

ZONING

280 Attachment 2

Town of Dedham

**Table 2 - Table of Dimensional Requirements
[Amended 5-19-2025 ATM by Art. 22]**

	SRA	SRB	GR	LMA/LMB	HB	LB	GB	CB
				RDO/AP ⁴				
Minimum Frontage (feet)	125 ¹³	95	*1	150 ⁴	200 ⁴	N/A ⁹	N/A	N/A ⁹
Minimum Lot Area (square feet)	40,000	12,500	*1	1 acre ⁴	1 acre ⁴	12,500	N/A ⁹	N/A ⁹
Minimum Lot Width as percentage of required Minimum Frontage	70 ^{12,13}	70 ¹²	*1 ¹²	70	70	70	N/A ⁹	N/A ⁹
Minimum Front Yard (feet)	25	25	20	30 ¹¹	30	5	5	*2
Minimum Side Yard (feet)	25 ⁵	15 ⁵	15 ⁵	15 ¹¹	20	15 ⁶	N/A	N/A
1-st. Det. Accessory Building ¹⁵	5	5	5	15	15	5	N/A	N/A
Minimum Rear Yard (feet)	25 ⁵	25 ⁵	25 ⁵	25 ¹¹	25	25	N/A	N/A
1-st. Det. Accessory Building	5	5	5	25	25	20 ⁷	N/A	N/A
Maximum Lot Coverage ⁸ (%)	30	30	30	50	40	80	80	80
Maximum Floor Area Ratio	0.15 ¹⁴	0.5 ¹⁴	0.9	0.35 ¹⁰	0.35	1.5	1.5	2.4
Space between Buildings (feet) for buildings erected, moved, or added after January 22,1990	10	10	10	15	15	10	15	N/A

* Dimensional requirements for each planned residential or commercial development to be specified in the Special Permit

** If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.

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FOOTNOTES TO TABLE OF DIMENSIONAL REQUIREMENTS

- *1. (Applies to GR General Residence District):
 - a. Frontage: 50 feet, except 90 feet for a two-family home.
 - b. Lot Width at front and rear building lines: 90 feet for a two-family home, except 50 feet for a single family home.
 - c. Lot Area: 11,000 square feet, except 7,500 square feet for a single-family home.
- *2. 10 feet for any part of a building within 200 feet of a residence district boundary abutting on the same street, measured parallel to said street, and 20 feet from Ames St. north of Charles River, Washington St. north of Wigwam Brook, and Court St.
- *3. If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.
- *4. Minimum lot frontage and area shall not apply to any lot recorded by plan or deed in the Norfolk Registry of Deeds or filed with the Land Court prior to passage of Article 57 of the 1973 Town Meeting, if in an RDO district, or Article 40 of the 1963 Town Meeting, if in an LMA, LMB, RDO, or HB district.
- *5. In SRA, SRB, and GR districts, the required minimum side yard shall be 10 feet and the required minimum rear yard shall be 20 feet for any lot established by a recorded plan or deed prior to adoption of Article 12 of the 1989 Annual Town Meeting.
- *6. In LB districts, no side or rear yard shall be required for buildings on lots established by plan or deed before January 1, 1970.
- *7. The minimum 20 feet rear yard in LB districts applies to dwellings only.
- *8. Lot coverage applies to buildings and structures, and not to paved ground level surfaces.
- *9. GR dimensional regulations apply to one- and two-family dwellings located in CB and GB districts, including Note *1, provided that the Board of Appeals may grant exceptions from such requirements by Special Permit, for lots established by plan or deed recorded before 1-1-1995, if compliance would entail practical difficulties and the exception would have no adverse effect on nearby properties.
- *10. In the RDO district, the Planning Board may, by Special Permit, grant an increase in Floor Area Ratio to 0.40 for projects which have frontage on a major highway and which will result in the consolidation of two or more lots, upon determination by the Board that the resulting development will better serve traffic safety and visual clarity than would development on the existing lots at the otherwise allowable floor area ratio.
- *11. In addition, in the RDO district, no portion of a building for a use not allowed in a Single or General Residence district shall be closer to such district than 40 feet or, if greater, the height of that building.
- *12. The minimum lot width for the required front yard in the SRA, SRB, and GR districts shall be equal to the minimum frontage requirement.
- *13. 150 feet in the SRA district for lots created after the adoption of Article 24, at the Town Meeting, April 10, 2000.
- *14. These Floor Area Ratios apply only to one and two family residential dwellings.

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- *15. One-story detached accessory building exterior wall shall not be greater than 10 feet in height above the finished grade, and the overall height of the one-story detached accessory building shall not be higher than 15 feet above the finished grade.