

ZONING

Table 2
Schedule of Dimensional Controls
[As last amended 4-8-2002 ATM by Art. 21]

Districts	RO	RS & RT	RM & RD (a)	CN	CRS	CS	CB	CLO	CRO	CM
Uses permitted in RS & RT Districts shall conform to provisions of § 135-35B										
Minimum lot area in square feet	30,000	15,500	125,000	15,500	15,500	20,000	NR	30,000	5 acres	3 acres
Minimum lot frontage in feet	150	125	100	125	125	125	20	175	300	200
Minimum front yard in feet (b), (c), (j), (k)	30	30	50	30	30	30	NR (d)	50	100	75
Minimum side yard in feet (k)	15 (e)	15 (e)	40	20	20	15	NR	30	50	30
Minimum rear yard in feet (k)	15 (e)	15 (e)	40	20	20	20	10	30	50	50
Minimum side and rear yard adjacent to, or front yard facing a residential district in feet (f)	15	15	40	30	30	30	30	50	100	100
Maximum floor area ratio (FAR)	NR (i)	NR (i)	NR (i)	0.20	0.20	0.20	2.0	0.25	0.15	0.15
Maximum percentage site coverage	15% (g)	15% (g)	25%	20%	25%	25%	NR	20%	25%	25%
Public and institutional buildings, maximum height:										
In stories:	2.5	2.5	2.5	3	3	3	2	3	3	3
In feet:	40	40	40	45	45	45	30	45	45	45
Other buildings, maximum height:										
In stories:	2.5	2.5	NR	1	2	2	2	2	3	3
In feet:	40	40	40	15	25	25	25	30	45	45

As used in the Schedule of Dimensional Controls, symbol "NR" means no requirements, "s.f." means square feet, and "ft." means linear feet.

- a. Development of new multifamily dwellings is not permitted in the RM District; these standards apply to RM Districts in existence in January 1985. Minimum lot areas in RM Districts shall be 3,000 sq. ft. per dwelling unit containing one room used for sleeping; 3,500 sq. ft. per unit with two such rooms; and 4,000 sq. ft. per unit with three or more such rooms. For RD Districts see § 135-42C and Article IX.
- b. Where lawfully adopted building lines require yards in excess of these requirements, the building line shall govern.
- c. The minimum front yard for any other street, which is not the frontage street (see definition), shall be 2/3 of that required for the frontage street provided the street was in existence on January 1, 1987. In the case of a street laid out after January 1, 1987, or in the case of nonresidential uses (see Table 1, lines 2.11 through 4.14) located in the RO, RS or RT Districts, the minimum front yard facing all streets shall be the same as that for the frontage street.
- d. Except ten-foot yard on Muzzey Street, Raymond Street, Vine Brook Road and Wallis Court for lots abutting these streets.
- e. For institutional uses (see Table 1, lines 2.11 through 2.19) the minimum setback for a building shall be the greater of 25 feet or a distance equal to the height of the building as defined in § 135-39. For other nonresidential uses (see Table 1, lines 3.11 through 3.15 and 4.11 through 4.14), increase the required side yard to 20 ft. plus one ft. for every ½ acre (or fraction thereof) over ½ acre lot area.
- f. See Article X, Landscaping, Transition and Screening.
- g. Applicable only to uses permitted by special permit.
- h. Reserved.
- i. For institutional uses (see Table 1, lines 2.11 through 2.19), the maximum floor area ratio shall be 0.25.
- j. Along the southwesterly side of Bedford Street between the Northern Circumferential Highway (Route 128) and Hartwell Avenue there shall be a front yard of 233 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, date June 3, 1958, and shown as auxiliary base line "F" on the State Highway Alteration layout 5016, dated August 30, 1960.
- k. A structure in a residential development with three or more dwelling units must comply with the Schedule of Permitted Buildings, Density and Dimensional Standards, Row 4, minimum yard setback on perimeter of tract. A dwelling which has a gross floor area of 2,500 square feet or more is required to have a greater minimum side and rear yard; see § 135-47B.