

Intensity Regulations:

Except as provided otherwise in this By-law, no structure hereafter erected, altered, or placed in any district shall be located on a lot having less than the minimum requirements set forth in the table below.

Zoning District:	RA District	RA District	BV District	BC District	RV District	Retreat lots
	<i>Residential use</i>	<i>Other use</i>	<i>Business Village</i>	<i>Business Commercial</i>	<i>Residential Village</i>	<i>All districts</i>
Minimum Lot Area in Square Footage:	60,000 sf of which 40,000 sf must be contiguous non-wetland as per MGL c131 s40	same as RA residential use ←	10,000 square feet	45,000 square feet	10,000 sf with Town Water & Sewer 45,000 sf without Town Water & Sewer	120,000 sf of which 60,000 sf must be contiguous non-wetland
Frontage in feet:	150 ft. continous	150 ft. cont.	60 ft. continous	150 ft. continous	100 ft. continous	40 ft. continous
Two-Family Lot Area:	Minimum lot dimension for two family conversion is 30,000 sf in ALL Districts					

MINIMUM SETBACK REQUIREMENTS:

Front ²	25 Ft.	50 Ft.	10 Ft.	30 Ft.	20 Ft.	75 Ft.
Side ⁴	15 Ft. ³	30 Ft.	10 Ft.	15 Ft.	10 Ft.	75 Ft.
Rear	20 Ft. ³	50 Ft.	10 Ft.	15 Ft.	20 Ft. ³	75 Ft.
Width	150 Ft.	150 Ft.	n/a	n/a	100 Ft.	n/a
Depth	150 Ft.	150 Ft.	n/a	n/a	80 Ft.	n/a
Maximum height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	35 Ft.	65 Ft.
Number of stories	2.5	2.5	3	3	n/a	n/a
Maximum impervious area ¹	25%	25%	90%	75%	20%	25%
Maximum floor area ratio	15%	15%	n/a	n/a	20%	n/a

1. Maximum impervious area shall be calculated on contiguous buildable area as defined in sec. 1.2.
2. Front setbacks for lots abutting more than (1) street are required to meet the front setback for **ALL** streets.
3. Accessory buildings constructed less than 120 sq. ft. shall be allowed to be located within 10 feet of the rear & side property lines in these districts, this includes above ground and in-ground swimming pools.
4. In the case of lots existing prior to 1/29/73 on which frontage was less than 125 feet, the minimum side yard requirement will be 10% of the lot frontage but not less than 6 ft. where one side shall not be less than 8 ft. *****This shall NOT apply to non-residential uses****