

ZONE	LOT AREA (Sq. Ft)	LOT WIDTH	FRONTAGE	FRONT SET-BACK (from sideline, centerline)	REAR/SIDE SET-BACK	MAXIMUM HEIGHT	MAXIMUM STORIES	PERCENT OF LOT COVERAGE	PERCENT OF NATURAL COVERAGE
Rural District 1	60,000	200' * 175' (Local)	133'-4" * 116'-8" (Local)	60' and 80' * 50' and 70' (Local)	30' (principal building) 10' (accessory building)	35'	2.5	15% (2)	50%
Rural District 2	80,000	200' * 175' (Local)	133'-4" * 116'-8" (Local)	60' and 80' * 50' and 70' (Local)	30' (principal building) 10' (accessory building)	35'	2.5	15% (2)	50%
Suburban District 1	40,000	125'	82'6"	40' and 70' * 30' and 50' (Local)	20' residential 10' all other	35'	2.5	25%	no requirement
Suburban District 2	60,000	200' * 175' (Local)	133'-4" * 116'-8" (Local)	60' and 80' * 50' and 70' (Local)	30' (principal building) 10' (accessory building)	35'	2.5	15% (2)	50%
Single Residence District A	40,000	150'	100'	40' and 70' * 30' and 50' (Local)	20' residential 10' all other	35'	2.5	25%	no requirement
Single Residence District B	20,000	100'	66'-8"	40' and 70' * 30' and 50' (Local)	20' residential 10' all other	35'	2.5	25%	no requirement
General Residence	8,000 10,000 two family	70' 80' two family	46'-8" single fam. 53'-4" two family	40' and 70' * 30' and 50' (Local)	20' residential 10' all other	35'	2.5	40%	no requirement
Business Districts A	10,000 for single or two family	80' one family and two family (14)	70' (6)	20' max 1&2 family 10' max all other (5)	20' residential 10' all other	Other uses 45' (12) 40' residential	3 (12)	25% 1 and 2 family 60% all other (8)	20%
Business District B	8,000 10,000 two family	80' two family (7)	70' (14)	10'	20' residential 10' all other	60' commercial 40' residential	4 commercial 3 residential (12)	25% residential 20% all other	n/a
Business District C	8,000 10,000 two family	80' two family (7)	70' (14)	20' max 1&2 family 10' max all other	20' residential 10' all other	45' commercial (12) 40' residential	3 (12)	25% 1 and 2 family 35% multi family 50% all other	30%
Business District D	53 acres	80' two family (7)	1,000' (14)	10' from I-95, 50' from Old Post Rd., 100' from all other	100' (5)	60' (12) 40' residential	3 (12)	25% 1 and 2 family 20% (3)	35%
Professional District A	20,000	80' two family (7) 150' all other	100' (14)	n/a	20' residential 10' all other	40'	3	n/a	n/a
Professional District B	60,000	80' two family (7) 150' all other	100' (14)	40'	20' residential 10' all other	40'	3	20%	30%
Light Industrial District	40,000	150'	100'	75' and 100' (9)	100' residential 30' all other (9)	80'	4 (13)	60%, 75% including parking structures	20% (landscaped or openspace)
Housing Authority District	40,000 {5,000 (1, 14)}	no requirement	no requirement	30' and 50'	20' residential 10' all other	35'	2.5	25%	no requirement
Senior Living District	70 acres (10)	375'	250'	250'	50'	105' (10)	8 (10)	10% (10)	35%

*** State or County Layout**

- (1) Per dwelling unit (4 persons in a group arrangement = dwelling unit)
- (2) Includes paving and walks
- (3) Excluding parking decks
- (4) see section 2465 Zoning By-Laws
- (5) see section 2466 Zoning By-Laws
- (6) see 2463 Zoning By-Laws
- (7) all other uses, see section 2412 Zoning By-Laws
- (8) see section 2464 Zoning By-Laws
- (9) see section 2475 Zoning By-Laws
- (10) see section 4385 Zoning By-Laws
- (11) see section 2461 Zoning By-Laws
- (12) see section 2467 Zoning By-Laws
- (13) see section 2476 Zoning By-Laws
- (14) see section 2463 Zoning By-Laws

Note: Lots located within the Groundwater Protection District have a minimum lot size of 60,000 sf.

Note: Lots located within the Surface Water Protection District have a minimum lot size of 80,000 sf.

Note: Lot Width is measured at the front set-back line.

NOTE: SEE SECTION 2412 FOR SHAPE FACTOR WHEN CALCULATING LOT AREA

NOTE: This guide is meant for quick reference. Please confirm all information in current Zoning By-Law document.