

ZONING

440 Attachment 3

City of Taunton

Intensity of Use Table
[Amended 7-9-2013; 6-14-2016; 4-5-2022; 5-21-2024]

District	Minimum Lot Area *1	Minimum Dry Lot Area*1	Minimum Contiguous Frontage (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (stories)	Maximum Height (feet)	Maximum Total Lot Coverage *2	Maximum Structure Lot Coverage *3	Maximum FAR to (GFA) Lot Size *4	Other Density Standards *7
Rural Residential												
All lots	60,000	43,560	150	40	25	30	2.5	35	40%	20%	0.5	—
Suburban Residential												
All lots	25,000	20,000	125	25	15	20	2.5	35	40%	20%	0.5	—
Urban Residential												
Residential (1 to 3 units) and nonresidential	10,000	8,000	75	25	15	20	2.5	35	60%	40%	1.0	—
Other residential *6	43,560	43,560	100	25	15	20	4	50	75%	40%	—	18 un/ac
Office												
Residential (1 to 3 units)	15,000	11,250	100	25	15	20	2.5	35	—	40%	—	—
Mixed use/nonresidential	10,000	7,500	100	25	15	20	5	70	80%	40%	1.2	12 un/ac
Business												
Residential (1 to 3 units)	15,000	11,250	100	25	15	20	2.5	35	—	40%	—	—
Other residential/nonresidential	5,000	5,000	50	10	5	10	4	50	90%	90%	2.5	32 un/ac
Highway Business												
Residential (1 to 3 units)	15,000	11,250	100	25	15	20	2.5	35	—	40%	—	—
Other residential	15,000	11,250	150	40	25	50	2.5	35	—	20%	—	12 un/ac
Mixed use/nonresidential	15,000	11,250	100	30	25	30	3	40	80%	40%	1.5	12 un/ac

TAUNTON CODE

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Motel	30,000	22,500	200	40	40	40	2.5	35	—	40%	—	—
Industrial												
Residential (1 to 3 units)	60,000	43,560	150	40	25	30	2.5	35	—	20%	—	—
Nonresidential/mixed use	1.5 AC	1 AC	150	35	35	50	3.5	55	80%	60%	1.0	6 un/ac
Central Business												
Residential (1 to 3 units)	10,000	5,000	50	15	5	10	2.5	35	—	40%	—	—
All other lots	5,000	5,000	50	0	3	0	5	55	90%	90%	4.5	48 un/ac

NOTES:

- *1. Square feet, unless identified as acreage by "AC"; dry lot refers to contiguous lot area, excluding wetlands as defined by the Massachusetts Wetlands Protection Act.
- *2. Total lot coverage is the coverage of any lot by all structures, parking areas, and impermeable surfaces.
- *3. Maximum lot coverage by structures includes all buildings and other structures, except for exterior surface parking.
- *4. Maximum gross floor area to lot size "GFA/lot size."
- *5. (Reserved)
- *6. "Other residential" also includes convalescent homes, nursing homes and rest homes.
- *7. "Un/ac" means "maximum units per acre." Maximum units per acre shall be calculated utilizing uplands only (i.e., no wetlands or water bodies can be included in the acreage of a lot for the purpose of determining the maximum number of permissible units).