

ZONING

195 Attachment 3

Town of Chelmsford

**Table 1 - CEIOD Site and Building Dimensional Standards
Town of Chelmsford
[Added 10-21-2013 ATM by Art. 16]**

Dimensional Requirements	Districts				
	CA	CB	CC	CD	IA
Minimum Lot Requirements (1)					
Area (x 1,000 square feet)	20	40	100	10	40
In CEIODs by by-right	16	32	80	8	32
In CEIODs by special permit	10	20	50	5	20
Width (feet)	125	150	200	50	150
In CEIODs by by-right	100	120	160	40	120
In CEIODs by special permit	75	75	75	75	75
Depth (feet)	125	0	200	0	150
In CEIODs by by-right	100	0	160	0	120
In CEIODs by special permit	75	0	100	0	100
Frontage (feet)	125	150	200	50	150
In CEIODs by by-right	100	120	160	50	120
In CEIODs by special permit	75	75	75	50	75
Minimum Yard Requirements					
Front (feet)(3)	20	50	60	20	40
In CEIODs by by-right	16	48	48	16	32
In CEIODs by special permit	5	10	10	5	20
Side (feet)	10	30	30	10	40
In CEIODs by by-right	8	24	24	8	32(4)
In CEIODs by special permit	5(6)	10(6)	10(6)	5(6)	20(4)
Rear (feet)	10	20	30	10	30
In CEIODs by by-right	8	16	24	8	24(4)
In CEIODs by special permit	5(6)	10(6)	10(6)	5(6)	20(4)
Maximum Building					
Coverage	15%	30%	30%	40%	40%
In CEIODs by by-right (up to)	18%	36%	36%	48%	48%
In CEIODs by special permit (up to)	22.5%	45%	45%	60%	60%
Stories	3	4	3	4	4
In CEIODs by by-right	3	4	3	4	4
In CEIODs by special permit	3	4	3	4	4
Height (feet)	35	45	35	45	45
In CEIODs by by-right	35	45	35	45	45
In CEIODs by special permit	35	45	35	45	45
Floor area ratio	0.45	0.45	0.45	0.45	0.45
In CEIODs by by-right (up to)	0.54	0.54	0.54	0.54	0.54
In CEIODs by special permit (up to)	0.67	0.67	0.67	0.67	0.67

NOTES:

- (1) A special permit from the Planning Board is required when creating new lots via subdivision. Any new lots created via the overlay dimensional requirements shall be developed in accordance with the overlay.
- (2) N/A
- (3) Corner lots shall maintain front yard requirements for each street frontage, and other yards are side yards.
- (4) Increase to 100 feet when abutting a residentially used or zoned property.
- (5) N/A
- (6) Increase to 25 feet minimum where abutting a residentially used property.