

# Dimensional Requirements, 5-2013 Zoning Bylaw

## 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. No more than one dwelling shall be built upon such lot, except where specifically allowed elsewhere in the Zoning Bylaws. In the BR-1 and RIB districts a lot may contain a single dwelling unit in addition to a commercial structure on the same lot. 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                                            | Minimum Area (SQ. FT) | Frontage (FT) | Front (FT)      | Side (FT) | Rear (FT) | Max height of building in feet <sup>1</sup> | No. of stories | Maximum Building Coverage (%) |
|-----------------------------------------------------|-----------------------|---------------|-----------------|-----------|-----------|---------------------------------------------|----------------|-------------------------------|
| R1                                                  | 50,000 <sup>2</sup>   | 150           | 25              | 15        | 25        | 35                                          | 2½             | 30                            |
| R2                                                  | 20,000                | 125           | 25              | 15        | 25        | 35                                          | 2½             | 30                            |
| SA                                                  | 80,000                | 200           | 40              | 40        | 40        | 35                                          | 2½             | 30                            |
| B                                                   | 15,000 <sup>3</sup>   | 100           | 25              | 10        | 25        | 35                                          | 2½             | 30                            |
| CB                                                  | 15,000 <sup>3</sup>   | 100           | 25              | 10        | 25        | 35                                          | 2½             | 30                            |
| BI-A single family                                  | 30,000                | 175           | 40              | 40        | 40        | 55                                          | 5½             | 30                            |
| BI-A structure                                      | 20,000                | 150           | 50              | 40        | 40        | 55                                          | 5½             | 30                            |
| BR-1 single family                                  | 50,000                | 200           | 40              | 40        | 40        | 55                                          | 5½             | 30                            |
| BR-1 structure                                      | 20,000                | 150           | 50              | 40        | 40        | 55                                          | 5½             | 30                            |
| I single family                                     | 40,000                | 150           | 50              | 40        | 40        | 55                                          | 5½             | 30                            |
| I structure                                         | 10,000                | 100           | 25              | 10        | 25        | 55                                          | 5½             | 50                            |
| RIB single family                                   | 30,000                | 175           | 40              | 40        | 40        | 55                                          | 5½             | 33                            |
| RIB Two family                                      | 30,000                | 175           | 25              | 25        | 25        | 55                                          | 5½             | 33                            |
| RIB Multi-family                                    | 30,000                | 250           | 25              | 15        | 25        | 55                                          | 5½             | 33                            |
| RIB Multi-family Each add'l apt up to and include 5 | 10,000                | 250           | 25              | 15        | 25        | 55                                          | 5½             | 33                            |
| RIB Multi-family Each add'l apt after 5th apt.      | 2,500                 | 250           | 25              | 15        | 25        | 55                                          | 5½             | 33                            |
| HB-1                                                | 60,000                | 200           | 50              | 50        | 50        | 55                                          | 5½             | 40                            |
| HB-2                                                | 45,000                | 200           | 50              | 50        | 50        | 55                                          | 5½             | 40                            |
| NB                                                  | 20,000                | 100           | 25 <sup>4</sup> | 15        | 25        | 25                                          | 2              | 40                            |

<sup>1</sup> No building over 35 feet in height shall be used for habitation (See Section 4.2.06)

<sup>2</sup> The minimum lot size in the R1 district shall be 40,000 square feet for lots served by public water and sewer.

<sup>3</sup> See also Table II

<sup>4</sup> 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.

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SCHEDULE OF DIMENSIONAL REQUIREMENTS – TABLE II\*

| District                                                                    | Minimum Area (SQ. FT) | Frontage (FT) | Front (FT) | Side (FT) | Rear (FT) | Max height of building in feet <sup>1</sup> | No. of stories | Maximum Building Coverage (%) |
|-----------------------------------------------------------------------------|-----------------------|---------------|------------|-----------|-----------|---------------------------------------------|----------------|-------------------------------|
| <b>B &amp; CB</b><br>Multi-family, 1st apt                                  | 15,000                | 100           | 25         | 15        | 25        | 35                                          | 2½             | 30                            |
| <b>B &amp; CB</b><br>Multi-family, each additional apt. up to & including 5 | 7,500                 | 100           | 25         | 15        | 25        | 35                                          | 2½             | 33                            |
| <b>B &amp; CB</b><br>Multi-family, each additional apt. after 5th apt.      | 2,000                 | 100           | 25         | 15        | 25        | 35                                          | 2½             | 30                            |

\*The requirements of Section 4, Table II shall apply to Mixed-Use Developments, except as follows:

- Mixed-use developments with a single dwelling unit proposed in buildings in existence prior to the adoption of this Section of the Leicester Zoning Bylaw are exempt from the dimensional requirements of Section 4.
- The Planning Board, by special permit, may waive or modify dimensional controls set forth in Section 4 for Mixed-use developments that are proposed in buildings or structures in existence as of the date of the adoption of this section of the Leicester Zoning Bylaw.

**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. This requirement shall not apply to the CB district.

**4.2.05** Rear yard dimension will be fifty (50) feet when adjacent to a Residential District or a Suburban-Agricultural District. This requirement shall not apply to the CB 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.