

ZONING

490 Attachment 2

Town of Salem

**Zoning Dimension Restrictions Table
[Amended by the 2022 Town Meeting]**

| District | Minimum Lot Size (square feet) | Minimum Frontage (feet) | Minimum Width (feet) | Setbacks (feet) | Maximum Coverage | Maximum Height |
|--|---|--|----------------------------|-----------------------------------|----------------------------|---|
| <i>Notes:</i> | <i>A</i> | <i>B</i> | <i>B</i> | <i>C and D</i> | <i>E</i> | <i>F</i> |
| Residential Ref: § 490-301 | 25,000 single with sewer or 37,500 duplex with sewer | 150 single + 40 extra unit; 125 curved street + 40 extra unit | 100 at building line | Front: 30 Side: 15 Rear: 30 | 30% building 1 unit/lot | 35 feet or 2 1/2 stories |
| Rural Ref: § 490-302 | 87,120 single with sewer or 174,240 duplex with sewer or 5 acres (see notes) | 150 single + 20 extra unit; 125 curved street + 40 extra unit | | Front: 30 Side: 30 Rear: 30 | 30% building 1 unit/lot | 35 feet or 2 1/2 stories |
| Recreational Ref: § 490-303 | 25,000 single with sewer | 100 | 100 at building line | Front: 30 Side: 15 Rear: 15 | | 35 feet or 2 1/2 stories |
| Garden Apartment Ref: § 490-304 | 2 acres | | | Front: 40 Side: 30 Rear: 30 | 25% building | 35 feet or 2 1/2 stories |
| Manufactured Housing Park Ref: § 490-305 | 15,000 with public water supply or else 25,000 | 100 with public water supply, or else 150 | | Front: 30 Side: 30 Rear: 30 | 30% building 1 unit/lot | |
| Business Office I and II Ref: § 490-401 | 25,000 single or business use or 37,500 duplex or mixed office/residential | 150 single + 40 extra unit; 125 curved street + 40 extra unit | | Front: 30 Side: 15 Rear: 30 | 50% lot | I: 35 feet or 2 1/2 stories II: 35 feet |

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|---|---|--|-------------------------------------|------------------------------------|-----------------------------|----------------------------------|
| <i>Notes:</i> | <i>A</i> | <i>B</i> | <i>B</i> | <i>C and D</i> | <i>E</i> | <i>F</i> |
| LCSV Ref: § 490-402 | 1.5 acres | 150 | | Front: 50 Side: 25 Rear: 25 | 30% building | 35 feet or 2 1/2 stories |
| Town Center Ref: § 490-403 | 3 acres | 150 | | Front: 100 Side: 75 Rear: 75 | 30% building | |
| Commercial-Industrial A Ref: § 490-501 | | | | | 90% lot | 35 feet, 45 feet or 3 stories |
| Commercial-Industrial B, C Ref: § 490-501 | | | | Front: 30 Side: 20 Rear: 20 | 70% lot | 35 feet, 45 feet or 3 stories |
| Industrial Ref: § 490-502 | | 300 | | Front: 50 Side: 40 Rear: 40 | 30% building | 35 feet or 3 stories |
| Seniors Housing Overlay Ref: § 490-601 | 10 acres | 200 | | Front: 50 Side: 50 Rear: 50 | | 35 feet |

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Notes for Zoning Dimension Restrictions Table:

A. Minimum lot size.

Residential, Rural, Recreational, and Business Office Districts: If a lot is not served by the municipal sewerage system, the minimum lot size shall be as set forth in the table above or the minimum lot size determined by the lot's soil type and slope as set forth in the Subdivision Control Regulations, whichever is greater. **[Amended by the 1984 Town Meeting]**

Rural District: Some agriculture or other activities may require five acres. See § 490-302B(2).

Garden Apartment District: See § 490-304B for additional restrictions.

B. Minimum frontage.

Recreational District: In the area of Lot 6601, Map 41, each lot shall have a one-hundred-fifty-foot minimum frontage and a one-hundred-fifty-foot minimum width at the building line.

Business Office Districts: The minimum frontage for each lot is for one unit for all permitted uses. The added feet requirement is for each additional family unit.

Industrial District: See § 490-502C for additional restrictions.

C. Setbacks are for structures and are from any street or streets on which a lot abuts and from other lot lines. The following structures may be erected to within:

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| Residential District | |
| 1. Swimming pool | 15 feet of the rear lot line |
| 2. Garage | 10 feet of the rear lot line |
| Residential and Rural Districts [Amended by the 2013 Town Meeting] | |
| 3. Utility shed (up to 100 square feet, 7 feet high) | 1 foot of the rear or side lot lines |
| 4. Utility shed (up to 200 square feet, 10 feet high) | 10 feet of the rear lot line |
| Rural District | |
| 5. Swimming pool | 15 feet of the side or rear lot line |
| Recreational District | |
| 6. Utility shed (up to 100 square feet, 7 feet high) | 1 foot of the rear or side lot line |
| The rear lot line will not be construed to be a property line fronting on a body of water or fronting on a street. | |
| Garden Apartment District: see § 490-304B for additional restrictions | |
| Manufactured Housing District | |
| 7. Garage | 10 feet of the rear lot line |
| Limited Community Shopping Village District: see § 490-402D for additional restrictions | |
| Commercial-Industrial Districts: see § 490-501C(4)(a) for additional restrictions | |

D. Other restrictions (for all districts, when applicable).

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| 1. Wetland (see § 490-706) | 40 feet from edge of wetland |
| 2. Prime wetland (see § 490-706) | 100 feet from edge of prime wetland |
| 3. Proximity to water bodies (see § 490-804) | 40 or 50 feet |
| 4. Leach fields | 75 feet |

- E. Maximum coverage applies to principal and accessory buildings (see definition for "lot occupation," § 490-107).

Residential and Rural Districts: one residential structure allowed. However, the Chief Building Official may authorize an existing dwelling or mobile home to remain on a lot while a new dwelling is constructed on the same lot in the Rural and Residential Districts, provided that the existing dwelling or mobile home is removed no more than 30 days after issuance of an occupancy permit for the new dwelling and that a suitable performance guarantee or legal agreement is submitted to ensure such removal. **[Amended by the 2004 Town Meeting]**

Manufactured Housing District: one housing unit allowed, plus garage, carport, tool or utility building, awning or entry. **[Amended by the 1982 Town Meeting]**

- F. Maximum height.

Garden Apartment District: see § 490-304B(1)(c) for additional restrictions.

Commercial-Industrial Districts: see § 490-501C(1)(d) for additional restrictions.

Business Office Districts: height restrictions apply to new buildings or additions to existing buildings.

Limited Community Shopping Village District: **[Amended by the 2012 Town Meeting]**