IV-A. GENERAL REQUIREMENTS

1. A dwelling, building, or any structure hereafter erected in any district shall not be located on a lot having less than the minimum requirements specified in the following schedule (IV-B) and no more than one dwelling shall be built upon any single lot except as otherwise provided in this Bylaw. (Art. 1 S.T.M. 6/17/69)

2. Any lot lawfully laid out by plan or deed duly recorded or registered in the appropriate Registry of Deeds or Land Registry District that complies, at the time of such recording or registering, with any minimum area and frontage requirements of any zoning bylaw in effect may thereafter be built upon for a single and/or two family residential use notwithstanding the adoption or amendment of a zoning bylaw imposing minimum area and frontage requirements in excess of the area or frontage, or both, of such lot, provided that at the time of building such lot has an area of more than five thousand square feet, a frontage of fifty feet or more, and is in a district zoned for single and/or two family residential use and conforms except as to area and frontage with the zoning bylaw in effect, and that at the time of adoption of such requirements, or increased requirements, such lot was held in ownership separate from that of adjoining land. (Art. 53 A.T.M. 1961 & Art. 50 A.T.M. 1976)

3. The minimum front-yard dimensions required in the following schedule are to be measured from the street line where a plan of the way or street is on file or platted with the Natick Planning Board or with the Registry of Deeds or, in the absence of such a plan or plat, from a line twenty feet from the parallel with the center of the traveled way or street.

4. A lot or parcel of land containing two or more dwellings existing prior to August 10, 1960 which can not be divided in conformity with these requirements may, under a Special Permit by the Planning Board, be divided in a manner complying as closely as possible with these requirements.

5. Height of Building. The limitation on height of buildings and structures shall not apply in any district to roof tanks and their supports, ventilating, air conditioning and similar building service equipment, chimneys, railings, skylights and other similar features of buildings which are in no way designed or used for living purposes. (Art. 51 A.T.M. 1976)

6. Shared Driveways. Two or more residential structures hereafter erected in any district, whether under an Approval Not Required plan or a Special Permit, shall not be served by a common or shared driveway unless approved under Section VI-DD Site plan Review by the Planning Board acting as a Special Permit Granting Authority (SPGA). Specifications for a shared driveway shall be required which are adequate to serve the number of vehicles that will use it,

and where more than two residential structures are to be served such driveway shall meet minimum town Standards as found in the Subdivision Rules and Regulations. Notwithstanding the foregoing, the Permit Granting Authority (PGA) or an SPGA, whenever they have a plan properly before them that shows a shared driveway, shall require such specifications, and may make any other requirement that it considers appropriate. It is the intention of this provision that shared driveways shall only be permitted where in the judgment of the PGA or the SPGA the shared driveway is the most appropriate to serve such residences. (Art. 39, Spring Session, A.T.M. 1983) (Amended- Art. 20 Fall Session A.T.M. 10/10/95)

7. Minimum Lot Width in Residential General (RG) and Residential Single (RS) Zoning Districts. No lot shall be laid out in an RG or an RS district unless it has a minimum width measured as follows: No portion of the lot between the dwelling or other primary structure and the street line of the front yard shall have a width, where width is defined as the shortest distance between the side lot lines, that is less than three quarters of the minimum required frontage. (Art. 22, Spring Session, A.T.M. 4/11/96) (Art. 24, Fall Session A.T.M. 10/5/00)

8. No person shall erect a fence in excess of six feet in height without a special permit issued by the Special Permit Granting Authority having jurisdiction over the site. (Art. 39, Fall Session A.T.M. 10/14/99)

9. The Intensity Regulations requiring minimum front yard set backs in residential districts shall not apply to a Covered Open-Air Front Porch, provided that no portion of the Covered Open-Air Front Porch shall be (i) enclosed by screen, glass or building walls; (ii) of a depth (including all roof lines and columns, but not stairs) greater than ten (10) feet or one-third (1/3) of the height of the principal residential structure to which it is attached, whichever is less; (iii) located closer to the front lot line than a distance in feet equal to sixty (60%) percent of the applicable front yard set back requirement; and (iv) (with the exception of the applicable front set back requirement) constructed in compliance with all other requirements of the underlying zone including, without limitation, side yard set back and lot coverage requirements. (Art. 39, Spring A.T.M. 4/8/08)

IV-B INTENSITY REGULATIONS BY ZONING DISTRICT

District Designation	Minimum Lot Dimensions (in feet) Area	Cont. Frontage	Depth	Minimum Lot Dimensions (in feet) Front	Side	Rear	Maximum % Building coverage (including Accessory Building)	Maximum Height of Building (c)*	Open Space Requirement per lot
PCD	750,000 (p)	360	600	None (q,t)	None (q,t)	None (q,t)	25 (r,s)	2 1/2 stories or 40 ft.	50%
RM*****	20,000 (d)	120 (k)	125 (k)	30 (k)	12 (l)	25 (m)	25	1 1/2 x width of street	40% (n)
RSA	15,000	110	125	30	12 (z)	25	25	2 1/2 stories or 35 ft	None
RSB	40,000	140	150	40	20 (z)	40	20	2 1/2 stories or 35 ft.	None
RSC	20,000	120	125	30	12 (z)	25	20	2 1/2 stories or 35 ft	None
RSD	60,000	200	200	40	20	40	15	2 1/2 stories or 35 ft.	None
RSE	80,000	225	225	40	40	40	10	2 1/2 stories or 35 ft.	None
RG***	12,000	100	100	30	12 (h,z)	25 (g)	30	3 stories or 40 ft.	None
AP+++	30,000	120	140	30	20 (x)	25 (x)	25	2 1/2 stories or 35 ft.	35%
DM+	See	Section	III-E.3						
CII****	40,000	200 (e)	200	40, 85(a,f)*	40 (j)	40	30	2 stories or 30 ft.	10%
HPU	See	Section	III-G.3						
IN-I	20,000	120 (e,f)	150	40 (a,f)	20	20	35	2 stories or 30 ft.	10%
IN-II** & HM-1•••	80,000	200 (e)	200	85	100 (b)	100 (b)	50	80 ft.⅄ HM-1 -- No limit	None
HM-II••••	See	Section	III-C-4 & 5						
SHΔ	12,000	100	100	20	15	20	40	See Section VI-E.2.d(3)	See Section VI-E.2.d(8)
HΔΔ	800,000	600	600	75	50	100	30	6 stories or 85 ft.	50% (v)
LC++++	See Limited	Commercial	District Intensity	Regulations	At Section	III-D.3			
HM-III•	See	Section	III-G.3						

⅄(Art. 29, 1997 Fall ATM)
(Art. 45 A.T.M. 04/27/10 – District Designation "D" deleted)

IV – B Intensity Regulations by Zoning Districts Footnote References

*	Art.	48 ATM	1962				
**	Art.	47 ATM	1962	&	Art.	46 ATM	1962
***	Art.	49 ATM	1962				
****	Art.	51 ATM	1962	&	Art.	51 ATM	1964
*****	Art.	45 ATM	1965				

Δ	Art.	83 ATM	1973
ΔΔ	Art.	9 STM #1	1973
+++	Art.	8 STM #2	1975

•••	Art.	1 STM	Mar. 20, 1979
++++	Art.	6 STM	Mar. 20, 1979
••••	Art.	3 STM	Mar. 20, 1979
+	Art.	10 STM	Oct. 23, 1979
•	Art.	1 ATM	Oct. 6, 1981

See footnote (x) Section IV - Page 8 for additional AP District Requirements

SECTION IV-B FOOTNOTES TO INTENSITY REGULATIONS

a. Except wherein building lines have been established.

b. Applies only to premises abutting a residential district (RG, etc.), otherwise for Commercial (CI) may be 0 ft. sideyard and for Industrial (IN-II) and Highway Mixed Use - I (HM-I) shall be 1 1/2 times the height of building, but not less than 40 ft. (Art. 45 A.T.M. 1962) and (Art. 1 S.T.M. 3/20/79).

c. Note type of construction in the Commonwealth of Massachusetts, State Building Code, which shall solely govern height limitations for zoning purposes, where same is more restrictive than the specifications hereinabove, provided, however:

- **i.** any building erected in a CII or In-I District the nearest portion of which building is more than 250 feet from the nearest residential boundary line shall be governed by only a height limitation of 75 feet. (Art. 1, STM #3, Oct. 27, 1981)
- **ii.** any building erected in a Hospital (H) District shall not exceed forty-five (45) feet in height within 150 feet of any residential district. The maximum allowable height may be increased up to eighty-five (85) feet upon issuance of a Special Permit by the SPGA, so long as those portions in excess of forty-five (45) feet in height do not exceed one or more forty-five (45) degree sky exposure planes beginning at the ground one hundred (100) feet from the nearest residential district.

(Art. 46, A.T.M. April 27, 2010)

d. 20,000 square feet for first four families, 4,300 square feet for each family thereafter, and in addition to the minimum frontage required per lot for four families; each family thereafter an additional 10 feet of street frontage. (Art. 45 A.T.M. 1965)

For large parcel development HM-II Districts (see Section III-C-2), the Planning Board, in accordance with Site Plan Review (Section VI-DD) procedures provided for hereinafter, shall allow densities of up to a maximum of twenty (20) units per acre. (Art. 3 S.T.M. 3/20/79)

e. One entrance and exit only per street frontage.

f. 85 ft. setback applies to Worcester Street (Route 9).

g. One-half height of building, but in no case less than 25 ft.

h. One-third height of building, but in no case less than 12 ft.

i. Two-hundred-foot frontage applies to Worcester Street (Route 9).

j. In a CII district, sideyards as indicated are not required for a structure located on a lot of at least five acres in an area having a minimum width of 500 feet for such sidelines as abut a lot which is also at least five acres in area, having a minimum width of 500 feet, provided further that no part of the structure is within 400 feet of the nearest residential boundary line. (Art. 51 A.T.M. 1964)

k. For lots with an area of 40,000 square feet or larger, the minimum dimensions for Continuous Frontage, Depth , and Front Yard shall be those of the Residential Single Zone of comparable minimum area, i.e. RSB, RSD, or RSE. (Art. 45 A.T.M. 1965)

l. One-third height of building, but in no case less than the Sideyard dimension for the Residential Single Zone of comparable minimum area, i.e. RSC, RSB, RSD, or RSE. (Art. 45 A.T.M. 1965)

m. One-half height of building, but in no case less than the Rearyard dimension for the Residential Single Zone of comparable minimum area; i.e. 25 feet if the area of the lot is 20,000 square feet or more, but not 40,000 square feet; 40 feet if the area of the lot is 40,000 square feet or more. (Art. 45 A.T.M. 1965)

n. Conventional outdoor recreational facilities such as tennis courts, playgrounds, swimming pool, etc., may be considered as part of the Open Space requirement (Art. 45 A.T.M. 1965).

p. In a PCD District and each subarea as hereinafter defined, an overall minimum of 4,500 square feet of land area for each dwelling unit. The number of dwelling units permitted under such overall minimum in a lot in a PCD District shall be the number arrived at by dividing the total square-foot area of the lot by 4,500. For the purposes thereof, "Subarea" shall mean any portion of a lot designed for 600 dwelling units or less. Each lot shall be divided into subareas in such a manner as the developer may choose, consistent with the foregoing, and the subarea embracing the building or buildings for which the developer seeks a permit under Section VI-C hereof shall be shown on the plan required under said Section. Within each subarea as designated on the developer's plan as aforesaid, dwelling buildings to be constructed shall be "clustered" into groups, each group containing at least three such buildings. Within each cluster there shall be no more than 2500 or less than 1500 square feet of land area per dwelling unit. (A "cluster" is defined as the area circumscribed by a line connecting exterior points of outer building walls of the dwelling buildings contained within a single group of buildings.) (Art. 1 S.T.M. June 17, 1969) and (Art. 2 S.T.M. #2 April 6, 1971).

q. In a PCD District all buildings shall be at least 50 ft. distant from any public way, at least 25 ft. distant from any lot line, and at least 30 ft. distant from any private way (Art. 1 S.T.M. June 17, 1969)

r. In a PCD District no one type of building designed for dwelling units (i.e. Garden Type Apartment House, Central-Type Apartment House or Town House) shall constitute more than 50 percent nor less than 10 percent of the number of all buildings constructed. Such ratio shall be applied to any portion of the entire tract designed for 600 dwelling units or less (subarea) called for above in Section IV-B, footnote "p". (Art. 1 S.T.M. June 17, 1969)

s. In a PCD District there shall be no buildings containing more than 30 dwelling units or measuring more than 240 ft. in length. (Art. 1 S.T.M. June 17, 1969)

t. In a PCD District all buildings shall be separated from other buildings by a distance of 10 feet, or 10 percent of the length of the shorter buildings involved, whichever is the greater. (Art. 1 S.T.M. June 17, 1969)

u. No main entrance door(s) to any apartment building (as defined in Section I-D of this Bylaw) in a PCD, RM or any other Zoning District, shall be farther from a public or private way, vehicular access or parking area than 35 feet. (Art. 4 S.T.M. #4 June 27 1972)

v. In an H District all portions of the lot within 10 feet from any adjoining residential district or within 75 feet from any street, except for driveways for access from a street, shall be maintained as landscaped open space in accordance with Section V-C. In addition, any developed areas located within 50 feet from any adjoining residential property shall be screened by hedges or coniferous planting, having a height of at least 4 feet at the time of planting, by grading of at least 6 feet in height, by ornamental fencing at least 6 feet in height or by any combination of these methods, and any artificial lighting within such area shall be arranged and shielded so as to prevent direct glare from the light source onto adjoining property. (Art. 9 S.T.M. #1 April 3, 1973)

w. Deleted by Art. 16, Fall Session A.T.M. 1985 - Oct. 3

x. In an AP District, a strip of landscaped buffer area at least 15 feet wide shall be maintained by means of a conservation restriction at all side and rear boundaries of the parcel. The front of said parcel shall have a landscaped area at least 20 feet deep. Such landscaped areas may be increased to 25 feet where in the opinion of the SPGA (i.e. Special Permit Granting Authority) the relationship of the parcel in question to the surrounding land uses requires additional buffering. The criteria to be applied is that parking and service areas shall not normally be visible from a public or private way and from adjacent properties, other than through the access and egress ways to the parcel.

Screen materials may include evergreen plants, which are characterized by dense growth which will form an effective year-round screen, or a fence, or a wall. Uses of berms shall be encouraged. Screening may consist of both natural and man-made materials. To the extent practicable existing trees shall be retained. Evergreen trees shall be so chosen that they will reach a mature height of 30 feet or greater, and shall have an average spacing of 15 linear feet between them. Understory plant materials must be at least 3 feet in height when planted, and trees must be at least 8 feet in height when planted. Height shall be measured from the finished grade. All required plant materials shall be permanently maintained in a healthy condition, and whenever necessary replaced with new plant material to insure continued compliance with screening requirements. All required fences and walls shall be permanently maintained in good repair and presentable appearance and whenever necessary they shall be repaired or replaced.
(Art. 16 Fall A.T.M. Oct. 3, 1985)

y. Deleted by Art. 16, Fall Session A.T.M. 1985 - Oct. 3.

z. Except where the existing residence was located or constructed on a lot, pursuant to a variance or special permit, a shed housing a heating or fuel oil storage tank may be attached to an existing dwelling in an (RSA), (RSC), (RSB) and (RG) zoning district as a matter-of-right, notwithstanding the sideyard requirement presently applicable in any such district, provided such shed as constructed shall not extend a distance greater than 4 l/2 feet from the dwelling to which it is attached and all necessary permits required therefor shall be obtained, provided, however, that no portion of such shed shall be situated within 5 feet of any sideyard lot line. (Art. 7, S.T.M. #1 January 21, 1992)

A shed for storage as an accessory use to a residence no larger than 10' x 12' x 10' high may be located at a distance less than the required setback, but no closer than six (6') feet from a side or rear lot line in the RSA, RSB, RSC, and RG zoning districts, provided that such shed shall not be connected to utilities. (Art. 17, STM #3 December 15, 1998)

aa. A family suite may be located in a dwelling in an RS district which is the primary residence of the owner of such dwelling upon the issuance of a Special Permit granted by the SPGA. The SPGA shall include a condition in their Special Permit that the residents of the family suite must be related to the owner(s) of the single-family dwelling and that the primary dwelling unit remains the primary residence of the owner of the dwelling throughout the period of occupancy of the family suite lease information. The SPGA shall require that the following conditions be met:

i. The family suite shall be subordinate in size to the primary dwelling unit.

ii. The family suite shall be constructed in a manner that maintains the appearance of a single-family dwelling.

iii. The family suite and the primary dwelling unit shall be fully integrated and shall be contiguous with each other.
iv. The Family Suite may share living areas within the single-family dwelling with the primary dwelling unit.
v. The family suite and the primary dwelling unit shall share utilities.
vi. The size of the family suite shall not exceed 25% of the area of the primary dwelling unit but shall not be larger than 700 square feet (calculation not to include common areas).
vii. The family suite shall be limited to one bedroom.
viii. The family suite shall be limited to a galley kitchen with minimal amenities.
ix. The family suite shall share a front entry and mail address with the primary dwelling unit, although a separate side or rear door may be permitted.
x. Parking shall be as required by Section V-D.3.a of this By-Law and the units shall be accessed by the same driveway.
xi. All dimensional zoning requirements shall be met except that if the existing primary dwelling unit does not conform to all dimensional zoning requirements, the family suite may be approved so long as the family suite will not increase the primary dwelling unit's pre-existing nonconformity with dimensional zoning requirements. (Art. 40, A.T.M. 4/11/06)
xii. The design must allow for the future conversion of the Suite to an addition to the single-family dwelling. The SPGA must review and approve the plans for such single family dwelling at the time that the family suite is included in the building.
xiii. The SPGA shall specify by name(s) in its permit who is permitted to reside in the Family Suite. Any changes in occupancy shall require a modification or revision of the lease and a modification of the Special Permit which must be approved by the SPGA
xiv. The single-family dwelling owner(s) shall covenant to their abutters that they will not use the property as a two-family dwelling. This covenant shall be recorded at the Middlesex South Registry of Deeds and shall be indexed to the deed for the single-family dwelling.
xv. The decision of the SPGA shall be recorded at the Middlesex South Registry of Deeds and a copy of the recorded decision shall be provided to the SPGA and the Building Department before an occupancy permit can be issued.

(Art. 3, S.T.M. #2, 12/03/02)

bb. Within the RG zoning district, a minimum of 5,000 square feet of lot area is required per dwelling unit for the conversion of a single-family to, or construction of a two-family, for a pre-existing, non-conforming lot or structure. (Art. 25, Fall Town Meeting, 10/18/16)