

# ZONING

## Dimensional, and Density Regulations [Amended 4-7-2003 ATM by Art. 25; 4-3-2006 ATM by Art. 14]

Zoning District	Minimum Area <sup>(9,10)</sup> (square feet)	Minimum Lot Width <sup>(8)</sup> (feet)	Minimum Continuous Lot Frontage <sup>(2)</sup> (feet)	Minimum Yard Depth <sup>(2,4)</sup>			Maximum Bldg. Height <sup>(3)</sup> (feet)	Maximum Lot Cov. <sup>(11)</sup>
				Front (feet)	Rear (feet)	Side (feet)		
R-20	20,000	100	100	35	30	15	35	20%
R-30	30,000	110	110	35	30	20	35	25%
R-40	40,000	120	120	35	30	25	35	25%
GC	8,000	90	90	25	20 <sup>(5)</sup>	15 <sup>(5)</sup>	40	<sup>(6)</sup>
HC	20,000	100	100	40	30	25	40	60%
I	20,000	90	90	40	40 <sup>(7)</sup>	25 <sup>(7)</sup>	60	60%
TB	20,000	100	100	40	40 <sup>(7)</sup>	25 <sup>(7)</sup>	60	60%
CBD	None	None	None <sup>(5)</sup>	None <sup>(12)</sup>	20	10 <sup>(13)</sup>	40	60% <sup>(14)</sup>
TOD	10,000	50	50	5	20	10 <sup>(13)</sup>	35	60%
TC	10,000	100	100	40	20 <sup>(5)</sup>	10 <sup>(5)</sup>	35	<sup>(6)</sup>
MUPDD	See § 175-39.							

**NOTES:**

- (1) See Article VII for requirements for attached dwellings, planned commercial developments and apartments.
- (2) On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting street.
- (3) These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy.
- (4) This restriction does not apply to swimming pools.
- (5) Where residential district abuts, minimum shall be 25 feet.
- (6) No specific restriction - determined on the basis for requirements of parking, drainage, and sewerage.
- (7) Where residential district abuts, minimum shall be 50 feet.
- (8) Minimum lot width shall be provided at the minimum front yard depth and the street line as to any lot created after date of enactment.
- (9) Lots must contain 50% of the minimum required lot area if the zoning district in which the lot lies as contiguous upland (non-wetland as defined by the Wetlands Protection Act and the Abington Wetland Bylaw). See definition of LOT AREA.
- (10) 30,000 square feet minimum lot area, 110 feet minimum lot frontage and lot width for two-family dwellings in the R-20 Zoning District.
- (11) The area on a lot occupied by buildings, structures, driveways, off-street parking or loading spaces and other impervious surfaces, expressed as a percentage of total lot area. The stated percentages may be exceeded by special permit from the Zoning Board for single-family or two-family uses, and from the Planning Board for all other uses.
- (12) Maximum front yard 10 feet.
- (13) May be 0 feet by special permit or 0 feet for existing buildings.
- (14) May be greater than 60% by special permit or for existing buildings.
- (15) Lots must be located on and have access to a street or way as defined in this Bylaw.

