

ZONING

300 Attachment 2

Town of Medfield

Table of Area Regulations
[Amended 4-24-2017 ATM by Art. 45; 4-29-2019 ATM by Art. 23]

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
RE	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
RT	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
RS	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
RU	Single-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (three units)	30,000	200x200	200	200	100	30	20	50
	Lot area per additional unit (4+ units)	8,000							
	Public housing for the elderly (1st unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
RU (USSOD)	Multi-family dwelling (three units)	24,000	200x200	200	200	100	30	20	50
	Lot area per additional unit (4+ units)	6,000							
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12

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		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See § 300-6.2R)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See § 300-6.2R)		-0-	7***	****	-0-
BI	Any permitted structure or principal use	10,000		60	60	60	10	6	12
IE	Any permitted structure or principal use (See notes in §§ 300-6.2 and 300-6.3)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See § 300-5.5C.)								

NOTES:

- * Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of “wetlands” in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10.
- ** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this Bylaw, in accordance with the dimensions set out in the Table of Use Regulations.
- *** See § 300-6.2S.
- **** See § 300-6.2Q.