

ZONING

171 Attachment 2

Town of Great Barrington

Schedule of Dimensional Requirements [Amended 6-7-2021 ATM by Art. 24]

District	Minimum Lot Area (square feet)	Width (feet)	Minimum Front Yard¹ (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage by Buildings (percent)¹⁵	Stories^{2,6}	Height (feet)^{2,6}
R1A	10,000	100	25	20 ³	30	20	2 1/2	35
R1B	6,500	60	25	10	30	25	2 1/2	35
R2	43,560 ⁷	150	50	20 ³	30	20	2 1/2	35
R3	5,000	50	25	10	30	25	2 1/2	35
R4	87,120	200	50	20	30	10	2 1/2	35
B ⁸	5,000	50	0 ⁹	0 ¹⁰	0 ¹⁰	75	3	40
HVC ¹²	5,000	50	5	5	10	75	2 1/2	35
B1	Dwellings: 5,000	50	25	10	30	25	2 1/2	35
	Other permitted uses: 5,000	50	25	10	10	75	3	40
B2	5,000	50	25	10	10	75	3	40
B2A	Dwellings: 43,560	150	50	20	30	20	2 1/2	35
	Other permitted uses: 20,000	150	40	20	30	25	2 1/2	35
B2X	5,000	50	0 ⁹	0	0	75	3	40
B3	Existing buildings: 5,000	50	0	0	10	75	4 ¹¹	40 ¹¹
	New structures: 5,000	50	10	10	10	75	4 ¹¹	40 ¹¹
MXD ¹³	5,000	50	15	10	10	75	3 1/2	40
I	Dwellings: 43,560 ⁷	150	50	20	30	25	2 1/2	35
	Other permitted uses: 5,000	50	50	10	10	75	3	40
I2	Dwellings: 43,560 ⁷	150	50	20	30	25	2 1/2	35
	Other permitted uses: 5,000	50	50	10	10	75	3	40
	Multifamily dwellings: 10,500	50	25	10	30	50	2 1/2	35

GREAT BARRINGTON CODE

Notes to Schedule of Dimensional Requirements:

1. For exceptions, see Section 4.2.4.
2. For exceptions, see Section 4.2.8.1. The height regulations do not apply to agricultural structures, antennae, belfries, chimneys, churches, cupolas, mixing plants, roof-mounted solar energy systems, screening or loading towers for sand or rock, spires, ventilators, water tanks, wind energy generators, or other appurtenances usually required to be placed above roof level and not intended for human occupancy.
3. On a lot of record, at the effective date of this bylaw, that is 70 feet or less in width in an R1A or R2 District, a dwelling may be erected or altered with a side yard not less than 10 feet in width.
4. For single-family dwellings, two-family dwellings or multifamily dwellings, maximum lot coverage shall be 25% in an R3, B1 or B2 District.
5. For dwellings over a business use, maximum lot coverage shall be 75% in a B1 or B2 District.
6. For exceptions, see Section 4.2.8.2.
7. Minimum lot area for dwellings as shown in the table for R2, B2 or I Districts may be reduced by 50% if the lot is served by both Town sewer and water and by 25% if served by either Town sewer or water.
8. In view of small or irregular lot sizes, replacement buildings are permitted in perpetuity, based on lot sizes and front, rear and side yards no less than and building coverage no greater than those existing as of the effective date of this bylaw.
9. Zero front setbacks are encouraged for the purpose of maintaining the integrity and continuity of the street facade. The maximum front setback in the B District shall be five feet. The maximum setback in the B2X District shall be 12 feet.
10. Existing side yards, rear yards and the rights-of-way shall be retained. Parking areas that currently exist to meet parking requirements for housing units shall be retained.
11. On lots in the B3 District of two acres or more, the height of a building shall be limited to 50 feet and five stories.
12. For existing structures in the HVC, minimum yard requirements shall be as set forth herein or those that exist as of May 4, 2015, whichever is the lesser. See also Section 9.9.4.
13. For existing structures in the MXD, minimum yard requirement shall be the lesser of the yard which exists as of May 9, 2016, or that which is set forth herein. See also Section 9.11.4.
14. For dimensional requirements for solar energy systems, see Section 9.12, Solar energy systems.

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15. Maximum lot coverage shall not reduce the allowable footprint for buildings and structures to less than 2,000 square feet in the R3 District and 3,000 square feet in the R1A and R1B Districts.