

ZONING

181 Attachment 2

City of Fitchburg

**TABLE OF DIMENSIONAL REQUIREMENTS**  
 [Amended 12-3-2024 by Ord. No. 200-2024]

<b>DISTRICT</b> <b>(see 181.211)</b>	<b>MIN. LOT AREA</b> <b>w/o MUNICIPAL</b> <b>SEWER</b> <b>(SQ. FT.)**</b>	<b>MIN. LOT AREA</b> <b>(SQ. FT.)**</b>	<b>MIN. LOT</b> <b>FRONTAGE</b> <b>(FT.)**</b>	<b>MIN. FRONT</b> <b>YARD</b> <b>(FT.)</b>	<b>MIN. SIDE</b> <b>YARD</b> <b>(FT.)</b>	<b>MIN. REAR</b> <b>YARD</b> <b>(FT.)</b>	<b>MAX.</b> <b>HEIGHT</b> <b>(FT.)</b>
RR	65,000	30,000	175	40	25	50	36
RA	65,000	12,500	100	30	15	35	36
RB	65,000	10,000	80	25	15	30	40
RC NON-SINGLE-FAMILY	65,000	7,500	50	20	10	20	40
RC SINGLE-FAMILY	65,000	5,000	50	15	10	10	36
NB	65,000	NONE	20	NONE	NONE	NONE	36
DB	65,000	NONE	20	NONE	NONE	NONE	NONE
IB	65,000	NONE	20	NONE	NONE	NONE	NONE
C	65,000	NONE	20	NONE	NONE	NONE	50*
CR***	65,000	30,000	175	40	25	50	50
I or AI	65,000	NONE	20	20	25	20	75*
MS	65,000	15,000	125	40	50	50	65
FSU***	65,000	4,250	50	20	10	20	55

\* A greater height may be authorized by Special Permit. See Section 181.426

\*\* Note increased Lot Size & Lot Frontage requirements in Water Resource Protection Overlay District. See Section 181.817.

\*\*\* See Section 181.427 Height and Dimensional Exceptions in FSU and CR Districts.