

▲ 4.2-2 Interpretation of Dimensional Requirements

A. Requirements for Lot Area Calculations

For lots endorsed by the Planning Board after March 22, 1989, the following standards shall apply in calculating minimum lot area:

1. In the RU District, the minimum lot area must include in one contiguous parcel a minimum of one hundred thousand square feet of land which is not under any body of water (including watercourses) or wetland as defined in G.L. Section 40, Chapter 131;
2. In other districts, no land which is wetland as defined in G.L. Section 40, Chapter 131 shall be included in the determination of the lot area required for zoning compliance;
3. For lots in all zoning districts, no part of a public or private way may be included in the lot area required for zoning compliance.

B. Corner Lots and Through Lots

Wherever a side or rear yard is adjacent to a street, the front setback shall also apply to such side or rear yard. Corner lots shall be deemed to have two front yards, two side yards, and no rear yard.

C. Projections into Setbacks

1. The following projections into required setback areas shall be permitted:
 - a. Steps and stairs: four feet into side or rear setbacks.
 - b. Awnings or movable canopies: six feet into any required setback.
 - c. Cornices, eaves, and other similar architectural features: 1.5 feet into any required setback.
2. Carports and garages
An attached open carport or enclosed garage shall be considered a part of the building in determining compliance with setback requirements.
3. Porch
An open ground floor porch or patio may project eight feet into a required front setback.

D. Setbacks for Accessory Structures and Uses

1. Any detached garage, studio, barn, stable, tennis court, swimming pool, or any accessory structure attached to the principal building shall comply with the minimum setback requirements of this bylaw for principal buildings. One detached accessory structure or use may encroach into required setback areas provided that it:
 - a. Is not used for human habitation;
 - b. Has a footprint no larger than 120 square feet;
 - c. Does not exceed 16 feet in height;

- d. Is set back at least the height of the structure, but not less than 10 feet, from side or rear lot lines.
- e. Is not located closer to the street than the front yard setback required for a principal building, except for fences, gates, mailboxes, newspaper receptacles, signs, and sand storage bins, as well as ornamental structures such as entry pillars and statues.