

ZONING

305 Attachment 2

Town of Marshfield

Table of Dimensional and Density Regulations

Zone	Use	Minimum Lot Area ² (square feet)	Width and Frontage (feet)	Minimum Lot Depth (feet)	Minimum Yards			Maximum Height (feet)	Maximum Stories	Maximum Building Area	Minimum Open Space Area
					Front (feet)	Side (feet)	Rear (feet)				
R-1	Any permitted use	43,560	125	150	40	20	40	35	2.5 ¹	15%	50%
R-2	Any permitted use	20,000	100	120	40	15	40	35	2.5 ¹	25%	40%
R-3	Any permitted use	10,000	80	100	15	15	30	35	2.5 ¹	40%	30%
RB	a. Residential use	20,000	125	150	40	15	40	35	2.5	25%	40%
	b. Other use	20,000	125	150	40	15	40	25 ⁵	1 ⁵	40%	30%
OP	Any permitted use	20,000	125	100	40	20	40	25	2	40%	30%
B-1	Any permitted use	10,000	100	100	5	None	10	35	3	None	None
B-2	Any permitted use	20,000	150	150	40	15 ⁴	40	35	2.5	40%	20%
B-3 ³	Any permitted use	5,000	80	80	20	5	15	35	2.5	40%	20%
B-4 ³	Any permitted use	10,000	100	100	10	5	15	35	2.5	60%	20%
I-1	Any permitted use	40,000	150	150	40	20	40	65	2	None	30%
A	Any permitted use	20,000	125	100	40	20	40	35	3	40%	30%

NOTES:

- ¹ In the R-1, R-2 and R-3 Districts, the height may be increased to three stories if the minimum front yard is increased by 14 feet and the minimum side yard is increased by five feet.
- ² For lots partially within the Inland Wetlands or the Coastal Wetlands District, the application of the minimum lot areas set forth in this table shall be governed by the regulations of Article XIII.
- ³ Except as noted in § 305-6.08.
- ⁴ The minimum side yard setback may be reduced or eliminated as noted in § 305-11.11 of the bylaw.
- ⁵ Buildings may be increased by 1.5 stories (maximum 35 feet) for a residential unit above the first floor.