

ZONING

675 Attachment 2

City of Gardner

Table of Lot, Area, Frontage, Yard and Height Requirements¹

District	Minimum Lot Dimensions		Minimum Yard Dimensions in Feet ²			Maximum Height of Building		Maximum Lot Coverage with Impervious Surface	Open Space Required
	Area (square feet)	Frontage (feet)	Front	Side	Rear	Stories	Feet		
Single-Family Residential 1	12,500	100	30	15	20	3	36	50%	50%
Rural Residential 2	60,000	150	30	20	40	3	36	30%	70%
General Residential 3	8,000	75	20	10	20	3	36	85%	15%
Multifamily use	3,500/unit	75	30	20	20	3	36	60%	40%
Commercial ¹	10,000	80	10	10	20	5	60	85%	15%
Multifamily use	2,500/unit	75	30	20	20	3	36	60%	40%
Commercial 2	30,000	100	30	20	30	4	48	85%	15%
Industrial 1	10,000	80	10	10	20 5 ³	7	84	85%	15%
Industrial 2	30,000	150	40	20	30 5 ³	7	84	85%	15%

NOTES:

¹ See infill development (§ 675-630), Overlay Districts and Planned Unit Developments (Article V), Special Residential Regulations (Article VIII) and Supplemental Regulations (Article X) for applicable dimensional requirements pursuant to special conditions.

² No accessory building or structure shall be located within the required front yard area. No accessory building shall be located in any side yard area nearer to the side lot line than five feet, or in a rear yard area nearer to the rear lot line than five feet, or nearer to another principal or accessory building than five feet.

³ Where the rear lot line in such zones abuts a rail track, the rear setback shall be reduced to five feet.