

ZONING

195 Attachment 3

Town of North Andover

**Table 2: Summary Of Dimensional Requirements
[Amended 6-18-2019 STM by Art. 1; 6-17-2021 ATM by Art. 27]**

	Res. 1	Res. 2	Res. 3	Res. 4	Village Res. ⁽¹⁴⁾	Res. 5 ⁽¹⁾⁽²⁾	Res. 6	Bus. 1	Bus. 2	Bus. 3	Bus. 4	Village Comm.	PCD	General Bus.	CDD 1	CDD 2	CDD 3	Ind. 1	Ind. 2	Ind. 3	Ind. 5	
Lot area, minimum (square feet)	87,120	43,560	25,000	12,500	43,560	43,560 ⁽⁷⁾	130,680	25,000	25,000	120,000	80,000	90,000	150,000	25,000	43,560	43,560	108,900	80,000	80,000	435,600	50,000	
Height, maximum (feet)	35	35	35	35	35	35	35	35	35	35	60	40 ^{*(17)}	35 ^{***}	45	35	35	45	55	55 ⁽¹⁸⁾	55	55	
Street frontage, minimum (feet)	175	150	125	100	85 ⁽¹³⁾	150	150 ⁽¹³⁾	125	125	300	200	200	300	125	150	150	250	150	150	150	150	
Front setback, minimum (feet)	30	30	30	30 ⁽²⁾	25	30	25	30	25	100	50	50 ^{***(17)(1)}	100	25	10 ⁽¹⁾	10 ⁽¹⁾	15 ⁽¹⁾	50	50	100 ⁽¹⁰⁾	30	
Side setback, minimum (feet)	30	30	20	15	15	25	15	20 ⁽¹⁾	25 ⁽²⁾	50 ⁽¹⁾	50 ⁽¹⁾	25 ^{***(17)}	50	25 ⁽²⁾	15	15	20	50 ⁽¹⁾	50 ⁽¹⁾	200 ⁽¹⁰⁾	20 ⁽²⁾	
Rear setback, minimum (feet)	30	30	30	30	30	30	30	30 ⁽²⁾	30 ⁽²⁾	50 ⁽³⁾	50	25 ^{***(17)}	50	35 ⁽²⁾	20	25	30	50 ⁽³⁾	50 ⁽³⁾	200 ⁽¹⁰⁾	30 ⁽¹⁾	
Floor area ratio, maximum	N/A	N/A	N/A	N/A	N/A	0.75:1	0.25:1 ⁽¹⁵⁾	0.30:1	0.75:1	0.40:1	1.50:1	N/A	0.75:1	N/A	0.75:1	0.75:1	0.75:1	0.50:1	0.50:1 ⁽¹⁹⁾	0.50:1	0.50:1	
Lot coverage, maximum	N/A	N/A	N/A	N/A	N/A	20%	20%	30%	35%	30%	25%	25%	25%	35%	70%	70%	70%	35%	35%	35% ⁽¹¹⁾	35%	
Dwelling unit density, maximum/acre	N/A	N/A	N/A	N/A	1/acre ⁽¹²⁾	Multi-family ⁽¹²⁾	9/acre ⁽¹²⁾	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
						Townhouse																
Open space												25% ^{***(16)}			30%	30%						

- * Two stories, not to exceed 40 feet
- ** Refer to §§ 195-8.4A (Note 6) and 195-8.6E.
- *** See detailed district use regulations.

Please refer to footnotes for additional information.

Footnotes

1. In all districts except Village Commercial and any Corridor Development District, front setbacks along Route 114 shall be a minimum of 100 feet. Front setbacks shall be 100 feet along 125 in Industrial 1 and 2 Districts; the first 50 feet of front setbacks under this requirement shall be made to provide an effective visual buffer and no parking shall be permitted.
2. Adjacent to residential districts, an additional fifteen-foot side or rear setback shall be required. The first 15 feet of the total setback abutting the residential district shall remain open and green, be suitably landscaped, un-built upon, unpaved and not parked upon. In the Business 2 District, the side yard requirements may be eliminated when two adjoining property owners agree to share a party wall.
3. Adjacent to residential districts, the required side or rear setback shall be 100 feet. The first 50 feet of such setback abutting the residential district shall remain open and green, be suitably landscaped, un-built upon, unpaved and not parked upon.
4. If an enclosed parking structure is provided, lot coverage may be increased up to the amount of such parking area but not exceed a total coverage of 45%.
5. Minimum lot size for a townhouse complex shall be 43,560 square feet although individual townhouse lots may be a minimum of 3,000 square feet. Minimum lot size for an apartment complex shall be 60,000 square feet.
6. Dimensional regulations for townhouse complexes shall meet the requirement of the Residence 5 District; individual townhouses within the complex, however, shall be regulated as follows:
 - Minimum street frontage: 18 feet
 - Minimum front setback: 30 feet
 - Minimum side setback: None required where a party wall is constructed between units; otherwise a twenty-five-foot side setback shall be provided
 - Minimum rear setback: 30 feet
 - Maximum floor area ratio: 1.20:1
 - Maximum lot contiguous units: 10

7. The following additional requirements shall apply when apartments or townhouse complexes are constructed in this district.
 - a) There shall be a paved driveway or paved walk adequate to accommodate emergency vehicles within 50 feet of the outside entrance of each dwelling unit.
 - b) Any road providing access to townhouses or lots intended for townhouses shall conform to the Subdivision Control Regulations of the Planning Board.
 - c) Any road providing access to more than 18 apartment dwelling units or more than 24 parking spaces shall conform to appropriate provisions of the Subdivision Control Regulations as if it were a minor residential street. Before issuing a building permit in such cases, the Building Inspector shall obtain a report from the Planning Board on the extent of such conformity.
 - d) Maximum height (apartment building): 40 feet.
 - e) Maximum stories of living quarters (apartment building): three.
 - f) Maximum units per structure (apartment building): 18.
8. In Residence 4 Districts only, front setback may be the average of all front setbacks of dwelling units within 250 feet on either side of the lot. Buildings on corner lots shall have the required front setback from both streets except in the Residence 4 Districts, where setback from the side street shall be a minimum of 20 feet.
9. Nursing and convalescent homes shall have at least 600 square feet of lot area per bed. The minimum lot size for such homes in R1, R2, and R3 Districts shall be two acres.
10. Where a public sanitary disposal site is the primary use, the setback area shall be used to provide a screening, natural or artificial, from adjacent residential use of public roadway.
11. Where a public sanitary disposal site is the primary use, an increase up to 100% of the lot coverage shall apply, not including the setback areas.
12. If multifamily structures are selected to attain the maximum density allowed, the proposed project shall be subject to the minimum open space requirements found in Article 8, Part 5, Planned Residential Development, and to the site plan review requirements of § 195-10.7.

In the instance where no public sewer service is provided and there is not private sewer system acceptable to the Town, the allowed density in the Village Residential Zone shall be one dwelling unit per acre and said dwelling and associated lot shall conform to all the regulations consistent with development in the R-2 Zone. Further, under no circumstances shall multifamily development be allowed in the Village Residential Zone, regardless of density, without the provision of public sewer or a Town-approved and -accepted private sewer system.
13. In instances where a lot fronts on Route 114, for purposes of public safety, the required lot front shall be 250 feet.
14. The dimensional criteria described in the table below applies only to detached single-family development. Multifamily structures developed in this district shall be subject to all criteria applicable to multifamily developments as stated in Article 8, Part 5. However, in no instances shall the bonus density sections of Article 8, Part 5 apply in the Village Residential District.

15. In accordance with the procedures and regulations set forth in § 195-10.7 of this bylaw, an application for a special permit may be submitted to increase the allowed floor area ratio (maximum) from 0.25:1 to 0.30:1, provided that at least 5,000 square feet (excluding basements) of the resulting gross floor area are deeded to the Town for public use purposes; that at least 2,500 square feet of said area is located at street level, and that the entire square footage, exclusive of basements, deeded to the Town is supported with parking spaces at the rate of one space per 250 square feet.
16. Open space shall be consistent with the definition of usable open space as contained in Article 8, Part 5, § 195-8.27F, Usable open space. No loading areas shall be allowed on the usable open space.

All required front, rear, and side yard requirements may be calculated as part of the usable open space, but in no instance shall any area designated for open space be less than 15 feet in width.

Further, no more than 25% of the total area required for open space shall be a wetland area, and no permanent or standing water bodies shall be calculated as part of the required open space.

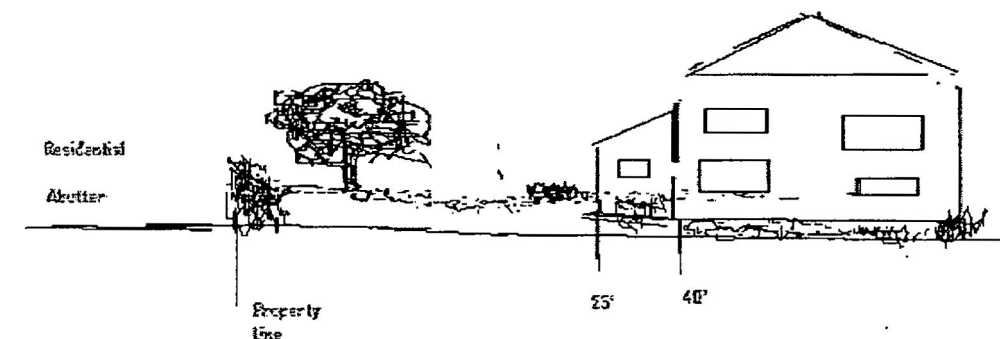
17. Village Commercial Dimensional Requirements.

Setbacks

Objective: The setbacks have been determined and arranged in such a way as to promote a quality development which lends itself to the surrounding community in an unobstructive manner.

- a) Front setbacks for structures along Route 114 shall be a minimum of 50 feet, all of which shall be used as an effective visual buffer. No parking shall be allowed within that fifty-foot buffer. Any roadways or drives within that fifty-foot buffer shall be as necessary for access only.
- b) When adjacent to a residential district, the minimum setback shall be 40 feet, with the first 25 feet remaining as an effective visual buffer. The Planning Board may allow the minimum setback adjacent to a residential district to be reduced to 25 feet, provided that the maximum height of the proposed structure is 25 feet, not to exceed one story. Further, for every one foot that the structure is moved closer than 40 feet to the residential property line, the maximum allowed height of the structure shall be reduced by one foot (See Diagram 1). In no instances shall a structure be closer than 25 feet to a side or rear setback. Any roadway or drives within those setbacks shall be as necessary for access only.

Footnote 17. Village Commercial Dimensional Requirements - Diagram 1



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18. The Planning Board may grant approval of an increase in the maximum height described under Table 2, provided that such approval shall not permit a structure to exceed 105 feet in building height, that the lot is at least 100 acres in size, and further provided that such approval is granted by Planning Board special permit after consideration of the special permit criteria described under § 195-10.7A of the Zoning Bylaw.
19. The Planning Board may grant approval of an increase of the maximum floor area ratio described under Table 2, provided that the floor area ratio shall not exceed 1.0:1, that the lot is at least 100 acres in size, and that such approval is granted by Planning Board special permit after consideration of the special permit criteria described under § 195-10.7A of the Zoning Bylaw.