

- (1) In the case of a lot on a street, the line of which has a curve with a radius of less than two hundred (200) feet, the required lot frontage shall be measured along the setback line;
- (2) In the case of a lot on a street and a public footway, the required lot frontage may be measured along the public footway with the permission of the board of aldermen in accordance with the procedure provided in section 30-24;
- (3) In the case of corner lots, the frontage when measured on the street line shall run to the point of intersection of the two (2) street lines;
- (4) In all other cases the required lot frontage shall be measured on the street line.

(c) *Exceptions Applicable in Residential Districts.* Any increase in area, frontage, or setback requirements prescribed in Table 1 of this section shall apply to any lot in a residential zoning district except to the extent that either the provisions of Massachusetts General Laws, Chapter 40A, Section 6, as in effect on January 1, 2001, or the following provisions, provide otherwise.

Any increase in area, frontage, or setback requirements prescribed in Table 1 of this section shall not apply to any lot in a residential district if all of the following requirements are met:

- (1) At the time of recording or endorsement, whichever occurred sooner, or on October 11, 1940 if the recording or endorsement occurred before October 11, 1940, the lot
 - a) conformed to the requirements in effect at the time of recording or endorsement, whichever occurred sooner, but did not conform to the increased requirements, and
 - b) had at least five thousand (5,000) square feet of area, and
 - c) had at least fifty (50) feet of frontage.
- (2) The size or shape of the lot has not changed since the lot was created unless such change complied with the provisions of section 30-26.
- (3) Either
 - a) The lot was not held in common ownership at any time after January 1, 1995 with an adjoining lot or lots that had continuous frontage on the same street with the lot in question,

or

 - b) If the lot was held in common ownership at any time after January 1, 1995 with an adjoining lot or lots that had continuous frontage on the same street with the lot in question, such lot had on it a single-family or two-family dwelling.

(d) *Front Set Back.* No building need be set back more than the average of the setbacks of the buildings on the lots nearest thereto on either side, a vacant lot or a lot occupied by a building set back more than the required distance for its district to be counted as though occupied by a building set back such required distance. In no case shall any part of a building in a residence district extend nearer the street line than ten (10) feet.

(e) *Setback Line.* Distances shall be measured from the lot lines to the nearest portion of the structure, including outside vestibule or porch. Steps and bulkheads may project into the setback. Gutters, cornices, projecting eaves and

ornamental features may project up to two (2) feet into the setback. In the case of rear lots, the setback requirements shall be measured from the rear line of the lot in front; provided, however, that on a rear lot, no building shall be erected nearer than twenty-five (25) feet from the rear line of the lot in front.

(f) *Rear Lot Set Back.* In the case of a corner lot, the rear lot line shall be the lot line opposite the street on which the main entrance is located.

(g) In no district shall any obstruction to the view which constitutes a traffic hazard be allowed within the required setback lines. Upon complaint by the chief of police, the board of aldermen, after public hearing may order the removal at the owner's expense of any such obstruction. (Rev. Ords. 1973, § 24-14; Ord. No. 272, Pts. II, III, 5-15-78; Ord. No. 312, Pt. II, 2-5-79; Ord. No. T-174, 9-16-91)

(h) In Multi-Residence 3 and 4 Districts and all Business Districts, the board of aldermen may grant a special permit in accordance with the procedures set forth in section 30-24 for the construction of residential buildings, separately or in combination with other permitted uses in excess of the number of stories and height permitted as of right, if circumstances warrant such modification, but in no case to a height or number of stories in excess of that permitted by special permit, as shown on Table 1 of this section, in any such district.

(i) The lot coverage requirements contained in Table 1 of section 30-15 shall not apply to the erection or construction of a private garage in connection with or accessory to a building which was in existence on December 27, 1922, and designed or used as a residence for one or two families.

(j) Whenever the operation of this section would reduce the area available for building a dwelling house upon any lot in a residence district to less than twenty (20) feet in its shortest dimension, or less than eight hundred (800) square feet in total area, the requirements of this section shall be modified so far as necessary to provide such minimum dimension and total area by reducing the minimum distance of such dwelling house from rear lot and street lines, first from rear lot lines, but to not less than seven and one-half (7-1/2) feet, and second, if necessary, from street lines, but to not less than fifteen (15) feet.

(k) *Open Space Preservation Development.* In all residence districts, the board of aldermen may give site plan approval in accordance with the procedures provided in section 30-23 and grant a special permit in accordance with the procedures provided in section 30-24 for the reduction of the minimum lot area, the minimum lot frontage, minimum setback lines, the minimum side lot line and/or the minimum rear lot line required for each single or two-family dwelling erected below that required by, or subject to the following:

(1) The area being developed contains a minimum of five (5) acres and a maximum of thirty-five (35) acres, provided, however, that not more than thirty-five (35) acres in any one lot or in contiguous lots in common ownership as of April 19, 1977, shall be developed under the provisions of this subsection (k);

(2) a) The minimum lot area per dwelling unit may not be reduced below the following:

Single Residence 1 15,000 square feet

Single Residence 2 10,000 square feet

Single Residence 3 7,000 square feet

Multi-Residence 1 7,000 square feet

Multi-Residence 2 and 3 7,000 square feet