

(Proposed) Billerica Zoning Bylaw

**APPENDIX B**  
**Table of Dimensional Regulations (Section 7.2)**

	Minimum Requirement							Maximum Allowed	
Zoning District	Lot Area (sq. ft.) <sup>a</sup>	Lot Frontage (lin. ft)	Front Yard (lin. ft) (6)	Side Yard (lin. ft) (6)	Rear Yard (lin. ft)	Green Strip	Green Space	Lot Coverage	Building Height
Village Residence	30,000	150	35 ft.	15 ft.	20 ft.	10 ft. lot per. (2) (non-residential) 75% build. per.	25% (2)	25%	2 ½ stories or 35 ft. (7)
Neighborhood Residence	40,000	175	35 ft.	15 ft.	20 ft.	10 ft. lot per. (2) (non-residential) 75% build. per.	25% (2)	25%	2 ½ stories or 35 ft. (7)
Rural Residence	50,000	200	35 ft.	15 ft.	20 ft.	10 ft. lot per. (2) (non-residential) 75% build. per.	25% (2)	25%	2 ½ stories or 35 ft. (7)
Neighborhood Business	25,000	125	50 ft.	25 ft.	35 ft.	10 ft. lot per. (2) 75% build. per.	25%	25%	2 ½ stories or 35 ft. (7)
General Business	25,000	125	50 ft.	25 ft.	35 ft.	10 ft. lot per. (2) 75% build. per.	25%	25%	3 stories or 45 ft (7)
Commercial	25,000	125	50 ft.	25 ft.	35 ft.	10 ft. lot per. (2) 75% build. per.	25%	25%	3 stories or 45 ft.
Industrial	60,000	150	100 ft. (4)	35 ft. (1)	50 ft.	20 ft. lot per. (2), (3) 75% build. per.	25% (3)	50%	45 ft. above grade plane (5)

<sup>a</sup> To determine compliance with the minimum lot area requirements in all zoning districts except the Multi-Family District, Townhouse Overlay District, and Elderly Housing Overlay District, at least 50 percent of the minimum lot area shall be contiguous upland, free of bordering vegetative wetlands as defined by G.L., c. 131, § 40

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- (1) Side yard shall be increased to 50 feet on any lot that abuts land in a residential district.
- (2) The Green Strip and Green Space requirements in the residential districts apply to nonresidential and nonagricultural uses only and not to principal and accessory residential uses. See Sections 7.3E-F for specific requirements.
- (3) These requirements also apply in the following special districts: Refuse Transfer Station, Private and Public Dumping Ground, Alcohol and Drug Rehabilitation Hospital, Composting, and Adult Entertainment Districts.
- (4) In Industrial Districts, the required front setback may be reduced to 40 feet along industrial roads. The front yard must be used for landscaping, pedestrian walkways, and curb cut access driveways only.
- (5) The highest roof surface shall not exceed 55 feet above the grade plane.
- (6) These yards are reduced in the Historic Overlay District
- (7) The maximum height shall be twenty-eight for lots with areas of 7,500 square feet or less.