

ZONING

Z Attachment 2

City of North Adams

APPENDIX B

**Dimensional Regulation Schedule<sup>1,6</sup>**  
**[Ord. of 10-22-2019; Ord. of 11-28-2023; 6-10-2025]**

	<b>RU-1<sup>2</sup></b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>AH-1<sup>3</sup></b>	<b>B-1</b>	<b>B-2</b>	<b>CBD</b>	<b>S-1</b>	<b>I-1</b>	<b>AP-1</b>
Minimum Lot Area (sq. ft.)	40,000	24,000	16,000	11,250	7,200	16,000	5,000	10,000	5,000	14,700	10,000	40,000
Minimum Lot Frontage (ft.) <sup>4</sup>	125	120	90	75	60	90	50	70	50	90	70	125
Minimum Lot Area per principal dwelling unit (sq. ft.)	20,000 w/sewer, 40,000 w/o sewer	24,000	8,000	5,625	3,600	8,000	none	none	none	3,600	NA	NA
Minimum Front Setback (ft.) <sup>5</sup>	40	35	30	20	10	30	10	15	0	10	15	40
Maximum Front Setback (ft.)	none	none	none	none	none	none	130	130	10	130	none	none
Minimum Side Setback (ft.)	20	20	15	10	5	15	6	10	0	6	10	25
Minimum Rear Setback (ft.)	35	35	25	15	8	25	12	12	12	12	15	25
Maximum Building Coverage	15%	15%	20%	25%	33%	20%	50%	50%	80%	33%	70%	30%
Maximum Height (ft.)	30	30	30	30	30	30	30	40	50	35	40	40

<sup>1</sup> See Section 9 for Windsor Lake Watershed, Floodway, and Floodplain Overlay District regulations.

<sup>2</sup> Flexible residential development may be elected in the RU-1, R-2, R-3, R-4, and R-5 Zoning Districts. See Section 10.1.

<sup>3</sup> Except for mobile home parks, which are regulated by Section 10.9.

<sup>4</sup> Lot frontage includes all frontage along a right-of-way, having a depth of at least 25 feet from the right-of-way.

<sup>5</sup> Corner lots shall meet the front setback requirements from all road frontages.

<sup>6</sup> See Section 9.5 Hospital Avenue Overlay District regulations.