected in any yard, except the front, ten (10) feet from property lines.