

ZONING

350 Attachment 2

Town of Gloucester

Table of Dimensional Regulations

[Amended 3-15-2007, effective 3-15-2007; amended 5-6-2021, effective 5-6-2021; 2-15-2024, effective 2-15-2024; 11-21-2024, effective 11-21-2024]

Districts	Minimum Setbacks					Maximum Limits		
	Lot Size Area (acres)	Lot Width ¹ (feet)	Front Yard Depth ² (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Building Coverage	Main Structure Height (feet)	Access Structure Height (feet)
A-4 Agricultural								
Single family dwelling	4	350	75	100	50	4%	35	25
Commercial animal or crop farm	5	350	75	100	30	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	5	350	75	100	50	4%	35	35
A-3 Agricultural								
Single family dwelling	3	300	75	100	50	4%	35	25
Commercial animal or crop farm	5	350	75	100	50	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	4	350	75	100	50	4%	35	35

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Districts	Minimum Setbacks					Maximum Limits		
	Lot Size Area (acres)	Lot Width ¹ (feet)	Front Yard Depth ² (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Building Coverage	Main Structure Height (feet)	Access Structure Height (feet)
R-2 Residential								
Single family dwelling	2	250	75	100	50	5%	35	25
Two-family duplex	5	300	75	100	50	5%	35	25
Multifamily structure or apartment	4 acres per unit ³	300	75	100	50	15%	40	15
Other permitted uses	3	250	75	100	50	5%	35	35
B-1 Neighborhood Commercial								
Any permitted uses	0.5	120	60	30	20	25%	NA	30
B-2 Highway Commercial								
Any permitted uses	0.5	120	60	30	20	25%	NA	30
I Industrial								
Any permitted uses	2	200	60	100	35	30%	NA	40

Notes:

- 1 Lot width may be measured at the minimum required front yard setback line. The lot width at the street line shall not be less than 90% of the required width; except in the instance of a cul-de-sac where such lot width at the street line shall not be less than 1/2 of the required lot width at the minimum setback line. In no instance shall the distance between side lot lines be less than 100 feet.
- 2 Corner lots shall be required to provide the minimum front depth yard along all streets. In no case shall front yard depth be less than 100 feet from the centerline of a road.
- 3 In an R-2 District, no multifamily or apartment house of more than six units shall be located or clustered on any twenty-five-acre parcel.

