

ZONING

173 Attachment 1

**Table of Area Regulations
Town of Northbridge**

Minimum required where serviced by public sewer system

District	Use	Area (square feet)	Width (feet)	Yards Front (feet)	Side (feet)	Rear (feet)
R-1	Any permitted structure or principal use -	30,000	150	40	15	50
R-2	One-family detached dwelling	20,000	100	40	10	40
	Two-family dwelling	20,000	125	30	10	40
R-3	One-family detached dwelling [Amended 9-10-1955 STM, Art. 8; 5-5-1998 ATM, Art. 20]	20,000	100	25	10	30
	Two-family dwelling	20,000	125	20	10	30
R-4	One-family detached dwelling	5,000	60	15	8	20
	Two-family dwelling	10,000	80	15	10	20
	Multifamily dwelling	5,000, plus 2,500 per unit	100	10	10	15
R-5	One-family detached dwelling	5,000	60	15	8	20
	Two-family dwelling	5,000	60	15	10	20
	Multifamily dwelling	2,000, plus 2,000 per unit	50	10	10	15
R-6	One-family detached dwelling	10,000	200	50	20	50
	Townhouse dwelling			See § 173-17.		
	Historic inn Added 6-17-2003 ATM, Art. 20]	60,000, plus 2,500 per lodging unit	200	50	50	50
B-1	Hotel and motel	40,000, plus 1,000 per unit	100	20	20	20
	Any other permitted structure or principal	1,000	20	None	None	None
B-2	Automotive sales, service or repair establishment	10,000	100	25	10	25
	Motion-picture or amusement and recreation establishment	20,000	125	25	12	25
	Any other permitted structure or principal use	5,000	40	10	8	10
B-3	Hotel or motel [Added 9-11-1990 STM, Art. 20]	40,000, plus 1,000 per room	100	30	15	15
	Any other permitted structure or use [Added 9-11-1990 STM, Art. 20]	15,000	100	30	15	15
I-1	Any permitted structure or principal	40,000	100	20	20	20

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District	Use	Area (square feet)	Width (feet)	Yards Front (feet)	Side (feet)	Rear (feet)
H	use Any permitted structure or principal use [Added 5-13-80 ATM; Art. 39]	20,000	100	40	10	40
Minimum required where not serviced by public sewer system.						
R-1	Any permitted structure or principal use	40,000	200	40	25	50
R-2	Any permitted structure or principal use [Amended 11-10-1998 ATM, Art. 20]	40,000	150	40	15	40
R-3	One-family detached dwelling	20,000	100	40	10	30
	Two-family dwelling	30,000	125	40	10	30
R-4	One-family detached dwelling	5,000	60	15	8	20
	Two-family dwelling	10,000	80	15	10	20
	Multifamily dwelling	5,000, plus 2,500 per unit	100	10	10	15
R-5	One-family detached dwelling	5,000	60	15	8	20
	Two-family dwelling	5,000	60	15	10	20
	Multifamily dwelling	2,000, plus 2,000 per unit	50	10	10	15
R-6	Historic inn [Added 6-17-2003 ATM, Art. 20]	60,000, plus 2,500 per lodging unit	200	50	50	50
B-1	Hotel and motel	40,000, plus 1,000 per unit	100	20	20	20
	Any other permitted structure or principal	1,000	20	None	None	None
B-2	Automotive sales, service or repair establishment	10,000	100	25	10	25
	Motion-picture or amusement and recreation establishment	20,000	125	25	12	25
	Any other permitted structure or principal	5,000	40	10	8	10
B-3	[Added 9-11-1990 STM, Art 21]	40,000	150	30	15	15
1-1	Any permitted structure or principal use	40,000	100	20	20	20
1-2	Any permitted structure or principal use	40,000	150	50	20	50

NOTES:

- (1) Except for multiple-family developments, shopping center, industrial complex, community facilities and public utilities, only one principal structure shall be permitted on one lot. Principal structures, so limited, shall be completely unobstructed in view from the street, except for vegetation and permitted accessory signs.
- (2) A corner lot shall have minimum street yards with depths which shall be the same as the required front yard

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depths for the adjoining lots.

- (3) A side yard which is used for a legal service driveway shall have a minimum width of 10 feet.
- (4) At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.
- (5) No building except a boathouse shall be within 25 feet of any watercourse or wetland area or, if subject to flooding, within 25 feet beyond its floodline. No land or structure shall be exempted from floodplain or wetland regulations established pursuant to general law.
- (6) Projections into required yards or other required open spaces are permitted, subject to the following:
 - (a) Balcony or bay window, limited in total length to one-half the length of the building: not more than two feet.
 - (b) Open terrace or steps or stoop under four feet in height: up to one-half the required yard setback.
 - (c) Steps or stoop over four feet in height, windowsill, chimney, roof eave, fire escape, fire tower, storm enclosure or similar architectural features: not more than two feet.
- (7) In any R District, any permitted accessory building shall conform to the following provisions: It shall not occupy more than 40% of the required rear yard: it shall be not less than 60 feet from any street lot line, except on a corner lot used for garage purposes, then the same distance as the required depth of the front yard for the adjacent lots: it shall not be less than six feet from any lot line; it shall not exceed 25 feet in height. And, if a private in-ground swimming pool, it shall be completely enclosed by a fence at least four feet in height with a maximum height of six feet and secured by a locked gate. Aboveground private swimming pools must be equipped with a suitable safety device limiting direct access to the pool. **[Amended 5-2-1989 ATM, Art. 9]**
- (8) No building or structure in an industrial district (except fencing) shall be erected within 100 feet of a residential district boundary, except where the zoning district boundary is in a street in which case the set back from said boundary shall be 75 feet. No building or structure in a business district (except fencing) shall be erected within 50 feet of a residential district boundary, except where the zoning district is in a street. Along residential district boundaries (except streets) landscaping shall be such as to form a vegetated visual buffer zone of a width of at least 50 feet in industrial districts and 10 feet in business districts. **[Amended 6-15-2004 ATM, Art. 26; 5-2-2006 ATM, Art. 19]**
- (9) The area of the lot, exclusive of area in a street or recorded way open to public use, at least 75% of the minimum lot area required for zoning, shall be contiguous and other than land located within a line identified as wetland resource areas in accordance with the Wetlands Protection Act, MGL C. 131, § 40. The proposed structure must be constructed on said designated contiguous land area. **[Added 9-9-1986 STM, Art. 17]**