

### 4.3 Setback and Yard Regulations <sup>92</sup>

#### 4.31 Setback and Yard Regulations for Buildings

In all districts, no building shall be constructed so as to be nearer to the line of any street than the "Required Setback Distance," or nearer to the side lines of its lot than the "Required Side Yard Width," or nearer to the rear line of its lot than the "Required Rear Yard Depth," specified in the following table for the district in which said lot is located:

<b>MINIMUM</b>	<b>SR-AA</b>	<b>SR-A</b>	<b>SR-B</b>	<b>SR-C</b>	<b>GR</b>
<b>Lot Area</b>	45,000 sq. ft.	30,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
<b>Lot Width Through Bldg.</b>	200'	150'	115'	100'	100'
<b>Frontage</b>	75'	75'	75'	75'	75'
<b>Coverage</b>	25%	25%	25%	25%	30%
<b>Required Setback Distance</b>	60'	60' from sideline of Turnpike St., 40' from sideline of all other streets	60' from sideline of Turnpike St., 30' from sideline of all other streets	60' from sideline of Turnpike St., 30' from sideline of all other streets	60' from sideline of Turnpike St., 30' from sideline of all other streets
<b>Required Side Yard Width</b>	40'	20'	15'	10'	10'
<b>Required Width Accessory Bldg.</b>	12' for a bldg. having a height of < 15' & setback of at least 200'	6' for a bldg. having a height of < 15' & setback of at least 150'	3' for a bldg. Having a height of < 15' & setback of at least 100'	3' for a bldg. having a height of < 15' & setback of at least 100'	3' for a bldg. having a height of < 15' & setback of at least 100'
<b>Required Rear Yard Depth</b>	35'	35'	35'	35' and 25' for an attached roofed & enclosed single story porch	35' and 25' for an attached roofed & enclosed single story porch
<b>Required Depth Accessory Bldg.</b>	12' for a bldg. having a height of >15'	6' for a bldg. having a height of >15'	3' for a bldg. Having a height of >15'	3' for a bldg. having a height of >15'	3' for a bldg. having a height of >15'

For Required Height see Section 4.41; For Required Open Space see Section 4.2

92 4.3 Amended ATM 1963 under Article 34; ATM 1970, under Articles 52 and 52; ATM 1973, under Articles 78-82; ATM 1974, Article 59 (Section VII-A)

#### 4.31 Setback and Yard Regulations for Buildings Continued

<b>MINIMUM</b>	<b>GR-Apt.</b>	<b>B</b>	<b>LI</b>	<b>I</b>
<b>Lot Area</b>	10,000 sq. ft.		1 1/2 acres	
<b>Lot Width Through Bldg.</b>	100'		200'	
<b>Frontage</b>	75'		75'	75'
<b>Coverage</b>	20%	90%	40%	50%
<b>Required Setback Distance</b>	60' from sideline of Turnpike St., 40' from sideline of all other streets	60' from sideline of turnpike St. 25' from all other streets except no setback required from line of Washington St, within the Central Business Area	60'	60'
<b>Required Side Yard Width</b>	25'	6' unless the wall adjoining a side lot line be either a party wall or a wall with its outer face coincident with said line	25' unless side yard abuts a railroad right-of-way 35' if side yard abuts a residential district or a bldg. used primarily for residential purposes	20' unless side yard abuts a railroad right-of-way 35' if side yard abuts a res. district or abuts a bldg. used primarily for res. purposes
<b>Required Width Accessory Bldg.</b>	3' for a bldg. with a height of < 15' & setback of at least 100'			
<b>Required Rear Yard Depth</b>	35'	20' for a dwelling except a dwelling in which all rooms open onto a street, yard or exterior court at least 20' in depth may be constructed within 6' of the rear line of its lot; 6' for all other bldgs.	25' unless the rear yard abuts a railroad right-of-way 35' when rear yard abuts residential district or abuts a bldg. used primarily for residential purposes	10' unless the rear yard abuts a railroad right-of-way 35' if rear yard abuts residential district or abuts a bldg. used primarily for residential purposes
<b>Req. Depth Accessory Bldg.</b>	3' for a bldg. with a height of >15'			

*For Required Height see Section 4.41; For Required Open Space see Section 4.2*

#### **4.32 Determination of Setback**

For the purposes of this Section, the required setback distance shall be measured from the nearest exterior line of the street in question, provided, however, that where the street has a right-of-way width of less than forty (40) feet, the setback distance shall be measured from a line on the lot twenty (20) feet from and parallel to said center line.

#### **4.33 Setback Exceptions**

In all districts (except where subject to the provisions hereof on "Corner Clearance"), a building may be constructed as near to the line of any street as the average of the set-backs of the dwellings or other main buildings nearest thereto on either side of the building in question. Where, in determining the average setback, the nearest main building on either side is more than three hundred (300) feet from the building in question, such side building shall not be counted, but instead the intervening space shall be considered as though occupied by a main building having the required setback (whether or not said space is laid out as a separate lot).

#### **4.34 Setback for Other Uses**

In all districts, no open storage or display of goods, products, materials or equipment, and no gasoline pump, vending machine or similar commercial device, and no sign over one square foot in area (except above a height of ten feet) shall be located nearer to the line of any street than either fifteen (15) feet or the permitted setback distance for a building on the lot, whichever distance is the lesser.

#### **4.35 Side Yard Exceptions**

On an existing lot in a Residential District specifically exempted from the lot width requirements hereof (Section 4.25), the required side yard width for a dwelling or other main building may be reduced one foot for each ten (10) feet by which the width of said lot is less than the minimum specified for its district, such width being measured across the lot at the required setback line or through that part of the building where the lot is narrowest, whichever distance is the greater; provided, however, that the side yard distance shall not be so reduced to less than sixty (60) per cent of the required minimum.

#### **4.36 Reduction of Occupied Lots**

No lot on which a building is located in any district shall be reduced or changed in size or shape so that the building or lot fails to comply with the lot area, frontage, coverage, setback, yard or other provisions of this By-law applicable to the construction of said building on said lot. This prohibition shall not apply, however, when a portion of a lot is taken or conveyed for a public purpose.

#### **4.37 Projections**<sup>93</sup>

---

<sup>93</sup> 4.37 Amended ATM 1963, under Article 35 (Section VIII-G)

Nothing herein shall prevent window sills, belt courses, eaves, chimneys and cornices not exceeding eighteen (18) inches in width from projecting into any required yard or other required open space nor uncovered steps and unroofed porches from projecting six (6) feet into required side yard width or nine (9) feet into required set back distance or required rear yard depth.

**4.38 Corner Clearance** <sup>94</sup>

In all Residential District, no building shall be constructed within the triangular area formed by the exterior lines or intersecting streets and a line joining points on such lines twenty-five (25) feet distant from their point of intersection (or, in the case of a rounded corner, the point of intersection of their tangents), and no structure other than a building, no tree, shrub or other planting, and no open display, storage or other open use shall be located within said triangular area in such a manner as to interfere with traffic visibility across the corner.

**4.39 Corner Lots** <sup>95</sup>

In all Residential Districts, in the case of a corner lot, no dwelling shall be constructed so as to be nearer to the line of any street than the “Required Setback Distance” or nearer to the side lines or rear lines of its lot than the “Required Rear Yard Depth” specified for the district in which the corner lot is located.

**4.39.1** In all residential districts no swimming pools shall be placed so as to be nearer the line of any street than the required setback distance for the main building in that district. And in all residential districts no swimming pools shall be placed nearer than 10 feet from any abutting property lines.

---

<sup>94</sup> 4.38 Inserted ATM 1973, under Article 82 (Section VIII-I)

<sup>95</sup> 4.39 Inserted ATM 1972 under Article 48, Amended ATM 1999 under Article 25, Amended ATM 2000 under Article 59 (Section VIII-I.1)