

Dimensional Requirements, Leicester Zoning Bylaw 5/09

SECTION 4

DIMENSIONAL REQUIREMENTS

4.1 BASIC REQUIREMENTS

No building or structure erected in any district shall be located on a lot having less than the minimum requirements set forth in Table I and II, and no more than one dwelling shall be built upon such lot, except in the case of Business, or combination of Business and Residential areas (B, BR-1, and RIB) when used as Business. No existing lot shall be changed as to size or shape so as to result in the violation of the requirements set forth in Table I and II.

4.2 SCHEDULE OF DIMENSIONAL REQUIREMENTS - TABLE I

District		Area (SQ.ft)	Frontage (FT)	Front (FT)	Side (FT)	Rear (FT)	Max height of building in feet	No. of stories	Maximum Building Coverage(%)
RESIDENTIAL 1	(R1)	50,000†	150	25	15	25	35	2½	30
RESIDENTIAL 2	(R2)	20,000	125	25	15	25	35	2½	30
SUB-AGRICULTURE	(SA)	80,000	200	40	40	40	35	2½	30
BUSINESS structure	(B)	15,000	100	25	10	25	35	2½	30
BI-A single family	(BI-A)	30,000	175	40	40	40	55	5½	30
BI-A structure	(BI-A)	20,000	150	50	40	40	55	5½	30
BUSINESS RESIDENTIAL-1 single family	(BR-1)	50,000	200	40	40	40	55	5½	30
BUSINESS RESIDENTIAL -1 structure	(BR-1)	20,000	150	50	40	40	55	5½	30
INDUSTRIAL single family (I)	(I)	40,000	100	25	10	25	55	5½	30
INDUSTRIAL structure (I)	(I)	10,000	100	25	10	25	55	5½	50
RESIDENTIAL INDUSTRIAL BUSINESS single family	(RIB)	30,000	175	40	40	40	55	5½	33
RESIDENTIAL INDUSTRIAL BUSINESS Two family*	(RIB)	30,000	175	25	25	25	55	5½	33
RESIDENTIAL INDUSTRIAL BUSINESS Multi-family* - Three Apts.	(RIB)	30,000	250	25	15	25	55	5½	33
RESIDENTIAL INDUSTRIAL BUSINESS Multi-family* Each add'l apt. up to and include 5	(RIB)	10,000	250	25	15	25	55	5½	33
RESIDENTIAL INDUSTRIAL BUSINESS Multi-family* Each add'l apt after 5th apt.	(RIB)	2,500	250	25	15	25	55	5½	33
HIGHWAY BUSINESS-INDUSTRIAL DISTRICT 1 (HB-1)	(HB-1)	60,000	200	50	50	50	55	5½	40
HIGHWAY BUSINESS-INDUSTRIAL DISTRICT 2 (HB-2)	(HB-2)	45,000	200	50	50	50	55	5½	40
GREENVILLE VILLAGE NEIGHBORHOOD BUSINESS DISTRICT	(NB)	20,000	100	25†	15	25	25	2	40

† = The minimum lot size in the R1 district shall be 40,000 square feet for lots served by public water and sewer.

* = Special Permit

† = In Neighborhood Business Districts (NB), if the alignment of existing principal buildings on adjacent lots on each side of a lot fronting the same street in the same district is nearer to the street line than the required front setback, the average of the existing alignments of all such buildings within 500 feet of said lot shall be the required front setback.

Dimensional Requirements, Leicester Zoning Bylaw 5/09

4.2 SCHEDULE OF DIMENSIONAL REQUIREMENTS - TABLE II

District		Area (SQ.ft)	Frontage (FT)	Front (FT)	Side (FT)	Rear (FT)	Max height of building in feet	No. of stories	Maximum Building Coverage(%)
BUSINESS	(B)	15,000	100	25	15	25	35	2½	30
Multi-family, 1st apt									
BUSINESS	(B)	7,500	100	25	15	25	35	2½	33
Multi-family, each add'l apt. up to & include. 5									
BUSINESS	(B)	2,000	100	25	15	25	35	2½	30
Multi-family, each add'l apt. after 5th apt.									

4.2.01 A lot or parcel of land having an area or a frontage of lesser amounts than required by this table may be considered as coming within the area and frontage requirements of this section, provided such lot or parcel of land was shown on a plan or described in a deed duly recorded or registered at the time of the adoption of this by-law and did not at the time of such adoption adjoin other land of the same owner available for use in connection with such lot or parcel.

4.2.02 To be measured at right angles to the principal structure. Measurement is from the right-of-way line where a plan of the way is on file with the Registry of Deeds or, in the absence of such a plan, from a line 25 feet from and parallel with the center line of the traveled way.

4.2.03 The limitations on height of buildings shall not apply in any district to chimneys, ventilators, towers, spires or other ornamental features of buildings which features are in no way used for living purposes.

4.2.04 Side yard dimension will be fifty (50) feet when adjacent to a Residential District or a Suburban-Agricultural District.

4.2.05 Rear yard dimension will be fifty (50) feet when adjacent to a Residential District or a Suburban-Agricultural District.

4.2.06 Height Restriction for Habitation. No building over 35 feet in height shall be used for human or animal habitation.

4.3 MODIFICATIONS TO DIMENSIONAL REQUIREMENT

4.3.01 No existing lot shall be changed as to size or shape so as to result in the violation of the requirements set forth in Section 4.2.

4.3.02 Upon granting of a Special Permit by the Planning Board, the dimensional requirements of this bylaw shall not apply to any uninhabited structures for public utilities owned by the Town of Leicester or Municipalities within the Town.

Section 4.4

A lot in the BR-1, and RIB Zones shall not contain more than two-third (2/3) impervious area and not less than 1/3 for greenery. The greenery must extend 20' from boundary of lot. All business and/or multiple family uses set forth in the BR-1, and RIB Zones shall be subject to the Site Plan Review By-Law.