

New 2017 Zoning By Law Changes: Articles 24 through 30

**Set Backs and Lot Coverage Tables and Foot Notes:**

**Tables 4.2.1 through 4.2.4**

**Table 4.2.4**

4.2.4 Table of Regulations for Public, Semi-Public and Institutional Uses in the Rural Residence Conservation, Single Residence A, Single Residence B and General Residence Districts and for the Institutional District

No building or structure for public, semi-public or institutional use, as listed in Section 3.2 Schedule of Use Regulations, shall be constructed, altered, or relocated on any lot except in conformance with these regulations:

<b>District</b>	<b>Min. Lot Area (sf)</b>	<b>Min. Frontage (ft)</b>	<b>Front Setback (ft)</b>	<b>Side Setback (ft)</b>	<b>Rear Setback (ft)</b>	<b>Max. Floor Area Ratio (F.A.R.)</b>	<b>Max. % Lot Coverage</b>	<b>Max. Stories</b>	<b>Max. Height (ft)</b>
<b>Rural Residence Conservation</b>	43,560	150	50	25	25	.30	15%	2-1/2 (g)	35
<b>Single Residence A</b>	43,560	150	35 (a)	25	25 (d)	.30	15%	2-1/2 (g)	35
<b>Single Residence B</b>	10,000	80	25 (b)	25 (c)	25 (d)	.30	15%	2-1/2 (g)	35
<b>General Residence</b>	10,000	80	25 (b)	25 (c)	25 (d)	.30	15%	2-1/2 (g)	35
<b>Institutional</b>	43,560	150	30	25 (e)	15	NR	15%	2-1/2 (f)	35 (f)

*The terms used in the Table of Regulations above are as defined in Section 1.3 of the By-Laws.*

*The symbol "NR" means no requirements.*

- (a) *The setback area shall be kept open and landscaped with grass or other plant materials; such area shall be unpaved except for walks and driveways. The Board of Appeals may grant a special permit reducing the minimum front yard setback required by this footnote to no less than thirty (30) feet. (See Section 4.2.14)*
- (b) *The setback area shall be kept open and landscaped with grass or other plant materials; such area shall be unpaved except for walks and driveways. The Board of Appeals may grant a special permit reducing the minimum front yard setback required by this footnote to no less than twenty (20) feet. (See Section 4.2.14)*
- (c) *The Board of Appeals may grant a special permit reducing the minimum side yard setback required by this footnote to no less than twenty (20) feet. (See Section 4.2.14)*
- (d) *The Board of Appeals may grant a special permit reducing the minimum rear yard setback required by this footnote in a Single Residence A District to no less than fifteen (15) feet and the minimum rear yard setback required by this footnote in Single Residence B and General Residence Districts to no less than ten (10) feet. (See Section 4.2.14)*
- (e) *Buildings or structures on lots created by deed or plan, endorsed or recorded before January 9, 1986, shall have a minimum side line setback of 15 feet in the Institutional Districts.*
- (f) *Buildings and structures located in an Institutional District devoted to educational uses and uses accessory thereto and located at least 800 feet from any public way in the Town of Needham in existence as of September 1, 1998, shall have a maximum height in accordance with the following limitation:*

<u>Roof Type</u>	<u>Average Height (feet)</u>	<u>Maximum Height at any single point (feet)</u>
Flat Roof	63*	68*
<i>Sloping Roof</i>		
Top of Roof	85	90
<i>Wall, cornice or</i>		
Eave line	63*	68*
Gabled endwalls	63*	68*

*There shall be no limit on the number of stories of such buildings. The foregoing limitations are not intended to supercede any of the requirements of the Massachusetts State Building Code.*

*\*The Board of Appeals may grant a Special Permit to allow the average height of a structure to increase as much as an additional seven (7) feet above the average height listed.*

*(g) See the definition of Half-story, under Story in the Definitions section.*