

# ZONING

## 195 Attachment 2

**Table of Dimensional Requirements  
Town of Chelmsford  
[Amended 4-25-2005 ATM by Art. 28; 10-17-2011 ATM by Art. 20]**

Dimensional Requirements	Districts													
	RA	RB	RC	RM	CA	CB	CC	CD	IA	IS	RMH	CX	P	OS
<b>Minimum Lot Requirements</b>														
Area (x 1,000 square feet)	60	40	20	40 <sup>1</sup>	20	40	100	10	40	40 <sup>2</sup>		40	20	20
Width (feet)	150	150	125	150	125	150	200	50	150	150		150	125	125
Depth (feet)	150	150	125	150	125	0	200	0	150	150		0	125	125
Frontage (feet)	150	150	125	150	125	150	200	50	150	150		150	125	125
<b>Minimum Yard Requirements</b>														
Front (feet) <sup>3</sup>	40	40	20	40	20	60	60	20	40	40		60	20	20
Side (feet)	25	25	12	25 <sup>5</sup>	10 <sup>6</sup>	30 <sup>6</sup>	30 <sup>6</sup>	10 <sup>6</sup>	40 <sup>4</sup>	40 <sup>4</sup>		30 <sup>6</sup>	10 <sup>6</sup>	10 <sup>6</sup>
Rear (feet)	30	30	20	30 <sup>5</sup>	10 <sup>6</sup>	20 <sup>6</sup>	30 <sup>6</sup>	10 <sup>6</sup>	30 <sup>4</sup>	30 <sup>4</sup>		20	10	10
<b>Maximum Building</b>														
Coverage	10%	15%	20%	15%	15%	30%	30%	40%	40%	30%		30%	15%	15%
Stories	3	3	3	3	3	4	3	4	4	4		4	3	3
Height (feet)	35	35	35	35	35	45	35	45	45	45		45	35	35
Floor area ratio	.15	.20	.25	.30	.45	.45	.45	.45	.45	.45		.45	NA	NA

**NOTES:**

- <sup>1</sup> For multifamily dwellings, not less than 80,000 square feet or 5,000 square feet per dwelling unit, whichever is greater.
- <sup>2</sup> For granite operations, minimum lot area shall be 10 acres.
- <sup>3</sup> Corner lots shall maintain front yard requirements for each street frontage.
- <sup>4</sup> Increase to 100 feet when such yard is abutting a residentially used or zoned property.
- <sup>5</sup> Increase by 20 feet where abutting an RA or RB District.
- <sup>6</sup> Increase by 20 feet where abutting a residentially used or zoned property.