

ZONING

275 Attachment 2

Town of Sharon

Table 2: Table of Dimensional Regulations
[Amended 5-1-2023 ATM by Art. 10; 11-30-2023 STM by Art. 5]

Zone	Lot Area (square feet)	Lot Width	Frontage	Front Set-Back from sideline)	Rear/Side Set-Back	Maximum Height	Maximum Stories	Percent of Lot Coverage	Percent of Natural Coverage
Rural District 1	60,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	—	15% (2)	50%
Rural District 2	80,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	—	15% (2)	50%
Suburban District 1	40,000	125'	82'-6"	30'	20' residential 10' all other	35'	—	25%	no requirement
Suburban District 2	60,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	—	15% (2)	50%
Single Residence District A	40,000	150'	100'	30'	20' residential 10' all other	35'	—	25%	no requirement
Single Residence District B	20,000	100'	66'-8"	30'	15' residential 10' all other	35'	—	25%	no requirement
General Residence	8,000 10,000 two family	70 80' two family	46'-8" single fam. 53'-4" two family	30'	15' residential 10' all other	35'	—	40%	no requirement
Business District A	10,000 for single or two family	80' one family and two family	70'	20' max 1&2 family 10' max all other	15' residential 10' all other	other uses 45' 40' residential	3	25% 1 and 2 family 60% all other	20%
Business District B	8,000 10,000 two family	80' two family (4)	70'	10'	20' residential 10' all other	60' commercial 40' residential	4 commercial 3 residential	25% residential 20% all other	n/a
Business District C	8,000 10,000 two family	80' two family (4)	70'	20' max 1&2 family 10' max all other	20' residential 10' all other	45' commercial 40' residential	3	25% 1 and 2 family 35% multi family 50% all other	30%
Business District D Development	See § 4.3.8.1	See § 4.3.8.1	See § 4.3.8.1	See § 4.3.8.1	See § 4.3.8.1	See § 4.3.8.4	See § 4.3.8.4	See § 4.3.8.1	See § 4.3.8.1
Lot within Business District D but not within a Business District D development	53 acres	1,000'	1,000'	10' from I-95, 50' from Old Post Road, 100' from all other streets	100' (5)	See § 4.3.8.4	See § 4.3.8.4	55%	33%
Lot within a Business District D development	60,000	25'	25'	10' from I-95, 50' from Old Post Road, 100' from all other streets	No requirements from lots within Business District D 100' from lots outside Business District D (5)	See § 4.3.8.4	See § 4.3.8.4	No requirements	No requirements
Professional District A	20,000	80' two family (4) 150' all other	100'	n/a	20' residential 10' all other	40'	3	n/a	n/a
Professional District B	60,000	80' two family (4) 150' all other	100'	40'	20' residential 10' all other	40'	3	20%	30%
Light Industrial District	40,000	150'	100'	75' and 100'	100' residential 30' all other	100'	5	60% 75% including parking structures	20% (landscaped or open space)
Housing Authority District	40,000 [5,000] (1)	no requirement	no requirement	30' and 50'	20' residential 10' all other	35'	—	25%	no requirement

NOTES:

(1) Per dwelling unit (4 persons in a group arrangement = dwelling unit)

(2) Includes paving and walks

(3) Excluding parking decks

(4) All other uses, see § 4.1.3 of Zoning By-Laws

(5) Setbacks from Route I-95 are considered as front setbacks as set forth above and N/A from lots within Business District D.

Note: Lots located within Groundwater Protection District have a minimum lot size of 60,000 sf.

Note: Lots located within Surface Water Protection District have a minimum lot size of 80,000 sf.

Note: Lot Width is measured as set forth in Section 4.1.3.

NOTE: See § 4.1.3.4 FOR SHAPE FACTOR WHEN CALCULATING LOT AREA.