



Sarah L. Raposa, AICP
Town Planner

ZONING BY LAW

TOWN

OF

MEDFIELD MASSACHUSETTS



A TRUE COPY ATTEST:
Carola Mayer
TOWN CLERK OF MEDFIELD, MA

ADOPTED APRIL 5, 1938

REVISED TO APRIL 24, 2017

ZONING

300 Attachment 2

Town of Medfield

Table of Area Regulations
[Amended 4-24-2017 ATM by Art. 45]

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
RE	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
RT	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
RS	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
RU	Single-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (three units)	30,000	200x200	200	200	100	30	20	50
	Lot area per additional unit (4+ units)	8,000							
	Public housing for the elderly (1st unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30	
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See § 300-6.2R)		-0-	7***	****	-0-

MEDFIELD CODE

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
	Any permitted residential use	10,000		(See § 300-6.2R)		-0-	7***	****	-0-
BI	Any permitted structure or principal use	10,000		60	60	60	10	6	12
IE	Any permitted structure or principal use (See notes in §§ 300-6.2 and 300-6.3)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See § 300-5.5C.)								

NOTES:

- * Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of "wetlands" in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10.
- ** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this Bylaw, in accordance with the dimensions set out in the Table of Use Regulations.
- *** See § 300-6.2S.
- **** See § 300-6.2Q.

ZONING

300 Attachment 3

Town of Medfield

Table of Height and Bulk Regulations
 [Amended 4-24-2017 ATM by Arts. 41 and 47]

District	Maximum Height (feet)	Permitted Height (stories)	Maximum Floor Area Ratio Including Accessory Buildings	Maximum Lot Coverage	Multifamily Dwelling Minimum Unit Floor Area (square feet)
A*					
RE	35	2 1/2	0.20	10%	Not permitted
RT	35	2 1/2	0.25	15%	Not permitted
RS	35	2 1/2	0.35	20%	Not permitted
RU Single-Family	35	2 1/2	0.35	30%	Not applicable
RU Two-Family	35	2 1/2	0.35	25%*** 30%****	Not applicable
RU Multi-Family	35	2 1/2	0.35	35%	500 450**
B	35	3	0.75	90%	Not permitted
BI	30	2	0.75	90%	Not permitted
IE	35	2	0.50	90%	Not permitted

NOTES:

* See § 300-5.5.

** 450 square feet required for public housing for elderly.

*** See § 300-14.15.

**** See § 300-14.15G, Historic preservation incentive for two-family dwellings in the RU Zoning District.

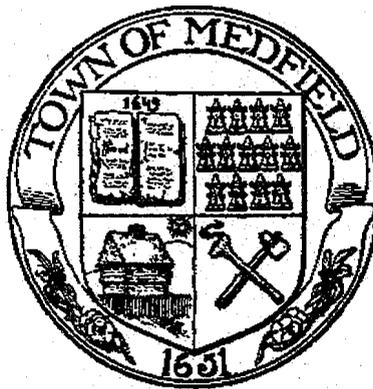
SARAH RAPOSA, AICP
TOWN PLANNER

ZONING BYLAW

TOWN

OF

MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938

REVISED TO APRIL 25, 2016

A TRUE COPY ATTEST:

Carola Mayer

TOWN CLERK OF MEDFIELD, MA

ZONING

300 Attachment 2

Town of Medfield

Table of Area Regulations

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
RE	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
RT	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
RS	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
RU	Single-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multifamily dwelling (three units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public housing for the elderly (1st unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See § 300-6.2R)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See § 300-6.2R)		-0-	7***	****	-0-

MEDFIELD CODE

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
BI	Any permitted structure or principal use	10,000		60	60	60	10	6	12
IE	Any permitted structure or principal use (See notes in §§ 300-6.2 and 300-6.3)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See § 300-5.5C.)								

NOTES:

- * Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of "wetlands" in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10.
- ** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this Bylaw, in accordance with the dimensions set out in the Table of Use Regulations.
- *** See § 300-6.2S.
- **** See § 300-6.2Q.

ZONING

300 Attachment 3

Town of Medfield

Table of Height and Bulk Regulations

District	Maximum Height (feet)	Permitted Height (stories)	Maximum Floor Area Ratio Including Accessory Buildings	Maximum Lot Coverage	Multifamily Dwelling Minimum Unit Floor Area (square feet)
A*					
RE	35	2 1/2	0.20	10%	Not permitted
RT	35	2 1/2	0.25	15%	Not permitted
RS	35	2 1/2	0.35	20%	Not permitted
RU	35	2 1/2	0.35	35%	500 450**
B	35	3	0.75	90%	Not permitted
BI	30	2	0.75	90%	Not permitted
IE	35	2	0.50	90%	Not permitted

NOTES:

* See § 300-5.5.

** 450 square feet required for public housing for elderly.

SARAH RAPOSA, AICP
TOWN PLANNER

ZONING BYLAW

TOWN

OF

MEDFIELD MASSACHUSETTS

A TRUE COPY ATTEST:

Carol A. Nayer, aicp, emmc

TOWN CLERK OF MEDFIELD, MA



ADOPTED APRIL 5, 1938

REVISED TO APRIL 27, 2015

ZONING

300 Attachment 2

Town of Medfield

Table of Area Regulations

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
RE	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
RT	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
RS	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
RU	Single-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multifamily dwelling (three units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public housing for the elderly (1st unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30	
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	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See § 300-6.2R)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See § 300-6.2R)		-0-	7***	****	-0-

MEDFIELD CODE

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
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IE	Any permitted structure or principal use (See notes in §§ 300-6.2 and 300-6.3)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See § 300-5.5C.)								

NOTES:

- * Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of "wetlands" in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10.
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- *** See § 300-6.2S.
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Town of Medfield

Table of Height and Bulk Regulations

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RU	35	2 1/2	0.35	35%	500 450**
B	35	3	0.75	90%	Not permitted
BI	30	2	0.75	90%	Not permitted
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NOTES:

* See § 300-5.5.

** 450 square feet required for public housing for elderly.

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



TRUE COPY ATTEST:
Carola Mayer, emc, ammc
TOWN CLERK OF MEDFIELD, MA

ADOPTED APRIL 5, 1938

REVISED TO APRIL 28, 2014

Town of Medfield

Table of Area Regulations

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
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RT	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
RS	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
RU	Single-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multifamily dwelling (three units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public housing for the elderly (1st unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30	
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	Any permitted residential use	10,000		(See § 300-6.2R)		-0-	7***	****	-0-

offices etc

MEDFIELD CODE

Zoning District	Use	Minimum Required							
		Lots					Yards		
		Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
BI	Any permitted structure or principal use	10,000		60	60	60	10	6	12
IE	Any permitted structure or principal use (See notes in §§ 300-6.2 and 300-6.3)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See § 300-5.5C.)								

NOTES:

- * Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see definition of "wetlands" in § 300-2.1); which is not in the Watershed and/or Floodplain District; nor in a detention pond, retention pond, or open drainage structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a special permit from the Board of Appeals as set forth in § 300-14.10.
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- *** See § 300-6.2S.
- **** See § 300-6.2Q.

ZONING

300 Attachment 3

Town of Medfield

Table of Height and Bulk Regulations

District	Maximum Height (feet)	Permitted Height (stories)	Maximum Floor Area Ratio Including Accessory Buildings	Maximum Lot Coverage	Multifamily Dwelling Minimum Unit Floor Area (square feet)
A*					
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RT	35	2 1/2	0.25	15%	Not permitted
RS	35	2 1/2	0.35	20%	Not permitted
RU	35	2 1/2	0.35	35%	500 450**
B	35	3	0.75	90%	Not permitted
BI	30	2	0.75	90%	Not permitted
IE	35	2	0.50	90%	Not permitted

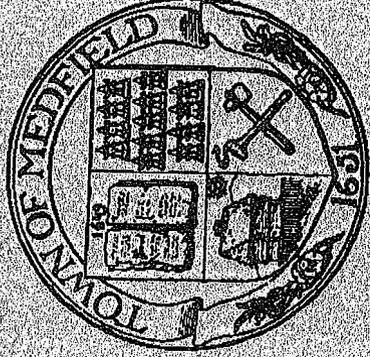
NOTES:

* See § 300-5.5.

** 450 square feet required for public housing for elderly.

Planning & Zoning
Do Not Remove

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 29, 2013

A TRUE COPY ATTEST:

Carol G. M... ..

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required							
		Lots				Yards			
		Area* (sq. ft.)	Perfect Square (ft.)**	Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public Housing for the Elderly (1st Unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
Any other permitted community facility	12,000	100x100	100	100	100	20	12	30	
Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30	
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.89); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

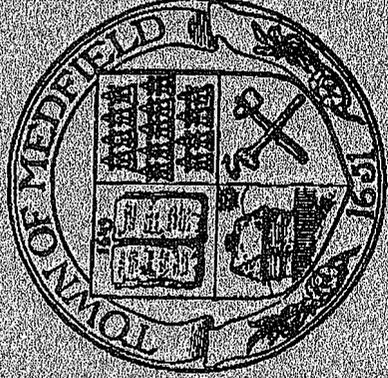
The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 30, 2012

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	<u>Minimum Required</u>					Yards		
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.89); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

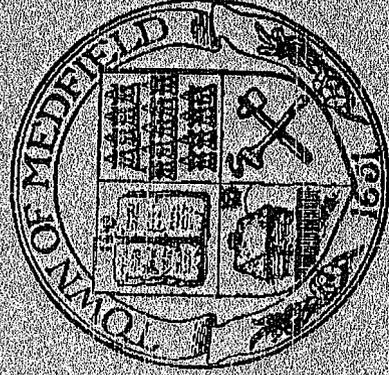
*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

Planning & Zoning

DO NOT REMOVE

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938

REVISED TO APRIL 30, 2012

A TRUE COPY ATTEST:

A. J. COO, Mayor, cmc, cmmc

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required					Yards		
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)	-0-	7***	****	-0-	
	Any permitted residential use	10,000		(See 6.2.18)	-0-	7***	****	-0-	
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.89); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

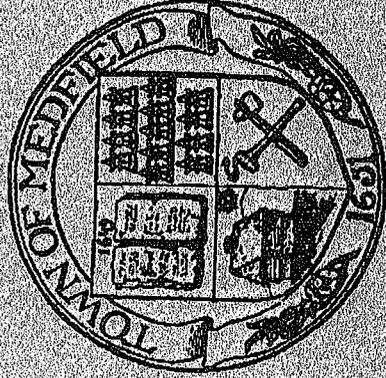
**450 sq. ft. required for Public Housing for Elderly

*Unit
regardless
of recharge
2 separate
prongs
15%
but
can use
recharge
20%
no recharge*

PLANNING & ZONING

DO NOT REMOVE

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938

REVISED TO APRIL 26, 2010

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required					Yards		
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public Housing for the Elderly (1st Unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
B	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.89); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

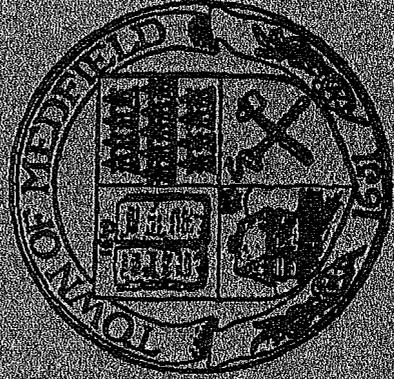
**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW

TOWN

OF

MEDFIELD MASSACHUSETTS



TOWN CLERK OF MEDFIELD MA
11/10/08
CLAUDE MORGAN, TOWN CLERK
A TRUE COPY ATTACHED

ADOPTED APRIL 5, 1938

REVISED TO APRIL 28, 2008

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	<u>Minimum Required</u>					Yards		
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.89); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

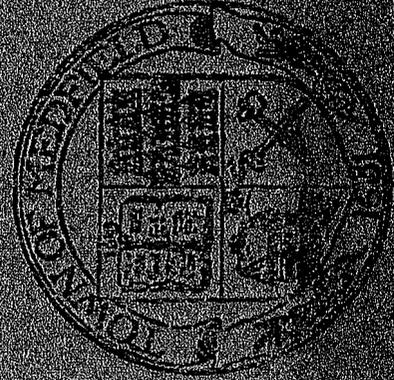
<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

*Planning & Appeals
Do NOT Remove*

**ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS**



ADOPTED APRIL 5, 1948

REVISED TO APRIL 25, 2005

*(There were no changes made at APRIL 2006
Council Meeting 2007 and on May 2008)*

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	<u>Minimum Required</u>					Yards		
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
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R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.89); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

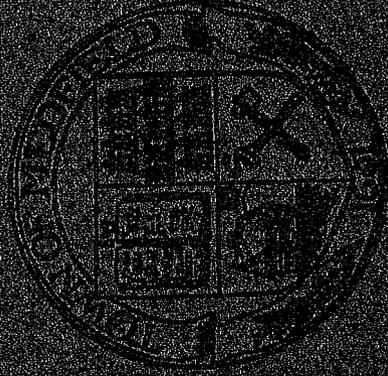
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1995

REVISED TO APRIL 25, 2005

(There were no changes made at ATM 2006)

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	<u>Minimum Required</u>					<u>Yards</u>		
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
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R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
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	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
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B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

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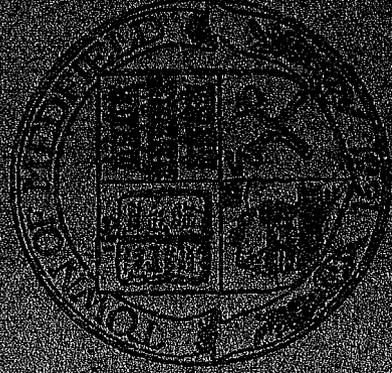
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R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MIDFIELD MASSACHUSETTS



APPROVED BY THE
TOWN SELECTMEN

ADOPTED APRIL 5, 1986
REVISED TO APRIL 25, 2005

(This document is intended to be used as a guide only and does not constitute a contract.)

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Zoning District	Use	Area* (sq. ft.)	Minimum Required			Yards			
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	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
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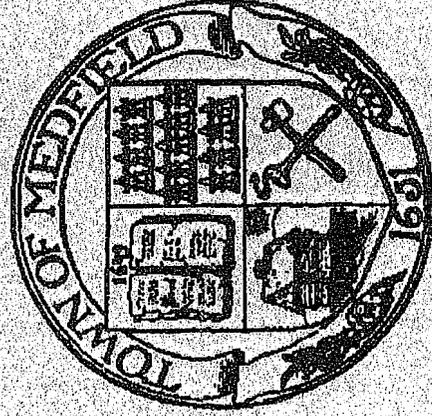
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R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 27, 2004

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Zoning District	Use	<u>Minimum Required</u>					Yards		
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R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public Housing for the Elderly (1st Unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS

ADOPTED APRIL 5, 1938

REVISED TO JUNE 2, 2003

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required				Yards		
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

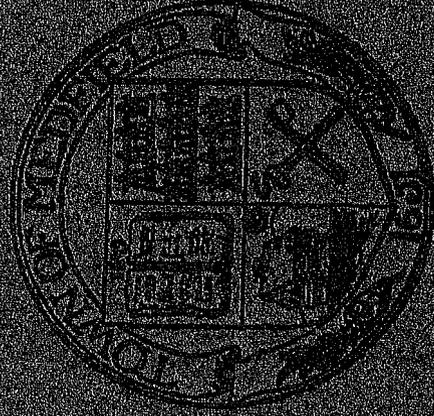
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1998
REVISED TO JUNE 10, 2002

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	<u>Minimum Required</u>							
		Lots				Yards			
		Area* (sq. ft.)	Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 30 through 34)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use 10 acres (See Section 5.5.3)								

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

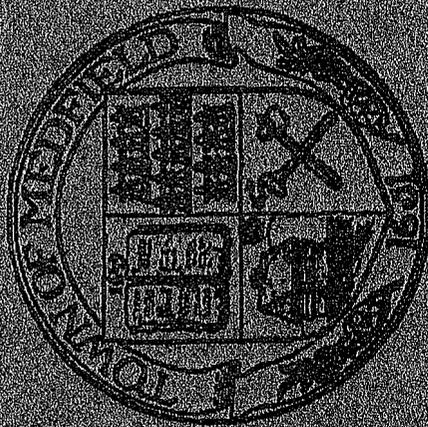
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938

REVISED TO JUNE 10, 2002

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
			Square (ft.)**	age (ft.)	Width (ft.)	Depth (ft.)	Perfect Front- Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)							

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

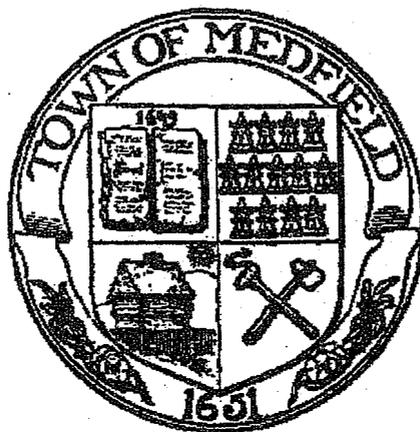
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 30, 2001

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)						

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

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R-E	35	2 1/2	0.20	10	Not permitted
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R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW

TOWN OF MEDFIELD
MASSACHUSETTS

ADOPTED APRIL 5, 1938

REVISED TO NOVEMBER 8, 1999

MEDFIELD PLANNING BOARD

GEORGE N. LESTER
STEPHEN J. BROWNE
TIMOTHY P. SULLIVAN
TIDAL B. HENRY
CHRISTOPHER R. SUMMERS

A TRUE COPY ATTEST

Carol O. Mayer
TOWN CLERK OF MEDFIELD, MA

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
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R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)	-0-	7***	****	-0-	
	Any permitted residential use	10,000		(See 6.2.18)	-0-	7***	****	-0-	
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)						

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

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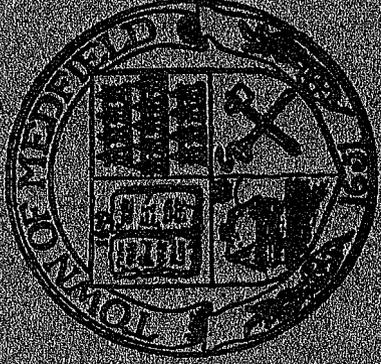
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R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

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**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 26, 1999

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
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R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 27, 1998

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)							

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938

REVISED TO APRIL 28, 1997

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)						

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

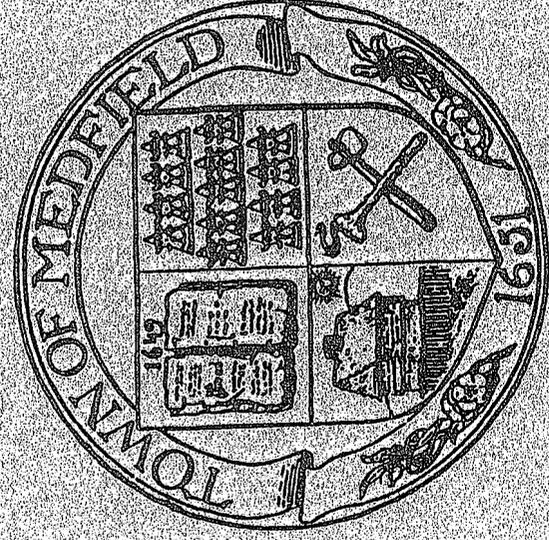
The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 30, 1996

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)						

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

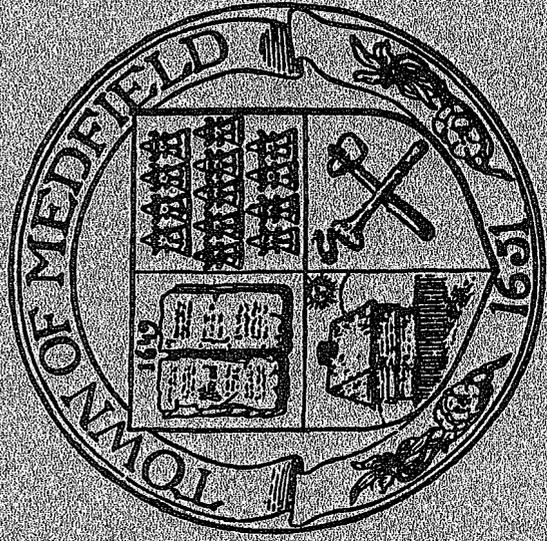
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD MASSACHUSETTS



ADOPTED APRIL 5, 1938

REVISED TO APRIL 25, 1995

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area* (sq. ft.)	Minimum Required						
			Lots			Yards			
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)						

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

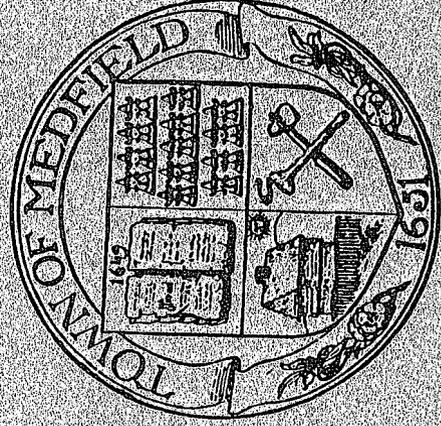
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Maximum Lot Coverage %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
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R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BYLAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



ADOPTED APRIL 5, 1938
REVISED TO APRIL 26, 1993

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required								
		Area (sq. ft.)	Lots			% Non Wetlands/ Flood Plain*	Yards			
			Perfect Square (ft.)**	Front-age (ft.)	Width (ft.)		Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	60%	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	80%	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	90%	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	94%	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	"	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	"	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	"	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	"	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	"	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	"	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	"	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	80%	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	"	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)	-0-	-0-	"	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)	-0-	-0-	"	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	95%	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	80%	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)							

* The percentage of contiguous land not in the Wetlands, Watershed and/or Flood Plain District which must be used in calculating the minimum lot area.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

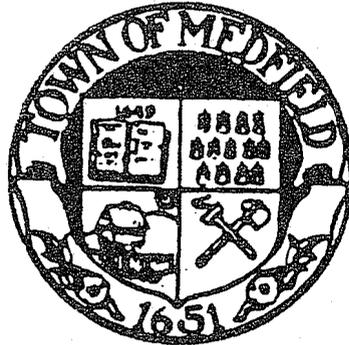
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<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Minimum Usable Open Space %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	40	Not permitted
R-T	35	2 1/2	0.25	40	Not permitted
R-S	35	2 1/2	0.35	40	Not permitted
R-U	35	2 1/2	0.35	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not permitted
I-E	35	2	0.50	10	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



REVISED TO MAY 1, 1991

ADOPTED: APRIL 5, 1938

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required									
		Area (sq. ft.)	Lots			% Non Wetlands/ Flood Plain*	Yards				
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)		Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	60%	40	25	50	
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R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	90%	30	12	40	
R-U	One-family dwelling	12,000	80x80	80	100	100	94%	20	12	30	
	Two-family dwelling	20,000	100x100	100	100	100	"	20	12	30	
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	"	30	20	50	
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	"	30	20	50	
	Convalescent or nursing home	40,000	200x200	200	200	100	"	30	20	50	
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	"	30	20	50	
	Any other permitted community facility	12,000	100x100	100	100	100	"	20	12	30	
	Any other permitted structure or principal use	12,000	100x100	100	100	100	"	20	12	30	
	B	Automotive sales, service or repair establishment	40,000		200	200	100	80%	25	12	12
		Motion picture or amusement & recreation	40,000		200	200	100	"	25	12	12
Any other permitted business use		-0-	(See 6.2.18)	-0-	-0-	-0-	"	7***	****	-0-	
Any permitted residential use (one- and two-family)		10,000	(See 6.2.18)	-0-	-0-	-0-	"	7***	****	-0-	
B-I	Any permitted structure or principal use	10,000		60	60	60	95%	10	6	12	
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	80%	25	25	25	
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)									

* The percentage of land not in the Wetlands, Watershed and/or Flood Plain District which must be used in calculating the minimum lot area.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

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6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Minimum Usable Open Space %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
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R-T	35	2 1/2	0.25	40	Not permitted
R-S	35	2 1/2	0.35	40	Not permitted
R-U	35	2 1/2	0.35	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not permitted
I-E	35	2	0.50	10	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



ADOPTED: APRIL 5, 1938

REVISED TO APRIL 25, 1989

PERFECT
SOURCE

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Area (sq. ft.)	Minimum Required							
			Lots				Yards			
			Perfect Square (ft.)**	Front- age (ft.)	Width (ft.)	Depth (ft.)	% Non Wetlands/ Flood Plain*	Front (ft.)	Side (ft.)	Rear (ft.)
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R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	90%	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	94%	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	"	20	12	30
	Multi-family dwelling (3 Units) (per additional unit)	24,000+ 6,000	200x200	200	200	100	"	30	20	50
	Public Housing for the Elderly (1st Unit) (per additional unit)	12,000+ 2,000	200x200	200	200	100	"	30	20	50
	Convalescent or nursing home	40,000	200x200	200	200	100	"	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	"	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	"	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	"	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	80%	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	"	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)	-0-	-0-	"	(See 6.2.19 and 6.2.17)	-0-	-0-
	Any permitted residential use (one- and two-family)	10,000		(See 6.2.18)	-0-	-0-	"	(See 6.2.19 and 6.2.17)	-0-	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	95%	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	80%	25	25	25
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)							

* The percentage of land not in the Wetlands, Watershed and/or Flood Plain District which must be used in calculating the minimum lot area.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Minimum Usable Open Space %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	40	Not permitted
R-T	35	2 1/2	0.25	40	Not permitted
R-S	35	2 1/2	0.35	40	Not permitted
R-U	35	2 1/2	0.35	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted April 5, 1938
Revised to April 25, 1988

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required							
		Area (sq. ft.)	Lots			% Non Watershed/ Flood Plain*	Yards		
			Front-age (ft.)	Width (ft.)	Depth (ft.)		Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	60%	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	80%	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	90%	30	12	40
R-U	One-family dwelling	12,000	80	100	100	94%	20	12	30
	Two-family dwelling	20,000	100	100	100	"	20	12	30
	Multi-family dwelling (3 Units)	24,000+	200	200	100	"	30	20	50
	(per additional unit)	6,000							
	Public Housing for the Elderly (1st Unit)	12,000+	200	200	100	"	30	20	50
	(per additional unit)	2,000				"			
	Convalescent or nursing home	40,000	200	200	100	"	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	"	30	20	50
B	Any other permitted community facility	12,000	100	100	100	"	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	"	20	12	30
	Automotive sales, service or repair establishment	40,000	200	200	100	80%	25	12	12
	Motion picture or amusement & recreation	40,000	200	200	100	"	25	12	12
B-I	Any other permitted business use	-0-	(See 6.2.18)		-0-	"	(See 6.2.19 and 6.2.17)		-0-
	Any permitted residential use (one- and two-family)	10,000	(See 6.2.18)		-0-	"	(See 6.2.19 and 6.2.17)		-0-
	Any permitted structure or principal use	10,000	60	60	60	95%	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 32 through 35)	40,000	200	200	200	80%	25	25	25
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)							

* The percentage of land not in the Watershed and/or Flood Plain District which must be used in calculating the minimum lot area.

5.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Minimum Usable Open Space %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	40	Not permitted
R-T	35	2 1/2	0.25	40	Not permitted
R-S	35	2 1/2	0.35	40	Not permitted
R-U	35	2 1/2	0.35	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted May 1, 1980
Rev. 2/21/81
Rev. 11/2/81
Rev. 4/11/83
Rev. 2/27/84
Rev. 4/30/85
Rev. 4/29/86
Rev. 4/27/87

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required						
		Lots				Yards		
		Area (sq.ft.)	Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 6,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		
	Any permitted residential use (one- and two-family) (See Section 14.10.5.1)	10,000	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25
	See notes on pages 32 through 35							
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)						

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

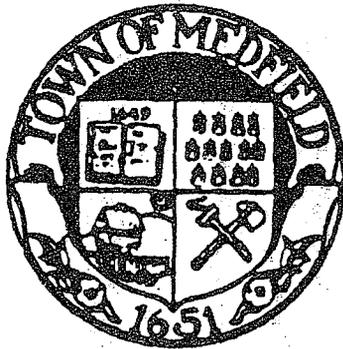
The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Minimum Usable Open Space %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
A*					
R-E	35	2 1/2	0.20	40	Not permitted
R-T	35	2 1/2	0.25	40	Not permitted
R-S	35	2 1/2	0.35	40	Not permitted
R-U	35	2 1/2	0.35	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not permitted

*See Section 5.5

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted May 1, 1980
Rev. 2/21/81
Rev. 11/2/81
Rev. 4/11/83
Rev. 2/27/84
Rev. 4/30/85
Rev. 4/29/86

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required						
		Lots				Yards		
		Area (sq.ft.)	Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 6,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
	B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12
	Motion picture or amusement & recreation	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		
	Any permitted residential use (one- and two-family) (See Section 14.10.5.1)	10,000	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25
	See notes on pages 32 through 35							
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)						

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

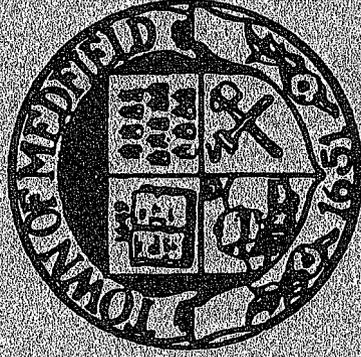
<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Accessory Buildings</u>	<u>Minimum Usable Open Space %</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
R-E	35	2 1/2	0.20	40	Not permitted
R-T	35	2 1/2	0.25	40	Not permitted
R-S	35	2 1/2	0.35	40	Not permitted
R-U	45	3 and 4*	0.50	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not permitted
I-E	(See Commonwealth of Mass. State Building Code, 780 CMR, Table 305 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

Pauline M. Doncker

**ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS**



Adopted May 1, 1980
Rev. 2/21/81
Rev. 11/2/81
Rev. 4/11/85
Rev. 2/27/84
Rev. 4/30/85

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required						
		Area (sq. ft.)	Lots			Yards		
			Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	6,000						
	Convalescent or nursing home	12,000+	200	200	100	30	20	50
	Funeral home or mortuary establishment	2,000						
	Any other permitted community facility	40,000	200	200	100	30	20	50
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement & recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		-0-
	Any permitted residential use (one- and two-family)	10,000	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		-0-
B-1	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25
	See notes on page 27 and 28.							
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)					

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

District	Maximum Height (ft.)	Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Access. Buildings	Minimum Usable Open Space (%)	Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 and 4*	0.50	20	500 450**
B	35	3	0.75	5	500
B-1	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.3.4
 **450 sq. ft. required for Public Housing for Elderly

mea

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



6.2 TABLE OF AREA REGULATIONS

Minimum Required

Zoning District	Use	Lots				Yards		
		Area (sq. ft.)	Frontage (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	6,000						
	Public Housing for the Elderly (per unit)	12,000+	200	200	100	30	20	50
	Convalescent or nursing home	2,000						
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	40,000	200	200	100	30	20	50
Any other permitted structure or principal use	12,000	100	100	100	20	12	30	
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement & recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		-0-
	Any permitted residential use (one- and two-family)	10,000	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		-0-
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25
	See notes on page 2.7 and 2.8.							
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3)					

6.3 TABLE OF HEIGHT BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

District	Maximum Height (ft.)	Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Access. Buildings	Minimum Usable Open Space (%)	Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 and 4*	0.50	20	500 450**
B	35	3	0.75	5	500
B-1	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 305 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

M. E. Willis

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted May 1, 1980

Rev. 2/21/81

Rev. 11/2/81

Rev. 4/11/87

6.2 TYPICAL LOT AREA REGULATIONS

Zoning District	Use	Minimum Required						
		Area (sq. ft.)	Lots			Yards		
			Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 6,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement & recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)	-0-	(See 6.2.19 and 6.2.17)	-0-		
	Any permitted residential use (one- and two-family)	10,000	(See 6.2.18)	-0-	(See 6.2.19 and 6.2.17)	-0-		
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25
See notes on page 24 and 25.								
A	Any permitted structure or principal use	10 acres	(See Section 5.5.3 cf)					

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

District	Maximum Height (ft.)	Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Access. Buildings	Minimum Usable Open Space (%)	Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 and 4*	0.50	20	500 450**
B	35	3	0.75	5	500
B-1	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

P. Gouche
absolute

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted May 1, 1980
Rev. 2/21/81
Rev. 11/2/81

6.2 TABLE OF AREA REGULATIONS

Minimum Required

Zoning District	Use	Lots				Yards		
		Area (sq. ft.)	Frontage (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 6,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement & recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		-0-
	Any permitted residential use (one- and two-family)	10,000	(See 6.2.18)		-0-	(See 6.2.19 and 6.2.17)		-0-
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25

See notes on page 24 and 25.

revised / See Section 5.5.3 c-f)

A Any permitted structure or principal use

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

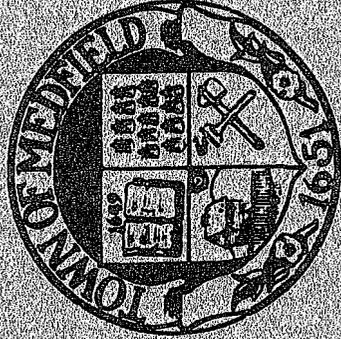
The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

District	Maximum Height (ft.)	Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Access. Buildings	Minimum Usable Open Space (%)	Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 and 4*	0.50	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted May 1, 1980
Res. Feb. 12, 1981

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required						
		Area (sq. ft.)	Lots			Yards		
			Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 6,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement & recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted business use	-0-	(See 6.2.18)	-0-	(See 6.2.19 and 6.2.17)	-0-		
	Any permitted residential use (one- and two-family)	10,000	(See 6.2.18)	-0-	(See 6.2.19 and 6.2.17)	-0-		
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25
A	Any Permitted structure or principal use See notes on page 24 and 25.	100000	(See section 5.5.3 c-f)					

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

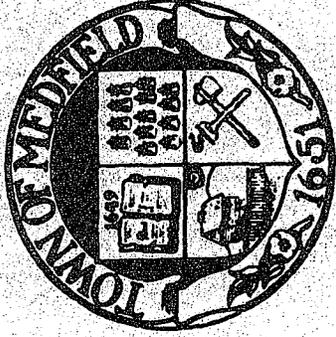
The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Access. Buildings</u>	<u>Minimum Usable Open Space (%)</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 and 4*	0.50	20	500 450**
B	35	3	0.75	5	500
B-I	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted May 1, 1978

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required						
		Lots				Yards		
		Area (sq.ft.)	Front-age (ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multifamily dwelling (per unit)	12,000+ 6,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any other permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
	B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12
Motion picture or amusement and recreation establishment		40,000	200	200	100	25	12	12
Any other permitted structure or principal use		12,000	60	60	60	15	12	12
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>District</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Access. Buildings</u>	<u>Minimum Usable Open Space(%)</u>	<u>Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)</u>
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 or 4*	0.50	20	500 450**
B	30	2	0.75	5	Not Permitted
B-I	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.3.4

**450 sq.ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS

*This appears to be
the Zoning Bylaw
in effect when
121 North Street
was approved*

Adopted March 1, 1975

3/18/76

6.2 TABLE OF AREA REGULATIONS

<u>istrict</u>	<u>Use</u>	Minimum Required				<u>Yards</u>		
		<u>Lots</u>				<u>Front</u>	<u>Side</u>	<u>Rear</u>
		<u>Area</u>	<u>Front-</u>	<u>Width</u>	<u>Depth</u>			
		<u>(sq. ft.)</u>	<u>age</u>	<u>(ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>
	Any permitted structure or principal use	80,000	180	225	200	40	25	50
	Any permitted structure or principal use	40,000	142	175	150	40	15	50
	Any permitted structure or principal use	20,000	96	120	125	30	12	40
	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 3,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
	Any permitted structure or principal use	12,000	60	60	60	15	12	12
	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement and recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted structure or principal use	12,000	60	60	60	15	12	12

6.2 TABLE OF AREA REGULATIONS (cont.)

Minimum Required

Lots

Yards

Front-

<u>District</u>	<u>Use</u>	<u>Area</u> (sq. ft.)	<u>age</u> (ft.)	<u>Width</u> (ft.)	<u>Depth</u> (ft.)	<u>Front</u> (ft.)	<u>Side</u> (ft.)	<u>Rear</u> (ft.)
	Any permitted structure or principal use	10,000	60	60	60	10	6	12
	Any permitted structure or principal use	40,000	200	200	200	25	25	25

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

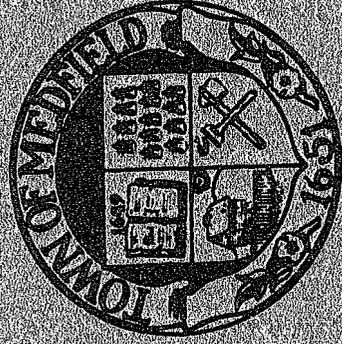
The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>ct</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Access. Bldgs.</u>	<u>Minimum Usable Open Space (%)</u>	<u>Minimum Residential Net Floor Area (sq. ft.)</u>	<u>Multi-family Dwelling Minimum Unit Floor Area (sq. ft.)</u>
	35	2½	0.20	40	768	Not Permitted
	35	2½	0.25	40	768	Not Permitted
	35	2½	0.35	40	768	Not Permitted
	45	3 or 4*	0.50	20	768	500 450**
	30	2	0.75	5	Not Permitted	Not Permitted
	30	2	0.75	5	Not Permitted	Not Permitted
	(See Commonwealth of Massachusetts State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted March 1, 1975

6.2 TABLE OF AREA REGULATIONS (cont.)

<u>ict</u>	<u>Use</u>	Minimum Required				<u>Yards</u>		
		<u>Lots</u>				<u>Front</u>	<u>Side</u>	<u>Rear</u>
		<u>Area</u>	<u>age</u>	<u>Width</u>	<u>Depth</u>			
		<u>(sq. ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>	<u>(ft.)</u>	
	Any permitted structure or principal use	10,000	60	60	60	10	6	12
	Any permitted structure or principal use	40,000	200	200	200	25	25	25

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

<u>ct</u>	<u>Maximum Height (ft.)</u>	<u>Permitted Height (Stories)</u>	<u>Maximum Floor Area Ratio Incl. Access. Bldgs.</u>	<u>Minimum Usable Open Space (%)</u>	<u>Minimum Residential Net Floor Area (sq. ft.)</u>	<u>Multi-family Dwelling Minimum Unit Floor Area (sq. ft.)</u>
	35	2½	0.20	40	768	Not Permitted
	35	2½	0.25	40	768	Not Permitted
	35	2½	0.35	40	768	Not Permitted
	45	3 or 4*	0.50	20	768	500 450**
	30	2	0.75	5	Not Permitted	Not Permitted
	30	2	0.75	5	Not Permitted	Not Permitted
	(See Commonwealth of Massachusetts State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted	Not Permitted

*See Section 6.3.4

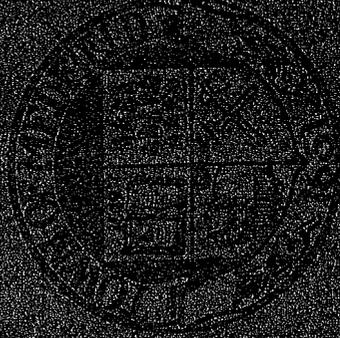
**450 sq. ft. required for Public Housing for Elderly

ZONING BY-LAW

TOWN

OF

MIDDLEBURY, MASSACHUSETTS



6.2 TABLE OF AREA REGULATIONS

ct	Use	Minimum Required			Yards		
		Area (sq.ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
	Any permitted structure or principal use	80,000	225	200	40	25	50
	Any permitted structure or principal use	40,000	175	150	40	15	50
	Any permitted structure or principal use	20,000	120	125	30	12	40
	One-family dwelling	12,000	100	100	20	12	30
	Two-family dwelling	20,000	100	100	20	12	30
	Multi-family dwelling	12,000+	200	100	30	20	50
	(per unit) 3,000						
	Public Housing for the Elderly	12,000+	200	100	30	20	50
	(per unit) 2,000						
	Convalescent or nursing home	40,000	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	100	30	20	50
	Any permitted community facility	12,000	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	20	12	30
	Any permitted structure or principal use	12,000	60	60	15	12	12
	Automotive sales, service or repair establishment	40,000	200	100	25	12	12
	Motion picture or amusement and recreation establishment	40,000	200	100	25	12	12
	Any other permitted structure or principal use	12,000	60	60	15	12	12
	Any permitted structure or principal use	10,000	60	60	10	6	12
	Any permitted structure or principal use	40,000	200	200	25	25	25

6.2 TABLE OF AREA REGULATIONS

District	Use	Minimum Required				Yards		
		Area (sq. ft.)	Lots		Front (ft.)	Side (ft.)	Rear (ft.)	
			Front- age (ft.)	Width (ft.)				Depth (ft.)
	Any permitted structure or principal use	80,000	180	225	200	40	25	50
	Any permitted structure or principal use	40,000	142	175	150	40	15	50
	Any permitted structure or principal use	20,000	96	120	125	30	12	40
	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multi-family dwelling (per unit)	12,000+ 3,000	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	12,000+ 2,000	200	200	100	30	20	50
	Convalescent or nursing home	40,000	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	200	100	30	20	50
	Any permitted community facility	12,000	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	100	20	12	30
	Any permitted structure or principal use	12,000	60	60	60	15	12	12
	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement and recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted structure or principal use	12,000	60	60	60	15	12	12

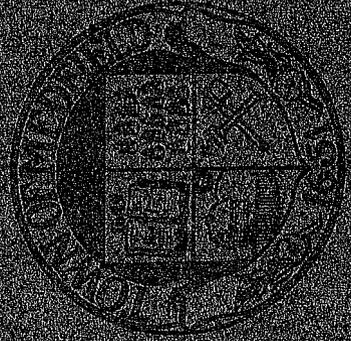
6.3 TABLE OF HEIGHT AND BULK REGULATIONS

t	Maximum Permitted Height (ft.)	Maximum Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Acc. Bldgs.	Minimum Usable Open Space (%)	Minimum Residential Net Floor Area (Sq. Ft.)	Multi-family Dwelling Minimum Unit Floor Area (Sq. Ft.)
	35	2½	0.20	40	768	Not Permitted
	35	2½	0.25	40	768	Not Permitted
	35	2½	0.35	40	768	Not Permitted
	45	3 or 4*		20	768	500 450**
	30	2	0.75	5	Not Permitted	Not Permitted
	30	2	0.75	5	Not Permitted	Not Permitted
	(See Appendix G. Building Code, Town of Medfield, Massachusetts, for maximum permitted height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Amended to 1/75

6.2 TABLE OF AREA REGULATIONS

Use	Minimum Required					
	Lots			Yards		
	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
Any permitted structure or principal use	80,000	225	200	40	25	50
Any permitted structure or principal use	40,000	175	150	40	15	50
Any permitted structure or principal use	20,000	120	125	30	12	40
One-family dwelling	12,000	100	100	20	12	30
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Multi-family dwelling	12,000+	200	100	30	20	50
(per unit) 3,000						
Public Housing for the Elderly	12,000+	200	100	30	20	50
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Any other permitted structure or principal use	12,000	60	60	15	12	12
Any permitted structure or principal use	10,000	60	60	10	6	12
Any permitted structure or principal use	40,000	200	200	25	25	25

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

Maximum Permitted Height (ft.)	Maximum Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Acc. Bldgs.	Minimum Usable Open Space (%)	Minimum Residential Net Floor Area (Sq. Ft.)	Multi-family Dwelling Minimum Unit Floor Area (Sq. Ft.)
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(See Appendix G. Building Code, Town of Medfield, Massachusetts, for maximum permitted height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted	Not Permitted

*See Section 6.3.4

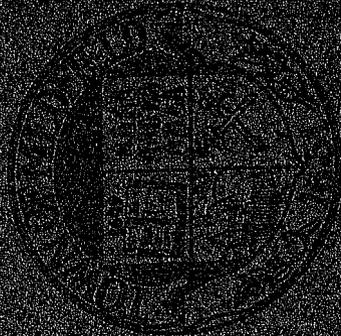
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ZONING BY-LAW

TOWN

OF

MEDFIELD, MASSACHUSETTS



6.2 TABLE OF AREA REGULATIONS

ct	Use	Minimum Required			Yards		
		Area (sq.ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
	Any permitted structure or principal use	80,000	225	200	40	25	50
	Any permitted structure or principal use	40,000	175	150	40	15	50
	Any permitted structure or principal use	20,000	120	125	30	12	40
	One-family dwelling	12,000	100	100	20	12	30
	Two-family dwelling	20,000	100	100	20	12	30
	Multi-family dwelling	12,000+	200	100	30	20	50
	(per unit) 3,000						
	Public Housing for the Elderly	12,000+	200	100	30	20	50
	(per unit) 2,000						
	Convalescent or nursing home	40,000	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200	100	30	20	50
	Any permitted community facility	12,000	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100	100	20	12	30
	Any permitted structure or principal use	12,000	60	60	15	12	12
	Automotive sales, service or repair establishment	40,000	200	100	25	12	12
	Motion picture or amusement and recreation establishment	40,000	200	100	25	12	12
	Any other permitted structure or principal use	12,000	60	60	15	12	12
	Any permitted structure or principal use	10,000	60	60	10	6	12
	Any permitted structure or principal use	40,000	200	200	25	25	25

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

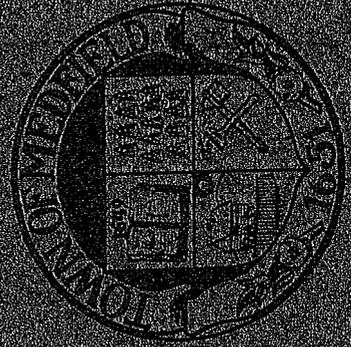
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35	2½	0.35	40	768	Not Permitted
45	3 or 4*		20	768	500 450**
30	2	0.75	5	Not Permitted	Not Permitted
30	2	0.75	5	Not Permitted	Not Permitted
(See Appendix G. Building Code, Town of Medfield, Massachusetts, for maximum permitted height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted	Not Permitted

*See Section 6.3.4

**450 sq. ft. required for Public Housing for Elderly

Permanent Record

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



Adopted April 21, 1938
As Amended to May 13, 1968
OCT 27 1969

TABLE OF AREA REGULATIONS (Numbers refer to attached notes)

Dis- trict	Use	Minimum Required Lots (1)			Yards (2 thru 6)		
		Area (Ft. ²)	Width (Ft.)	Depth (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)
I-I	Any permitted structure or principal use--	12,000	100	100	15	12	12
I-E	Any permitted structure or permitted use--	1 acre	200	200	25	25	25

Notes:

1. Except for planned developments, community facilities and public utilities (See Section 9) only one principal structure shall be permitted on one lot. Principal structures, so limited shall be completed unobstructed in view from the street, except for vegetation and permitted accessory signs.

2. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.

3. At each end of a through lot, there shall be a set-back depth required which is equal to the front yard depth required for the district in which each street frontage is located.

4. No building shall be within 10 feet of any water course or wet land area or, if subject to flooding, 10 feet from its flood line.

5. Projections into required yards, or other required open spaces are permitted subject to the following:

TABLE OF HEIGHT AND BULK REGULATIONS (Numbers refer to attached notes)

<u>Dis- trict</u>	<u>Maximum Height (Ft.) No. 1,2</u>	<u>Permitted Height (Stories)</u>	<u>Floor Area Ratio incl. Accessory Bldgs. to Total Area of Lot</u>	<u>Minimum Usable Green Space %</u>	<u>Minimum Residential Net Floor Area (Ft.²)</u>
I-I	(See Appendix G, Building Code,		0.75	10	Not permitted
I-E	(Town of Medfield, Mass.		0.50	20	Not permitted

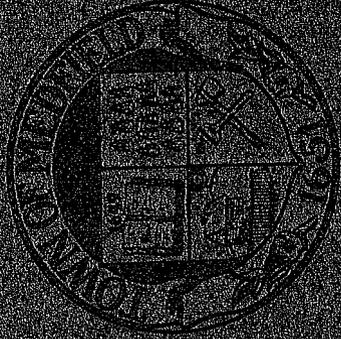
Notes:

1. Maximum height permitted in this By-Law shall be subject to the restrictions of the Medfield Building Code and shall not apply to:

- (a) Necessary appurtenant structures such as: church spire, belfry, cupola, dome, smokestack, monument, derrick, conveyor, flagpole, radio or television tower, mast, antenna, aerial, airplane hanger, roof tank, building service equipment, roof structures other than a pent-house, chimney or parapet wall, or any similar appurtenance provided: any such structure shall set back from the vertical plane of the required set-back building line one foot horizontally for each two feet of extra height.
- (b) Special industrial structures such as: a cooling tower, grain elevator, sugar refinery, gas holder or other similar structure where the industrial process requires a greater height, provided: any such structure shall not occupy more than 15 percent of the lot area; and shall be not less than 50 feet from any lot line.

2. A fence, hedge, wall, or other enclosure may be maintained on a corner lot provided: it shall not obstruct visual clearance at intersecting streets by being between 3 1/2 feet and 10 feet above the grade within the triangular

ZONING BY LAW
TOWN
OF
MEDFIELD, MASSACHUSETTS



ADOPTED APRIL 21, 1956
AS AMENDED TO MAY 13, 1968

TABLE OF AREA REGULATIONS (Numbers refer to attached notes)

Dis- trict	Use	Minimum Required Lots (1)			Yards (2 thru 6)		
		Area (Ft. ²)	Width (Ft.)	Depth (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)
I-I	Any permitted structure or principal use--	12,000	100	100	15	12	12
I-E	Any permitted structure or permitted use--	1 acre	200	200	25	25	25

Notes:

1. Except for planned developments, community facilities and public utilities (See Section 9) only one principal structure shall be permitted on one lot. Principal structures, so limited shall be completed unobstructed in view from the street, except for vegetation and permitted accessory signs.

2. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.

3. At each end of a through lot, there shall be a set-back depth required which is equal to the front yard depth required for the district in which each street frontage is located.

4. No building shall be within 10 feet of any water course or wet land area or, if subject to flooding, 10 feet from its flood line.

5. Projections into required yards, or other required open spaces are permitted subject to the following:

TABLE OF HEIGHT AND BULK REGULATIONS (Numbers refer to attached notes)

Dis- trict	Maximum Height (Ft.) No. 1,2	Permitted Height (Stories)	Floor Area Ratio incl. Accessory Bldgs. to Total Area of Lot	Minimum Usable Green Space %	Minimum Residential Net Floor Area (Ft. ²)
I-I	(See Appendix G, Building Code, Town of Medfield, Mass.)		0.75	10	Not permitted
I-E	(See Appendix G, Building Code, Town of Medfield, Mass.)		0.50	20	Not permitted

Notes:

1. Maximum height permitted in this By-Law shall be subject to the restrictions of the Medfield Building Code and shall not apply to:

- (a) Necessary appurtenant structures such as: church spire, belfry, cupola, dome, smokestack, monument, derrick, conveyor, flagpole, radio or television tower, mast, antenna, aerial, airplane hanger, roof tank, building service equipment, roof structures other than a pent-house, chimney or parapet wall, or any similar appurtenance provided: any such structure shall set back from the vertical plane of the required set-back building line one foot horizontally for each two feet of extra height.
- (b) Special industrial structures such as: a cooling tower, grain elevator, sugar refinery, gas holder or other similar structure where the industrial process requires a greater height, provided: any such structure shall not occupy more than 15 percent of the lot area; and shall be not less than 50 feet from any lot line.

2. A fence, hedge, wall, or other enclosure may be maintained on a corner lot provided: it shall not obstruct visual clearance at intersecting streets by being between 3 1/2 feet and 10 feet above the grade within the triangular

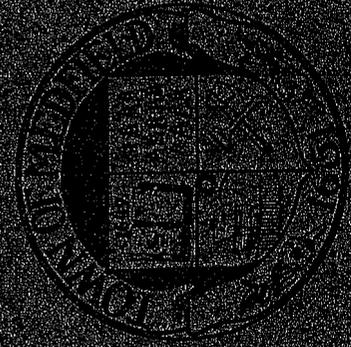
SELECTION COMMITTEE
REMOVAL

ZONING BY LAW

TOWN

OF

MEDFIELD, MASSACHUSETTS



MASSACHUSETTS
MEDFIELD

TABLE OF AREA REGULATIONS (Numbers refer to attached notes)

Dis- trict	Use	Minimum Required Lots (1)			Yards (2 thru 6)		
		Area (Ft. ²)	Width (Ft.)	Depth (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)
I-I	Any permitted structure or principal use--	12,000	100	100	15	12	12
I-E	Any permitted structure or permitted use--	1 acre	200	200	25	25	25

Notes:

1. Except for planned developments, community facilities and public utilities (See Section 9) only one principal structure shall be permitted on one lot. Principal structures, so limited shall be completed unobstructed in view from the street, except for vegetation and permitted accessory signs.

2. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.

3. At each end of a through lot, there shall be a set-back depth required which is equal to the front yard depth required for the district in which each street frontage is located.

4. No building shall be within 10 feet of any water course or wet land area or, if subject to flooding, 10 feet from its flood line.

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TABLE OF HEIGHT AND BULK REGULATIONS (Numbers refer to attached notes)

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