

ZONING

275 Attachment 1

Town of Bedford

Table 1
Table of Dimensional Regulations
[Amended 3-14-1995; 3-11-1997; 3-8-2005; 3-13-2012; 3-14-2017; 3-12-2019]

(All dimensions are in feet unless otherwise noted.)

Zoning District	Minimum Lot Size ^{1,2,3}	Minimum Frontage	Minimum Structure Setbacks				Maximum Building Height	Maximum Building Coverage (%)	Special Conditions	Wireless Telecom Facilities
			Front Yard	Rear Yard	Side yard					
					Abutting a Lot	Abutting a Street				
RA	1.5 acres	150	35	25	25	35	35	NA	—	___ ¹⁴
GR	___ ¹²	___ ¹²	35	25	25	35	35	NA	—	___ ¹⁴
AR	___ ⁴	100	50	50	30 ⁵	50	35	25	7	___ ¹⁴
CI	—	—	—	—	—	—	—	25	—	___ ¹⁴
CO	1.5 acres	175	60	30	30	60	48	___ ¹⁸	___ ^{6,7,16,17}	___ ¹⁴
CO-2	1.5 acres	175	60	30	30	60	48	___ ¹⁸	___ ^{7,16}	___ ¹⁴
OF	1 acre	150	60	30	30	60	48	25	___ ⁷	___ ¹⁴
NC	1 acre	150	60	30	30	60	36	30	___ ^{7,8}	___ ¹⁴
HC	1 acre	150	60	30	30	60	48	25	___ ⁷	___ ¹⁴
SI	3 acre	300	60	50	50	60	40	25	___ ^{7,9,11}	___ ¹⁴
PZ	___ ¹³	___ ¹³	___ ¹³	___ ¹³	___ ¹³	___ ¹³	___ ¹³	___ ¹³	___ ^{13,16}	___ ¹⁴
HD	___ ¹⁵	___ ¹⁵	___ ¹⁵	___ ¹⁵	___ ¹⁵	___ ¹⁵	___ ³⁵	___ ¹⁸	___ ^{16,17}	___ ¹⁴

BEDFORD CODE

FOOTNOTES:

- ¹ Refer to Section § 275-23, Nonconforming lots, structures and uses, for exception to these minimum lot sizes.
- ² Minimum lot size calculations shall be per dwelling unit or other principal building except as otherwise specified herein and shall exclude all surface water bodies. No more than 25% of the minimum lot size shall be composed of wetlands.
- ³ In the absence of municipal sewerage facilities, minimum lot sizes within all subdivisions shall, in addition to meeting the requirements of the Zoning Ordinance for the district wherein the subdivision is proposed, shall also comply with the lot size requirements specified in the soils and steep slopes regulation contained within the Town's Subdivision Regulations.
- ⁴ Minimum lot size per building shall be 40,000 square feet plus 4,000 square feet per dwelling unit. There shall be no more than 12 dwelling units in any one building. Maximum number of bedrooms per dwelling shall not exceed two. There shall be a minimum of 800 square feet of net floor space for each one-bedroom dwelling unit and 950 square feet for each two-bedroom dwelling unit.
- ⁵ For subdivisions without lot lines the minimum distance between buildings shall be 35 feet.
- ⁶ A business center development must have a minimum lot size of two acres and minimum frontage of 250 feet.
- ⁷ A buffer zone shall be provided in accordance with the provisions of § 275-21F(2), Buffer zone.
- ⁸ No enterprise in this district shall have more than eight full-time employees, including the proprietor.
- ⁹ No newly constructed building within this district shall be closer than 200 feet to an existing residential dwelling.
- ¹⁰ A property being developed by one owner into an industrial park may have more than one principal building or use on a single lot.
- ¹¹ Street access to any lot shall be from a street not a state or federal highway whose intersection with the lot shall be at least 250 feet from any state or federal highway.
- ¹² Minimum lot size and frontage shall be as follows:
 - a. Served by both public water and public sewer: lot size, 1/2 acre; frontage, 100 feet.
 - b. Served by either public water or public sewer: lot size, one acre; frontage, 120 feet.
 - c. No public water or sewer; lot size 1 1/2 acres, frontage and 150 feet.
- ¹³ See Article VIII, Performance Zoning District, and Table 3, Table of Performance Dimensional Standards.
- ¹⁴ Wireless telecommunication facilities: See § 275-21A, Uses permitted by right, and § 275-21C, Uses permitted by special exception.
- ¹⁵ Lots within the Historic District overlay (HD) shall meet the dimensional requirements of the underlying zoning district unless otherwise specified.
- ¹⁶ Lots in the Commercial Zone (CO), Commercial-2 (CO-2) as well as lots in the Commercial Zone with Historic District overlay (HD), and lots in the Performance Zone (PZ) shall be permitted to have more than one principal building per lot. Multiple buildings on a single lot in these zones shall provide a minimum separation between buildings of 20 feet. Additional separation between buildings may be required by applicable fire or building codes.
- ¹⁷ Each building in the Commercial Zone shall be limited to two floors with no more than 25,000 square feet per floor.
- ¹⁸ Lots in the Commercial Zone (CO), Commercial-2 (CO-2) and in the Commercial Zone with Historic District overlay (HD) shall be limited to a maximum impervious surface area of 75% of the total lot area instead of a maximum building coverage.