

ZONING

205 Attachment 2

Town of Westminster Land Space Requirements Chapter 205, Zoning

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Frontage ^{1,2} (feet)	Minimum Yard Depth ³			Maximum Building Height ⁴		Maximum Percentage of Lot Coverage ¹⁰
			Front ^{5,6} (feet)	Rear ⁵ (feet)	Side ⁵ (feet)	Stories	Feet	
Residence Districts								
R-I	50,000 ¹²	150 ^{5,12}	25	20	15	2½	35	20% ⁵
R-II	60,000 ¹⁵	175 ^{3,15}	30	20	15	2½	35	20% ⁵
R-III	86,000	200	30	20	15	2½	35	20%
Commercial Districts								
C-I	40,000	150	40	40	20 ⁷	2	30 ⁸	--
C-II	10,000	100	25	20	20 ⁷	2	30 ⁸	--
C-III	--	--	15	20	10 ⁷	2	30 ⁸	--
Industrial Districts								
I-I	40,000	200	80	50	30 ⁹	2	50 ⁸	25%
I-II ¹³	40,000	100 ¹⁴	40 ¹⁴	30 ¹⁴	20 ^{9,14}	2	50 ⁸	65% ¹⁴
Floodplain and/or Wetland Protection Districts ¹¹								

NOTES:

- ¹ Frontage may be measured at the front yard setback line if the street is an arc of a curve with a radius of three hundred (300) feet or less, provided that there is, in any event, not less than a fifty-foot width of such frontage at the street.
- ² Not less than the frontage requirements shall be maintained throughout the front yard depth, except as provided for in Note ¹ above.
- ³ On lots abutting streets on more than one (1) side, the front yard requirements shall apply to each of the abutting streets.
- ⁴ 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 except that wireless communications towers and facilities shall comply with the requirements of § 205-39.2, Wireless communications towers and facilities, of this chapter. [Amended STM 6-18-2001 by Art. 5]
- ⁵ See Article IX regarding uses permitted by special permit.
- ⁶ A dwelling need not be set back more than the average of the setbacks of dwellings on the lots adjacent to either side. If a vacant lot exists on one (1) side, it shall be considered as a dwelling set back the depth of the required front yard.
- ⁷ Except there is no requirement when the side of a building abuts another building.
- ⁸ Height restrictions may be waived by the Board of Appeals for office buildings and motels, subject to the following conditions and those set forth in Article IX.
 - A. Office buildings:
 - (1) Minimum land area: five (5) acres.
 - (2) Minimum frontage: three hundred (300) feet.
 - (3) Minimum yard depths in addition to required yard depths: one (1) foot for each foot of height in excess of maximum allowed as a matter of right for the zoning district in which it is located.
- ⁹ Except fifty (50) feet when abutting a residential zone.
- ¹⁰ Exclusive of recreational facilities such as swimming pools, tennis courts, etc., for the use of the residents.
- ¹¹ Floodplain restrictions are set forth in Article XI.
- ¹² [Amended STM 11-2-1978 by Art. 4]
- ¹³ [Added STM 10-10-1995 by Art. 17]
- ¹⁴ Except that if public wastewater disposal is not available, the yard depth and lot coverage for the I-II District shall be the yard depth and lot coverage specified for the I-I District. [Added STM 10-10-1995 by Art. 17]
- ¹⁵ [Added STM 10-12-1999 by Art. 15]
- ¹⁶ With the exception of the C-III district, each lot shall have at least half of its minimum lot size required by zoning consists of contiguous upland. The upland area shall be exclusive of any resource area as defined by Massachusetts Wetland Protection Act Regulations 310 CMR 10.00 or Chapter 202 of the Westminster General Bylaws. [Added ATM 5-5-2012 by Art. 45]