

ZONING

120 Attachment 1

Town of Weymouth

**Table 1
Schedule of District Regulations**

[Amended April 1971 ATM by Art. 47, approved 8-24-1971; February 1972 STM by Art. 6, approved 5-8-1972; October 1972 STM by Art. 8, approved 12-6-1972; June 1976 STM by Art. 26, approved 10-18-1976; February 1979 STM by Art. 1, approved 4-19-1979; May 1983 ATM by Art. 48, approved 8-26-1983; February 1985 STM by Art. 7, approved 6-3-1985; May 1985 ATM by Art. 44, approved 7-25-1985; May 1987 ATM by Arts. 51 and 52, approved 8-27-1987; May 1990 STM by Arts. 1, 2, 3, approved 8-29-1990; May 1990 STM by Art. 52, approved 9-13-1990; May 1992 ATM by Arts. 34 and 37, approved 10-1-1992; May 1997 ATM by Art. 40, approved 8-11-1997; May 1998 ATM by Art. 43, approved 10-23-1998; 1-17-2017 by Ord. No. 16-150; 8-10-2020 by Ord. No. 20-093; 2-3-2024 by Order No. 24-119]

District	Type of Use	Minimum Lot Size (square feet)	Minimum Lot Area (square feet per dwelling unit)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Depth (feet)	Minimum Rear Yard Depth (feet)	Maximum Lot Coverage (percent of lot area)	Maximum Height
R-1	One-family	25,000 (See §§ 120-51, 120-52, 120-53.1 and 120-53.2)	25,000	120 (See §§ 120-51, 120-52, 120-56, and 120-59.1)	18 (See § 120-54)	10; 20 feet of any dwelling (See § 120-55)	24 or 1/5 of depth of lot, whichever is less (See § 120-55)	30% ¹	2 1/2 stories, not to exceed 35 feet
R-2	Mixed residential		10,000 for single-family and nonresidential, plus 5,000 per each additional residential unit to a maximum of 3 total units	75; 75 feet of frontage	18 (See § 120-54)	10 (See §§ 120-54, 120-55 and 120-59)	10; 20 feet from any other dwelling	30% for building; 25% minimum for landscaping (See § 120-62.1)	3 stories, not to exceed 35 feet
R-3	Garden-type multiple	15,000 (See § 120-52)	One- to two-unit residence buildings: 15,000 All 3-or-more-unit buildings for multiple-family residential use based on FAR of 0.25 (See § 120-6)	20 (See §§ 120-52, 120-56 and 120-59.1)	20 (See § 120-54)	20 (See § 120-55)	20 (See § 120-55)	Minimum 20% landscaped area (See § 120-62.1)	3 stories, not to exceed 35 feet
R-4	Multiple	15,000	All units in all multiple-family residential building based on FAR of 0.30. (See § 120-6, “floor area ratio”)	120 (See §§ 120-56 and 120-59.1)	40 plus 5 feet for each setback for each story above 3rd floor (See § 120-54)	20 plus 2 feet for each story above the 3rd floor (See § 120-54)	30 or 1/2 the building height, whichever is greater (See § 120-54)	Minimum 20% landscaped area (See § 120-62.1)	6 stories, not to exceed 80 feet (See § 120-57)
NCD	Neighborhood center	7,500 (See § 120-58)	(See § 120-22.3)	50 (See §§ 120-52 and 120-56)	18 (See § 120-56B)	10 (See §§ 120-55 and 120-59)	10 (See §§ 120-55 and 120-59)	None	2 1/2 stories, not to exceed 35 feet
HT	Highway transition; residential office and small-scale commercial		15,000; FAR of 0.25	75; 60 feet of frontage	20	10 (See § 120-59)	10 (See § 120-59)	50%; 25% minimum for landscaping (See § 120-62.1)	3 stories or 45 feet, whichever is less

WEYMOUTH CODE

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MS	Medical-related services		15,000	60; 60 feet of frontage (See § 120-56)	20	10, inclusive of walkways and driveways, 5 feet of which shall be landscaped (See § 120-59)	10, inclusive of walkways and driveways, 5 feet of which shall be landscaped (See § 120-59)	75% for building and paved areas; 25% minimum for landscaping (See § 120-62.1)	3 stories or 45 feet, whichever is less; 6 stories or 80 feet whichever is less, by special permit by the Planning Board
B-1	Limited business	10,000 (See § 120-58)		100 (See §§ 120-56 and 120-58)	30, excluding signs	10 (See § 120-59)	10 (See § 120-59)	50% and minimum landscaped area (See § 120-62.1)	6 stories, not to exceed 80 feet (See § 120-57)
B-2	General business	None	All units in multiple-family residential buildings based on FAR (See § 120-6, “floor area ratio”)	None	None	None (See § 120-59)	None (See § 120-59)	None	6 stories, not to exceed 80 feet (See § 120-57)
I-1	Industrial park	20,000		100 (See §§ 120-56 and 120-60)	40	25 (See §§ 120-61 and 120-62)	None (See § 120-62)	80% and minimum landscaped area (See § 12-62.1)	6 stories, not to exceed 80 feet (See § 120-57)
PIP	Planned industrial park	43,560 (1 acre)		150 (See §§ 120-56 and 120-60)	40 plus 5 feet of setback for each story above 3rd floor (See §§ 120-34H, and 120-54)	25 (See §§ 120-34H, 120-61 and 120-62)	25 (See §§ 120-34H and 120-62)	60%, paved and buildings, landscaped (See § 120-62.1)	3 stories, not to exceed 35 feet; up to 6 stories, not to exceed 80 feet, by special permit from the Planning Board
I-2	General industrial	None		None	None	None (See § 120-62)	None (See § 120-62)	None	6 stories, not to exceed 80 feet (See § 120-57)
POS	Public facilities and open space		None	40 feet; 40 feet of frontage	20	10 (See § 120-59)	10 (See § 120-59)	75% for building and paved areas; 25% for landscaping	3 stories or 35 feet, whichever is greater

¹ Within the R-1 District, this calculation shall also include all other impervious surfaces including pavement, patios, sheds, and swimming pools.