

ZONING

173 Attachment 1

Town of Littleton

Intensity of Use Schedule

[Amended 5-8-2000 ATM, Art. 26; 6-15-2000 STM, Art. 2; 2-3-2010 STM, Art. 4; 6-13-2020 ATM by Art. 24]

District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Street Setback (feet)	Minimum Side, Rear Setbacks (feet)		Maximum Building Height ¹⁰ (feet)	Maximum Lot Coverage (percent)	
				Principal Building or Structure	Accessory Building or Structure		By Buildings	By Buildings plus Paving
R	40,000	150	30 ^{8,9}	15	10	32	—	60
VC ¹¹	See Article XXX	See Article XXX	See Article XXX ¹	See Article XXX	See Article XXX	See Article XXX	See Article XXX	See Article XXX
B ¹	15,000	100	25 ⁸ 1	5 ⁶	15 ⁶	32	50 ⁷	80
I-A	—	—	80 ⁵	50 ⁵	50 ⁵	40	30 ⁷	80
I-B ¹	—	—	30 ²	20 ³	20 ³	40 ⁴	35 ⁷	80

NOTE:

¹ Permitted residential use shall observe requirements of the residence district.

² Thirty feet or 1 1/2 times the building height, whichever is greater.

³ Twenty feet or height of building, whichever is greater.

⁴ Greater height may be allowed on special permit from the Planning Board upon its determination that such height is functionally essential for the operation of the activity and will cause no substantial increase in shadow cover or reduction in privacy on abutting premises.

⁵ In an Industrial A District, no building or other structure shall extend nearer than 80 feet to a main public way or nearer than 50 feet to a side or rear lot line or secondary public way, except when the public way divides an industrial and a residential district, the setback shall be 150 feet; when the public way is a limited-access highway, the setback shall be 20 feet; and the setback shall not apply to gatehouses, watchman’s houses, electrical substations, gas or water meter stations or valve houses and similar one-story buildings, provided that they are of masonry construction and no larger than 12 feet by 12 feet in plan and 10 feet in height to the eaves or to signs as limited by § 173-35. For this purpose, a “secondary public way” is defined as one entirely contained within the bounds of the industrial district, all others

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being main public ways. Also, when property ownership extends beyond the bounds of the industrial district, the boundary of the industrial district shall be considered the lot line for determining setbacks unless the use of the premises is also a permitted use in the adjoining district.

A smaller setback from a main public way, but not smaller than 50 feet, may be authorized on special permit from the Planning Board, upon its determination that:

- i) Either the topography of the site and its vegetation provide adequate visual screening for the building despite the smaller setback or the proposal is harmonious with its surroundings in architectural scale, use of materials, colors and landscape treatment; and also
- ii) There are public interest benefits from the smaller setback, such as superior protection of natural features of the site or avoidance of sensitive areas or making feasible a desirable development not otherwise possible.

⁶ When abutting a residential use or district, 25 feet, which shall contain no parking.

⁷ Provided, however, that the total of the gross floor area on all floors, not including cellars, shall not exceed 0.4 times the combined land area of the site, plus any off-site areas used for ancillary parking under § 173-32 in Industrial I-A and I-B Districts, and shall not exceed 0.6 times that combined area in business districts.

⁸ If more than one street abuts the lot, then the additional street setback may be reduced one foot for every 2,000 square feet under 40,000 square feet of lot area, but to not less than 15 feet.

⁹ Where structures exist on the adjacent lot(s) on either side of the property, the street setback need not be greater than the average of the setbacks of the adjacent structures.

¹⁰ The maximum building height for a municipal education structure shall be no greater than 50 feet; provided, however, that the Planning Board may issue a Special Permit authorizing this height restriction to be exceeded upon a finding that such restriction significantly and unreasonably interferes with use of the structure for an educational purpose.

¹¹ Article VI (Intensity of Use Regulations) does not apply within the Village Common Zoning District, pursuant to § 173-217. See Article XXX (Village Common) for intensity of use requirements applicable within the Village Common District.