

# ZONING

## 198 Attachment 1

### Town of Wayland

#### Table of Dimensional Requirements

[Amended 5-27-1981 ATM by Art. 16; 5-4-1982 ATM by Art. 23;

5-2-1983 ATM by Art. 12; 5-2-1983 ATM by Art. 13; 5-14-1998 ATM by Art. 56;

5-5-1999 STM by Art. 10; 5-12-1999 ATM by Art. 37; 5-1-2002 ATM by Art. 31; 4-7-2011 ATM by Art. 19; 4-9-2012 ATM by Art. 10; 5-13-2024 ATM by Art. 26; 4-7-2025 ATM by Art. 20; 4-7-2025 ATM by Art. 21]

Districts	Use	Minimum Lot Area <sup>1</sup> (sq. ft.)	Maximum Lot Coverage	Minimum Frontage (ft.)	Minimum Yard Setbacks <sup>14</sup>			Maximum Height <sup>4</sup>		
					Front		Rear	Side	The lesser of	
					From Lot Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	From Lot Line (ft.)	Feet	Stories
Single Residence		20,000 <sup>15</sup>	20%	120	30 <sup>2</sup>	55	30	15 <sup>3</sup>	35	2 1/2
		30,000 <sup>15</sup>	20%	150	30 <sup>2</sup>	55	30	20 <sup>3</sup>	35	2 1/2
		40,000 <sup>15</sup>	20%	180	30 <sup>2</sup>	55	30	25 <sup>3</sup>	35	2 1/2
		60,000 <sup>15</sup>	20%	210	30 <sup>2</sup>	55	30	30 <sup>3</sup>	35	2 1/2
Roadside Business	Uses permitted in Single Residence Districts	7	20%	7	60	55	30	15 <sup>3</sup>	35	2 1/2
	Permitted nonresidential uses	40,000	20%	200	60		30	30	35	2 1/2
Business A	Retail, offices, services, trades	8	75% (70% corner lot)	8	30 <sup>2</sup>	55	15	15 <sup>3</sup>	35	
	Automobile service garage	30,000	25%	125	40 <sup>10</sup>		25 <sup>9, 10</sup>	25 <sup>9, 10</sup>	35	
	Automobile sales	2 acres	25%	200	40		25 <sup>9, 10</sup>	25 <sup>9, 10</sup>	35	
	Automobile service station	40,000	25%	200	40 <sup>10</sup>		25 <sup>9, 10</sup>	25 <sup>9, 10</sup>	35	
Business B		None	25%	None	60 <sup>11</sup>		15 <sup>13</sup>	15 <sup>13</sup>	35	
Refuse Disposal		None	None	None	30 <sup>2</sup>		30	75 <sup>3</sup>	35	
Light Manufacturing	Listed permitted uses	None	75% (70% corner lot)	None	30 <sup>2</sup>	55	15	15 <sup>3</sup>	40	3
	Automobile service	30,000	25%	125	40 <sup>10</sup>		25 <sup>9, 10</sup>	25 <sup>9, 10</sup>	35	
	Automobile sales	2 acres	25%	200	40		25 <sup>9, 10</sup>	25 <sup>9, 10</sup>	35	
Limited Commercial	Uses permitted in Single Residence Districts	16	20%	16	30 <sup>2</sup>	55	30	15 <sup>2</sup>	35	2 1/2
	Permitted nonresidential uses	None	20%	None	100		100	100	35	2 1/2
Aquifer Protection		Requirements of Article 16 apply								
Conservation Cluster Development		Requirements of Article 18 apply								
Floodplain, Federal Flood Plain Protection		Requirements of Article 17 apply								
Planned Development		Requirements of Article 19 apply								

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					Front		Rear	Side	The lesser of	
					From Lot Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	From Lot Line (ft.)	Feet	Stories
Senior and Family Housing Overlay					Requirements of Article 21 apply					
Southeast Wayland-Cochituate Planning					Requirements of Article 20 apply					
Wireless Communications Services					Requirements of Article 15 apply					
Planned Wireless Communications Services District					Requirements of Article 15A apply					
Municipal Services Overlay					Requirements of Article 24 apply					
River's Edge Housing Overlay District					Requirements of Article 25 apply					
Medical Marijuana District					Requirements of Article 26 apply					
Multi-Family Housing Overlay District					Requirements of Article 27 apply					
Restaurant Pre-Order Pick-Up Window Overlay District					Requirements of Article 28 apply					

NOTES:

- <sup>1</sup> Minimum lot area shall be calculated in accordance with the requirements of § 198-705.5 of this Zoning Bylaw.
- <sup>2</sup> If § 198-702 shall require a greater setback or permit a lesser setback, the provisions of said § 198-702 shall prevail over this table.
- <sup>3</sup> Side yards shall meet the requirements of §§ 198-702.4 and 703.2, and the required minimum side yard may be reduced in accordance with the provisions of § 198-703.2.
- <sup>4</sup> Maximum height limitations shall be subject to the exceptions set forth in § 198-701.1.1 and 701.1.2.
- <sup>5</sup> Reserved for future use.
- <sup>6</sup> Reserved for future use
- <sup>7</sup> The dimensional requirements of the nearest residential district shall apply.
- <sup>8</sup> Minimum lot area and frontage shall be determined in accordance with the provisions of § 198-1104.1.2.

- <sup>9</sup> Each structure shall be not less than 100 feet from any residential building.
- <sup>10</sup> Gasoline pumps shall be at least 20 feet from the street lot line and 25 feet from side and rear property lines. **[Amended 5-5-1999 STM by Art. 11]**
- <sup>11</sup> Also 60 feet from any residence district; exception may be made pursuant to § 198-1104.1.3.1.
- <sup>12</sup> Reserved for future use.
- <sup>13</sup> Exception may be made pursuant to § 198-1104.1.3.2.
- <sup>14</sup> Any greater setback required by § 198-702.4 or §§ 198-901.1.5.4, 901.1.5.5 or 901.1.6 shall prevail.
- <sup>15</sup> Minimum front yard width shall be calculated in accordance with the requirements of § 198-705.1.8 of this Zoning Bylaw.
- <sup>16</sup> Minimum lot area and frontage shall be determined in accordance with the provisions of § 198-1403.1.