

ZONING

86 Attachment 1

City of Fall River

Table of Dimensional Regulations
[Amended 6-28-2016 by Ord. No. 2016-22¹]

Zone		Minimum Lot Area (square feet)	Minimum Frontage and Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Single-Family	S	12,000	100	25	15	25	35	25%
Single-Family	R-8	8,000	80	20	15	20	35	25%
Single-Family	R-30	30,000	150	50	25	25	35	
Single-Family	R-80	80,000	300	75	50	75	35	
Two-Family	R-4	6,000/unit 2,000/second unit	75	15	10	20	35	30%
General Residence (maximum 3 units)	G	5,000/unit 1,500/additional unit	50	12	10	15	45	25%
Apartment (6 or less units/20 or greater units)	A-2	10,000/unit 2,000/additional unit	100	30	20	30	70	30%
Multiple-Family Residence (maximum 6 units)	M	5,000/unit 1,500/additional unit	50	12	10	15	45	25%
Local Business (maximum 3 units)	B-L	5,000/unit 1,500/additional unit	50	12	10	15	45	
Central Business	CBD	5,000	50	12	10	10	45 or 70	

¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions).

FALL RIVER CODE

Zone		Minimum Lot Area (square feet)	Minimum Frontage and Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Mixed Use Business	MBD	8000	50	12	10	10	70	
Neighborhood Shopping	B-N	10,000	100	35	35	25	45	
Waterfront and Transit-Oriented Development ¹	WTOD	2,500	50	10	10	10	80 (or 6 stories, whichever is greater)	80%
Medical	MD	2,500	50	10	10	10	80 (or 6 stories, whichever is greater)	
Commercial Mill	CMD	10,000	100	10	10	10	80 (or 6 stories, whichever is greater)	
Industrial Park	IP	10,000	100	50	40	40	80 (or 6 stories, whichever is greater)	70%
Open Space/Recreation	OS		300	75	50	75	35	
Water Resource	WR	300		75	50	75	35 (or 2.5 stories, whichever is greater)	

Notes:

1 See also § 86-175.