

ANNUAL TOWN MEETING 5/2/2022 - Article 22 Table

Table 2. Area Regulations

(See following page for notes.)

(Amended May 13, 1985) (Amended May 10, 2004) (Amended May 9, 2005)

(Amended May 8, 2006) (Amended June 14, 2010)(Amended May 12, 2014)

District	Use	Area (sq. ft.)	Base Density ¹ (units per acre or FAR) (10)	Lot ⁽²⁾ Frontage (ft.)	Lot Depth (ft.)	Yards ⁽³⁻⁷⁾		
						Front (ft.)	Side (ft.)	Rear ¹¹ (ft.)
R-T	Any permitted principal structure or use	60,000		200	300	40	40	40
R-S	Any permitted principal structure or use	25,000		125	200	40	20	40
R-V	1-family dwelling	15,000		100	150	40	15	20
	2-family dwelling	18,750		125	150	40	15	20
	Multi-family dwellings	217,800		250	400	50	50	50
	5 acres (for developments of up to 22 dwelling units) Each dwelling unit thereafter 10,000							
R-V-C ⁽¹²⁾	1-family dwelling	15,000	2.9	100	150	40	15	20
	2-family dwelling	18,750	4.7	125	150	40	15	20
	Multi-family dwellings	217,800		250	400	50	50	50
			5 acre minimum area and not to exceed 4 units/acre					
C-V	Any permitted principal structure or use	30,000	---	150	200	40	20	30
C-V-2 ⁽¹²⁾	As-of-Right Development, Commercial	30,000	0.20 ⁽¹⁰⁾	150	200	40	20	30
C-V/MCEOD Millis Center Economic Opportunity District	Mixed use development under Section XIII.P	30,000		120	25	Minimum 5 to Maximum 15	0 (zero)	25
I-P/I-P-2	Any permitted principal structure or use	43,560 (1 acre)		200	250	40	20	30
V-B	Any permitted structure or use	90,000		150	200	50	30	30

¹ Base density refers to the allowable density before any density bonus.

Table 3. Height and Bulk Regulations

(Amended May 13, 1985) (Amended May 10, 2004) (Amended May 9, 2005)
 (Amended May 8, 2006) (Amended June 14, 2010)(Amended May 12, 2014)
 (See notes)

District	Maximum Permitted Height (1) (ft.)	Maximum Permitted Height (stories)	Maximum Building Coverage of Lot ⁽⁴⁾ (covered area as percent of total lot area)	Minimum net floor area per unit for multi-family use or residential unit in mixed use (sq. ft.)
R-T	35	2 ½	20	
R-S	35	2 ½	25	
R-V	35	2 ½	35	500
R-V-C	35	2 ½ /3	35 ⁽³⁾	500
C-V	30	2	50	Not Permitted
C-V-2	30/35	2/3	50 ⁽³⁾	500
C-V/ MCEOD	35	2 ½	50	500
I-P/I-P-2	45	3	40	Not permitted
V-B	35	2 ½	50	Not permitted