

ZONING

190 Attachment 2

Table 2
Wakefield Zoning Bylaw
Table of Dimensional Regulations
 (Minimum requirements in feet, unless otherwise indicated)
 [Amended 6-7-1990 ATM by Art. 42]

District	Lot Area (square feet)	Maximum Density	Frontage and Width	Floor Area Ratio (FAR)	Minimum Yard Setback			Maximum Number of Stories	Maximum Height	Maximum Building Coverage	Minimum Open Area	Distance Between Buildings
					Front	Side	Rear					
Special Single Residence	20,000	--	100 ¹	--	30	15	25	2.5	35	30%	40%	¹⁰
Single Residence	12,000	--	100	--	20	15	25	2.5	35	30%	40%	¹⁰
General Residence	8,000	--	80	--	15	10	20	3	35	35%	30%	--
Multiple Residence:												
MR-1	40,000	²	150	--	30 ³	30 ³	30 ³	3	35	35% ⁹	30%	50 ⁴
MR-2	60,000	²	180	--	30 ³	30 ³	30 ³	5	50	35% ⁹	30%	50 ⁴
Business ⁶	--	⁶	40	1.5	--	⁷	⁷	--	60 ⁸	80%	10%	--
Neighborhood Business	20,000	--	80	1.0	15	10 ⁷	10 ⁷	3	35	50%	20%	--
Limited Business	40,000	--	150	1.25	50 ⁵	20	20	--	50	40% ⁹	30%	--
Industrial	20,000	--	80	1.5	15	20	20	--	60	50% ⁹	20%	--
Limited Industrial	80,000	--	150	1.5	50 ⁵	20	20	--	60	40% ⁹	30%	--

NOTES:

- ¹ Frontage shall be 100 feet and lot width shall be 125 feet (at the building line).
- ² See § 190-31 for complete requirements for multifamily and attached dwellings.
- ³ Or height of building, whichever is greater.
- ⁴ Or height of taller building, whichever is greater. (See § 190-31 for requirements for individual attached dwellings.)
- ⁵ Fifty feet from principal street; 20 feet from any other streets.
- ⁶ For multifamily and attached dwellings in the Business District, see § 190-31.
- ⁷ A minimum of 15 feet adjacent to a residential district, 10 feet of which shall not be paved.
- ⁸ Buildings over 50 feet shall provide a front yard setback of five feet plus one foot for each foot of height in excess of 50 feet.
- ⁹ Covered parking garages shall not count as part of building coverage, except that building coverage including parking garages shall not exceed 70%.
- ¹⁰ There is no minimum building separation between buildings on the same lot in the SR and SSR Zoning Districts. Additionally, all dwellings and accessory structures, other than fences, to be constructed on a lot in the SR and SSR Zoning Districts must maintain a minimum separation distance of 20 feet from any dwelling on any abutting parcel. This regulation shall not permit the reduction of any setback requirements but may increase those requirements.