

SECTION 4.0 DIMENSIONAL REQUIREMENTS

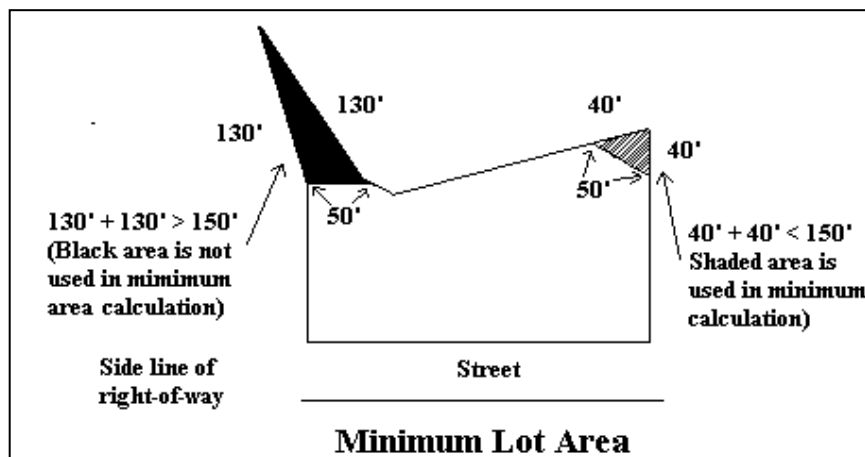
(NOTE: changes are underlined or printed in red)

4.1 GENERAL. A buildable lot may not be so reduced as to fail to satisfy any minimum dimension, area, frontage or setback required for a permitted principal use except as specified in Subsection 7.1. Any building or structure used for dwelling purposes or housing as a permitted principal use shall be so located on a lot as to meet the requirements in Subsection 4.2. Not more than one principal use shall be located on a lot unless otherwise provided herein.

4.2 DIMENSIONAL REQUIREMENTS. Table B: Table of Dimensional Requirements describes the minimum lot area, minimum frontage, minimum lot width, minimum front setback, minimum side and rear setback and maximum building height requirements.

Table B: Table of Dimensional Requirements		
Minimum Lot Area	2 acres	See Subsection 4.2.1
Minimum Lot Frontage	200 feet	See Subsection 4.2.2
Minimum Lot Width	160 feet	See Subsection 4.2.3
Minimum Front Setback	40 feet	See Subsection 4.2.5
Minimum Side Setback	20 feet	See Subsection 4.2.6
Minimum Rear Setback	20 feet	See Subsection 4.2.7
Maximum Building Height	40 feet	See Subsection 4.2.8
Additional Dwelling Units		See Subsection 4.2.9
Corner Lot Clearances		See Subsection 4.2.10

4.2.1 Lot Area. or other building shall constructed two (2) acre where allowed. distance two points on less than fifty measured in a the smaller



Minimum No dwelling principal be on less than a lot, except otherwise When the between any lot lines is (50) feet straight line, portion of the

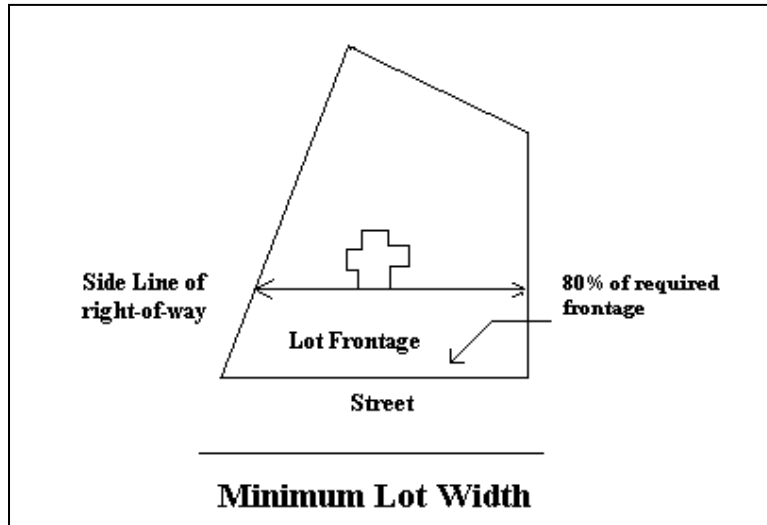
lot which is bounded by such straight line and such lot lines shall not be used to compute lot area unless the distance along such lot lines between the two points is less than one hundred fifty feet (150). See Diagram.

4.2.2 Minimum Lot Frontage. No dwelling or other principal building shall be placed on a lot having less than two hundred (200) feet of road frontage.

4.2.3 Minimum Lot Width. Each lot shall have a width of not less than one hundred sixty (160) feet at all points between the sidelines and the front line of the principal building on the lot. See Diagram.

4.2.4
No private
other
allowed within a
except mail and

4.2.5 Minimum
The minimum
forty (40) feet
line (which is the
determined by a
from one side lot
parallel to the lot
part of any
accessory



Obstructions.
fences, signs, or
obstructions are
road right of way
newspaper boxes.

Front Setback
setback shall be
from the front lot
road line),
line extending
line to the other,
front line. No
building, and no
structure (other

than a permitted sign, mailbox or newspaper box) having a height of more than four (4) feet shall be placed within or protrude into the area between the setback line and the lot front line. In the case of corner lots, the setback line shall be observed for all bordering roads.

4.2.6 Minimum Side Setback. The minimum side setback shall be twenty (20) feet, determined by a line parallel to the side lot line and extending from the road lot line to the rear lot line.

4.2.7 Minimum Rear Setback. The minimum rear setback shall be twenty (20) feet, determined by a line parallel to the rear lot line and extending from one side lot line to the other side lot line.

4.2.8 Maximum Building Height. The maximum height of a building shall be forty (40) feet.

4.2.9 Additional Lot Area Per Dwelling Unit. No dwelling for two, three or four dwelling units shall be constructed, converted, or newly occupied unless the lot contains at least the minimum area for one dwelling unit plus one acre and fifty (50) additional feet of lot frontage per dwelling unit for each dwelling unit in excess of one.

4.2.10 Corner Clearance. On corner lots, no fence, wall or landscape/plantings shall be located within the clear sight triangle so as to obstruct visibility at the intersection in a manner that will

jeopardize the safety of vehicles and pedestrians. The clear sight triangle is that area formed by the intersecting road lines and a straight line joining said road lines at a point twenty-five (25) feet distant from the point of intersection of road lines.

Proposed Change to Section **4.0 DIMENSIONAL REQUIREMENTS** add the following subsection in its entirety.

4.2.11 Driveways. Driveway access from all land use designated in Section 3.0 to public and private ways is permitted by right subject to approval by the Town's Highway Superintendent, or in the case of Road Districts, the Superintendent of Streets, or Massachusetts Department of Transportation (MA DOT) for state roads or in the case of a governing association, its designee, provided all of the following conditions are met. In cases where this is not possible the applicant will apply for a Special Permit from the Planning Board.

1. Frontage requirements: Each lot served by a driveway shall be located on a public or private road, except in cases where a common driveway is permitted under Section 7.2.
2. Access:
 - a. Driveways shall provide access to the lot from the road on which the lot served has frontage. An applicant who seeks to use a non frontage road is required to obtain a Special Permit issued by the Planning Board.
 - b. Driveways to each residence shall be constructed in a manner ensuring reasonable and safe access from the road serving the premises to within in or less than one hundred (100) feet from the building site of the residential structure on the premises.
3. State highways: Entrances on state highways shall conform to Massachusetts Highway Department Standards and Regulations.
4. Location:
 - a. Driveways should be located to the best advantage for alignment with the road, profile and site conditions.
 - b. No driveway shall be located within twenty-five (25) feet of an intersection.
 - c. The driveway shall be located entirely within the boundaries of the lot being served by the driveway except for common driveways under section 7.2.
 - d. The driveway shall not be located within eighteen (18) feet of any side lot line without a Special Permit granted by the Planning Board.
5. Sight distance: A clear sight distance must be maintained on either side of the driveway at its point of intersection with the road.
6. Road line angle: The intersection with the road line shall not be less than 60 degrees for a distance of twenty (25) feet unless permitted by the Planning Board.
7. Grade at road: The grade of each driveway where it intersects with the road shall not exceed 10- 15 percent (10-15%) for residential access and 5-8 percent (5-8%) for commercial access for a distance of twenty-five (25) feet from the travel surface of the road.

8. Distance: Driveways exceeding a distance of five hundred feet shall include provisions for safe and reasonable access for fire, police and emergency vehicles. Pull-offs of adequate width to allow vehicles, including emergency response vehicles, to pass freely shall be provided every five hundred (500) feet. Pull-offs may be required at shorter distances than five hundred (500) feet to provide for safe and reasonable access depending on conditions.
9. Minimum width: A minimum cleared width of 20 feet shall be maintained at the entrance to the road for the first twenty (25) feet.
10. Driveway surface: A surface application of a minimum of 4 inches of MA DOT approved materials for the first twenty-five (25) feet, placed over a properly prepared base, graded and compacted shall be installed.
11. Drainage:
 - a. Driveways shall be so constructed that water from the driveway shall not drain onto the road or abutting properties.
 - b. In no instance shall the edges of the driveway entering into the road hinder the flow of the road surface water runoff.
 - c. Culverts installed in the roadside ditch line, shall have a diameter specified per State, Town or District Highway Superintendent of Streets or the appropriate designee.
12. Environmental stabilization: Any adjacent disturbed areas during construction of a driveway shall be stabilized and planted with ground cover prior to completion.
13. Long-term responsibility: Driveways shall remain the responsibility of the property owner(s), or their successors-in-interest who shall be responsible for the continued maintenance and repair of that portion of the driveway's curb cut and appurtenances that extend into or is part of the right-of-way. Owners who decided to abandon a driveway shall be responsible to restore the affected area to the satisfaction of the approving authority.

Change to the Table of Contents

Table of Contents

SECTION 4.0 DIMENSIONAL REQUIREMENTS	14
4.1 GENERAL.	14
4.2 DIMENSIONAL REQUIREMENTS.	14
4.2.1 Minimum Lot Area.	14
4.2.2 Minimum Lot Frontage.	15
4.2.3 Minimum Lot Width.	15
4.2.4 Obstructions	15
4.2.5 Minimum Front Setback	15
4.2.6 Minimum Side Setback.	15
4.2.7 Minimum Rear Setback.	15
4.2.8 Maximum Building Height	15
4.2.9 Additional Lot Area Per Dwelling Unit.	15
4.2.10 Corner Clearance	15
4.2.11 Driveway Permits	15
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4.3 ACCESSORY STRUCTURES	15
4.3.1 Dimensional Requirements and Location	15
4.3.2 Permitted Accessory Structures	16
4.3.3 Prohibited Accessory Structures	16