

ZONING

325 Attachment 2

Town of Harwich

Table 2, Area Regulations
[Amended 5-7-2013 STM by Art. 12; 5-2-2016 ATM by Art. 47; 5-6-2019 ATM by Art. 25;
9-26-2020 ATM by Art. 22]

District	Use	Minimum Required				
		Lot Area (square feet)	Lot Frontage (contiguous feet)	Front ³ (feet)	Side ³ (feet)	Rear ³ (feet)
RR	Any permitted use	40,000	150	25	20	20
	Single-family dwellings in open space residential developments	5 contiguous acres with 30% of the applicable land to remain open space; lot area per unit 12,000	50 feet within interior of development ¹	25	20 ²	20 ²
	Shared elderly housing	40,000	150	25	20	20
RL	Single-family dwellings in open space residential developments	5 contiguous acres with 30% of the applicable land to remain open space; lot area per unit 12,000	50 feet within interior of development ¹	25	20 ²	20 ²
	Any other permitted use	40,000	150	25	20	20
RM	Single-family dwellings in open space residential developments	5 contiguous acres with 30% of the applicable land to remain open space; lot area per unit 12,000	50 feet within interior of development ¹	25	20 ²	20 ²
	Any other permitted use	40,000	150	25	20	20
RH-1	Any permitted use	40,000	150	25	20	20
RH-2	Hotel and motel	40,000 plus 2,000 per rental unit	150	50	50	50
	Any other permitted use	40,000	150	25	20	20
RH-3	Hotel and motel	40,000 plus 3,000 per rental unit	150	25	20	20
	Any other permitted use	40,000	150	25	20	20

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		Lot Area (square feet)	Lot Frontage (contiguous feet)	Front ³ (feet)	Side ³ (feet)	Rear ³ (feet)
CV	Shared elderly housing	40,000	150	25	20	20
	Single-family dwelling	40,000	150	25	20	20
	Dwelling, single-family, with accessory apartment	40,000	150	25	20	20
	Any other permitted use	40,000	150	25	20	20
CH-1	Shared elderly housing	40,000	150	25	20	20
	Single-family dwelling	40,000	150	25	20	20
	Dwelling, single-family, with accessory apartment	40,000	150	25	20	20
	Two-family dwelling	40,000	150	25	20	20
	Adult entertainment	50,000	150	50	50	100
	Any other permitted use	20,000	100	25	10	10
CH-2	Any permitted use	50,000	150	50	25	25
	Adult entertainment	50,000	150	50	50	100
IL	Any permitted use	20,000	100	25	25	50
MRL	Any other permitted use	40,000	150	25	20	20
MRL-1	Single-family dwellings in open space residential developments	5 contiguous acres with 30% of the applicable land to remain open space; lot area per unit 12,000	50 feet within interior of the development ¹	25	20 ²	20 ²
	Any permitted use other than multifamily residential	40,000	150	25	20	20
WR	Dwelling, single-family, with accessory apartment	40,000	Same as underlying district			
	Any other permitted use	Same as underlying district				

ZONING

District	Use	Minimum Required				
		Lot Area (square feet)	Lot Frontage (contiguous feet)	Front ³ (feet)	Side ³ (feet)	Rear ³ (feet)
PWS	Personal wireless service facility	90,000	75	150	150	150
		Note: These dimensional requirements may be reduced by the Planning Board in its approval of a special permit for a personal wireless service facility which is less than 150 feet in height in this district.				
	Any other permitted use	Same as underlying district				
All Districts where permitted by use special permit	Multifamily	40,000 ⁴	150	Footnote 5	25	25

NOTES:

¹ In an open space residential development, lots may have a minimum of 25 feet of frontage on any roadway within the development where the building site is generally behind another building site relative to the same road frontage or at least 75 feet from the front lot line.

² May be reduced pursuant to § 325-51E(4)(d).

³ May be reduced to 10 feet for septic system pursuant to § 325-18R.

⁴ 40,000 square feet is required for vacant lots. For lawfully preexisting structures/use converting to multifamily residence the existing lot size shall be allowable.

⁵ Front setback to be determined at time of site plan review § 325-55 for existing buildings. For new construction the setback shall be 25 feet.