

ZONING

230 Attachment 2

Town of Mansfield

Schedule 4.2A

Density and Dimensional Regulations

Residential Districts

[Amended 4-12-2016 ATM by Art. 27; 1-9-2025 STM by Art. 17]

	R1	R2	R3	RD
Minimum lot area per unit (square feet)				
Detached single-family	60,000	30,000	10,000	30,000
Two-family (per unit)	—	—	7,500	—
With public sewer per unit (square feet)				
Detached single-family	60,000	22,500	10,000	22,500
Two-family (per unit)	—	—	7,500	—
Minimum lot frontage (feet)	150 ^{1a}	125	80	100
Lot width ¹ (feet)	150	125	80	100
Minimum setbacks (feet)				
Front ²	40	30	30	30
Side	25	15	15	15
Rear	40	30	30	30
Maximum building height (feet)	35	35 ³	35	35
Minimum open space (percent)	50%	50%	50%	50%

NOTES:

¹ Lot width must conform to the definition of “lot width” in § 230-1.5.

^{1a} Notwithstanding other provisions of this bylaw, minimum frontage of 300 feet shall be required for lots which front on Route 106 between its intersection with East Street and the Easton Town line.

² 75 feet on lots over 30,000 square feet with frontage located on a scenic road as determined by Town Meeting.

³ Life-care centers, allowed by special permits, may be constructed to five stories/60 feet in height.

⁴ Please see § 230-4.11 regarding structural projections into required front, side and rear yard setbacks in Residential Zones.

MANSFIELD CODE

Schedule 4.2B
Density and Dimensional Regulations
Business and Industrial Districts
[Amended 4-12-2016 ATM by Art. 27; 4-14-2020 ATM by Art. 24; 4-14-2020 ATM by
Art. 30; 4-13-2021 ATM by Art. 31; 4-11-2023 ATM by Art. 13]

	B1	B2	B3	B4	PBD	I1	I2	I3	TOD ⁷
Maximum floor area ratio									
By right									
Retail	2.0	1.0	0.25	0.50	—	0.40	—	0.25	
Office	2.0	1.0	0.25	0.60	0.75	0.40	0.25	0.25	
Other nonresidential	2.0	1.0	0.25	0.60	0.60	0.40	0.25	0.25	
Residential	—	0.5	—	—	—	—	¹	0.25	
Business/Residential ²	2.5	1.5	—	1.50	—	—	—	0.25	
Special permit (§ 230-4.9)	—	—	—	—	0.75	0.75	—	—	
Green building/sustainable development (§ 230-4.9A)	—	—	—	—	0.85	—	—	—	
Research and development	—	—	—	—	0.75	0.40	—	—	
Biotechnology	—	—	—	—	0.75	0.40	—	—	
Light manufacturing	—	—	—	—	0.75	0.40	—	—	
General manufacturing	—	—	—	—	0.75	0.40	—	—	
Minimum lot size (square feet)	—	—	15,000	15,000	40,000	40,000	15,000	15,000	
Minimum open space (percent)	—	—	—	—	25% ⁵	35%	35%	35%	
Maximum building height	45	45	45	45	90 ⁴	60	45	45	
Minimum frontage (feet)	—	—	100	100	200	200	50	50	
Minimum setbacks (feet)									
Front	—	—	50	30	50	50	50	50	
Side ³	—	—	20	20	20	20	20	20	
Rear ³	—	—	20	40 ⁶	20	20	20	20	

NOTES:

- ¹ South of Route 106 (as a by-right use), as per the Residence 1 District.
- ² Business and residential uses may be combined in the same or separate buildings, provided that in the Business 1 and Business 2 and Business 4 Districts, retail, office, bank or restaurant uses shall occupy the entire ground floor (see § 230-3.7A). Developments of 20 or more residential dwelling units require a special permit, except in the Transit Oriented Development District (TOD).
- ³ In the PBD, I1 and I2 Districts, side and rear setbacks shall be 75 feet when businesses or industrial uses are within 75 feet of the property line of a residential use or a residential zone line. Said setbacks shall be waived when abutting a railroad easement in the PBD, I1, I2, and I3 Districts.
- ⁴ In the PBD, maximum building height shall be 60 feet when an office, business or industrial lot abuts or is within 75 feet of a property line of a residential use or residential zone line.
- ⁵ In the PBD, roof gardens or green roofs on the primary building or on the roof of a parking structure will count toward open space.

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- ⁶ In the B4 Zone, rear setback shall be 20 feet when the rear property line is abutting a Business or Industrial Zone line or a Business or Industrial Use.
- ⁷ See § 230-5.12, Mansfield Station Revitalization Overlay District.