

## ZONING

### 320 Attachment 2

#### Town of Ayer

#### Section 6.2 Schedule of Dimensional Requirements

(See also Notes to Schedule of Dimensional Requirements.)

[Amended 6-10-2019 STM by Art. 2; 10-28-2019 STM by Art. 9; 4-25-2022 ATM by Art. 30]

District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Yard Requirements (feet)			Building Height Maximum		Maximum Building Coverage	Maximum Floor Area Ratio (FAR)	Minimum % Open Space
			Side	Front	Rear	Stories	Feet			
Residence A-1	40,000	150	15	35	30	2 1/2	35	15%	NA	80%
Residence A-2	12,000 (one-family) 24,000 (two-family)	100	15	20	25	2 1/2	35	25%	NA	60%
General Residence	10,000 plus 3,000 for each additional dwelling unit	100	10	20	25	2 1/2	35	30%	NA	50%
Form-Based Code (DAPSFBC)	See FBC Development Standards <sup>1</sup>									
Form-Based Code (WAVFBC)	See FBC Development Standards <sup>2</sup>									
General Business	15,000	100	25 <sup>1</sup>	30	20	3	35	60%	1.25	20%
Light Industry	20,000	100	25 <sup>2</sup>	25	30 <sup>3</sup>	3	40	50%	1.25	30%
Industry (I)	30,000	150	25 <sup>4</sup>	25	30 <sup>5</sup>	3	40	50%	1.00	20%
Health Care Services <sup>6</sup>	40,000	100	20	30	20	6	75 <sup>7</sup>	60%	0.45	40%

<sup>1</sup> Editor's Note: See § 320-10.4, Downtown/Park Street Form-Based Code District.

<sup>2</sup> Editor's Note: See § 320-10.5, West Ayer Village Form-Based Code.

AYER BYLAWS AND REGULATIONS

District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Yard Requirements (feet)			Building Height Maximum		Maximum Building Coverage	Maximum Floor Area Ratio (FAR)	Minimum % Open Space
			Side	Front	Rear	Stories	Feet			
Mixed-Use Transitional	7,000 plus 3,000 for each additional dwelling unit	50	15 <sup>8</sup>	10	25 <sup>9</sup>	3	35	NA	1.0 <sup>10</sup>	5%

**NOTES:**

- <sup>1</sup> Except 35 feet abutting a Residential District.
- <sup>2</sup> Except 50 feet abutting a Residential District.
- <sup>3</sup> Except 30 feet abutting a Residential District.
- <sup>4</sup> Except 50 feet abutting a Residential District.
- <sup>5</sup> Except 30 feet for buildings through block or abutting a railroad siding.
- <sup>6</sup> In the Health Care Services District, an additional rear and side yard setback distance will be required (as set forth in this table) for each story above the first story of the building.
- <sup>7</sup> Parking garage structures shall not exceed 30 feet in height.
- <sup>8</sup> Applies to residential use; 10 feet for all other uses.
- <sup>9</sup> Applies to residential use or when abutting a residential use; 20 feet for all other uses.
- <sup>10</sup> For residential use: not applicable.