

ZONING

Z Attachment 3

City of Methuen

**Appendix B**  
**Table of Dimensional Regulations (1)**  
**[Amended eff. 6-15-2015 by Ord. No. 891]**

(minimum requirements in feet, unless otherwise indicated)

District and Major Uses	Minimum Lot Area (square feet)	Maximum Density	Minimum Frontage	Minimum Width	Minimum Yard Setback			Maximum Number of Stories	Maximum Height	Maximum Lot Coverage	Open Space
					Front	Side	Rear				
CN (6)											
RR (1-family dwelling)	80,000	—	200	200	40	30	30	3	35	25%	10%
RA (1-family dwelling)	40,000	—	100	100	25	20	20	3	35	25%	40%
RB (1-family dwelling)	25,000	—	100	100	25	15	20	3	35	25%	30%
RC (1-family dwelling)	15,000	—	100	100	25	15	20 (2)	3	35	25%	30%
RD (1-family dwelling)	10,000	—	100	100	20	15	20 (2)	3	35	25%	20%
RG (1-family dwelling)	8,000	—	80	80	20	15	20	3	35	25%	10%
RG (2-family dwelling)	12,000	—	100	100	20	15	20	3	35	25%	10%
MA (1- or 2-family dwelling)	12,000	—	100	100	30	20	30	3	40	40%	10%
MA (attached dwelling development)	130,680	2 DU/Acre (4)	100	100	30	25	30	3	40	40%	30%
MA (multifamily dwelling development)	130,680	2 DU/Acre (4)	150	150	30	25	30	3	40	40%	30%
MB (1- or 2-family dwelling)	12,000	—	80	80	20	10	20	3	40	40%	10%
MB (attached dwelling development)	43,560	4 DU/Acre (4)	150	150	30	25	30	3	40	40%	30%

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					Front	Side	Rear				
MB (multifamily dwelling development)	43,560	4 DU/Acre (4)	150	150	30	25	30	3	40	40%	30%
BN (Neighborhood Business)	10,000	—	80	80	25	15 (3)	30 (3)	3	40	25%	—
BH (Highway Business)	10,000	—	100	100	25	30 (3)	30 (3)	3	40	35%	—
CBD (Central Business)	4,000 (8)	—	40	40	10 (7)	15 (3) (7)	30 (3)(7)	4	45	40%	—
	20,000 (5)	6 DU/Acre (4)	80	80	10 (7)	10 (3) (7)	10 (3)(7)	4	45	40%	—
BL (Limited Business)	20,000	—	100	100	40	30 (3)	30 (3)	4	45	30%	10%
	130,680 (5)	4 DU/Acre (4)	150	150	30	20	30(3)	4	45	30%	30%
IL (Limited Industrial)	40,000	—	100	100	60	30 (3)	30 (3)	4	45	35%	—
H (Hospital)	80,000	—	100	100	60	30 (3)	30 (3)	4	45	35%	10%

Notes:

- (1) See Article XI for additional dimensional requirements for all special permit uses.
- (2) Or 1/4 of lot depth, whichever is less.
- (3) Where abutting a residential or multifamily district, see § 6.2L for additional requirements.
- (4) See § 11.11 for density bonus for affordable housing.
- (5) For multifamily or attached dwellings in a CBD, BL District.
- (6) Dimensions for a particular parcel in the CN Zone will be the dimensions of the most restrictive zone contiguous to that parcel.
- (7) The front, side and rear setback requirements in a CBD may be reduced zero under site plan review by the Community Development Board.
- (8) Existing lots under 4,000 square feet (recorded prior to the adoption of this ordinance) may be developed, subject to site plan approval.