

ZONING

235 Attachment 2

City of Melrose

Table of Dimensional and Density Regulations

Table 6.2

[Adopted 4-6-2015 by Ord. No. 2015-90; 6-7-2021 by Order No. 2021-96; 10-21-2024 by Order No. 2025-1]

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage and Lot Width (feet)	Minimum Lot Depth (feet)	Yards			Maximum Height (feet)	Maximum Stories	Maximum Coverage	Maximum Floor Area Ratio	Minimum Open Space
					Front (feet)	Side (feet)	Rear (feet)					
SR	Any permitted use	25,000	110	90	25	20	50	35	2 1/2	35%	None	50%
SR-A	Any permitted use	15,000	100	90	25	15	40	35	2 1/2	35%	None	50%
SR-B	Any permitted use	10,000	80	90	20	12	30	35	2 1/2	35%	None	40%
UR-A	Townhouse	7,500 per dwelling unit	100	90	20	10 ¹	20	35	2 1/2	35%	None	35%
	Two-family dwelling	13,500	100	90	20	10 ¹	20	35	2 1/2	35%	None	35%
	Single-family dwelling	7,500	75	90	20	10	20	35	2 1/2	35%	None	35%
	Any other permitted use	10,000	100	90	20	10	20	35	2 1/2	35%	None	35%
UR-B	Single-family dwelling	7,500	75	90	20	10	15	35	2 1/2	50%	None	30%
	Two-family and multifamily dwelling uses and townhouses	7,500 plus 3,000 for each dwelling unit more than 1	100	90	20	10 ¹	15	35	2 1/2	50%	None	30%
	Any other permitted use	10,000	100	90	20	10 ¹	15	35	2 1/2	50%	None	20%

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District	Use	Minimum Lot Area (square)	Minimum Frontage and Lot	Minimum Lot Depth (feet)	Yards			Maximum Height (feet)	Maximum Stories	Maximum Coverage	Maximum Floor Area	Minimum Open Space
					Front (feet)	Side (feet)	Rear (feet)					
UR-C UR-D	Two-family and multifamily dwelling uses and townhouses	6,000 plus 1,250 for each dwelling unit more than 1	100	90	20	10 ¹	15	50	4	50%	1	20%
	Any other permitted use	7,500	75	90	20	10	15	50	4	50%	1	20%
	Nursing home	20,000	100	90	20	10	15	50	4	50%	None	30%
BA BA-1 ⁵	Any permitted use ⁵	5,000	50	90	None ⁴	None	None	50	4	None	2.0	5%
BA-2 ⁵	Any permitted use ⁵	5,000	50	90	None ⁴	None	None	50	4	None	2.0	5%
BB BB-1	Any permitted use	10,000	100	90	10	12	15	30	2	60%	0.75	20%
BC	Any permitted use ³	5,000 ²	50	90	5	None	None	30	2	None	0.75	10%
BD	Any permitted use ³	5,000 ²	50	90	15	None	10	80	8	None	2.0	5%
	Nursing home	20,000	100	90	20	10	15	50	4	50%	None	30%
I I-A	Any permitted use	20,000	125	100	30	20	30	50	4	25%	2.0	30%

NOTES:

- 1 One side only for side-by-side two-family dwelling units; outside for semidetached row unit.
- 2 For multifamily dwellings as part of a mixed-use structure, the minimum lot area shall be increased by 1,000 square feet for each dwelling unit (5,000 sf + 1,000 sf for each dwelling unit).
- 3 Multifamily dwellings are subject to UR-C District dimensions.
- 4 The maximum front yard and side yard abutting a street shall be five feet.
- 5 See § 235-8.2 for dimensional incentives.