

12. Increase to 150 feet where the opposite side of the street is in a residential district (including any in an adjacent municipality).

13. Increase to 75 feet where the opposite side of the street is in a residential district (including any in an adjacent municipality).

14. Access for fire apparatus or personnel may require larger yards, as determined by the fire chief under board of Fire Prevention Regulations, 527 CMR 25.00. Where emergency access is required, not less than 15 feet of unobstructed width must be provided.

15. Increase by one foot for each foot by which all setback and yard requirements are, at minimum, exceeded, to a maximum of 60 feet in height.

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4.1.2 Front Setbacks.

1. Corner and Through Lots. Front setbacks must be maintained from each street on which a lot abuts.

2. Setback Averaging. No building need provide a front setback larger than the average of the front setbacks on lots abutting on either side, with a vacant lot (or a lot having no building within three hundred feet from the building in question), or a lot providing a setback larger than the required minimum, or an intersecting street being counted as though occupied by a building providing that required minimum setback.

4.1.3 Lot Width. In all Districts, no building or structure, except a one-story accessory structure, shall be constructed on a lot having less lot width, measured through that portion of the building or structure where the lot is narrowest and at any point between the frontage street and the nearest part of said building, than the "Required Lot Width Through Building or Structure" specified in the Table of Dimensional Requirements.

4.1.4 Exceptions.

1. Inconsequential Change. Lot line changes to nonconforming lots are allowed provided that they create neither additional lots nor create an increase in any nonconformity.

2. Two or More Principal Buildings. Not more than dwelling shall be erected on a lot, unless so authorized on Special Permit under Section 4.2.1. Two or more other principal buildings may be erected on a lot only if lot area requirements can be met for each such