

ZONING

200 Attachment 2

Table 2
Dimensional Regulations
[Amended 5-1-1995 ATM by Art. 40; 5-5-1997 ATM by Art. 24; 5-6-2019 ATM by Art. 26]

If the use is not listed, the most restrictive dimensional regulations for the zoning district shall apply								
Zoning District	Permitted Uses	Lot Area (square feet)	Frontage (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Min. Open Area	Max. Height
Expanded Single Residence	One-family dwelling	35,000	100	20	15	15	(1)	35(6)
Shoreline Expanded Single Residence	One-family dwelling	35,000	100	20(A)	25(A)	15(A)	(1)	30(6)
Single Residence	One-family dwelling	10,000	100	20	15	15	(1)	35(6)
Shoreline Single Residence	One-family dwelling	10,000	100	20(A)	25(A)	15(A)	(1)	30(6)
Expanded Central Residence	One-family dwelling	6,000	35	8	6	8	(1)	35(6)
	Semidetached dwelling	10,000	35	8	6	8	(1)	35(6)
	Two-family dwelling	10,000	35	8	6	8	(1)	35(6)
	Row house	5,000	35	8	6	8	(1)	35(6)
	Nonresidential uses	10,000	35	8	8	8	(1)	35(6)
General Residence	One-family dwelling	7,500	50	20	8	8	(1)	35(6)
	Semidetached dwelling	10,000	50	20	8	8	(1)	35(6)
	Two-family dwelling	10000	50	20	8	8	(1)	35(6)
Shoreline General Residence	One-family dwelling	7,500	50	20(B)	11(B)	8(B)	(1)	30(6)
	Semidetached dwelling	10,000	50	20(B)	11(B)	8(B)	(1)	30(6)
	Two-family dwelling	10,000	50	20(B)	11(B)	8(B)	(1)	30(6)
Business	One-family dwelling	7,500	50	20	8	N	(1)	35(6)
	Semidetached dwelling	10,000	50	20	8	N	(1)	35(6)
	Two-family dwelling	10,000	50	20	8	N	(1)	35(6)
	Combination residence & commercial bldg..	10,000(2) or 5,000 per dwelling unit whichever is greater	35	N	(3)	(3)	(1)	35(6)
	Nonresidential uses	10,000	35	N	8(3)	8(3)	(1)	35(6)

MARBLEHEAD CODE

If the use is not listed, the most restrictive dimensional regulations for the zoning district shall apply

Zoning District	Permitted Uses	Lot Area (square feet)	Frontage (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Min. Open Area	Max. Height
Unresidence & Central Residence	One-family dwelling	7,500	35	N	6	8	(1)	35(6)
	Semidetached dwelling	10,000	35	N	6	8	(1)	35(5)
	Two-family dwelling	10,000	35	N	6	8	(1)	35(6)
	Multifamily dwelling	10,000 or 5,000 per dwelling unit whichever is greater	35	N	6	8	(1)	35(6)
	Row house	5,000	35	N	(5)	8	(1)	35(6)
	Hotel, motel or rooming house	10,000 or 2,000 per dwelling unit whichever is greater	35	N	6	8	(1)	35(6)
	Combination residence & commercial. building.	10,000(2) or 5,000 per dwelling unit whichever is greater	35	N	6	8	(1)	35(6)
	Nonresidential uses	7,500	35	N	6	8	(1)	35(6)
Shoreline Unrestricted & Shoreline Central Residence	One-family dwelling	7,500	35	N(B)	9(B)	8(B)	(1)	30(6)
	Semidetached dwelling	10,000	35	N(B)	9(B)	8(B)	(1)	30(6)
	Two-family dwelling	10,000	35	N(B)	9(B)	8(B)	(1)	30(6)
	Multifamily dwelling	10,000 or 5,000 per dwelling unit whichever is greater	35	N(B)	9(B)	8(B)	(1)	30(6)
	Row house	5,000	35	N(B)	(5)	8(B)	(1)	30(6)
	Hotel, motel or rooming house	10,000 or 2,000 per dwelling unit whichever is greater	35	N(B)	9(B)	8(B)	(1)	30(6)
	Combination residence & commercial building.	10,000 or 4,000 per dwelling unit whichever is greater	35	N(B)	9(B)	8(B)	(1)	30(6)
	Nonres. uses	7,500	35	N(B)	9(B)	8(B)	(1)	30(6)
Harborfront District	One-family dwelling	7,500	35	N(B)	8(B)	8(B)	(1)	30
	Combination residence & commercial building	7,500	35	N(B)	8(B)	8(B)	(1)	30
	Boat services	4,000	35	N(B)	6(B)	N(B)	(1)	30

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Zoning District	Permitted Uses	Lot Area (square feet)	Frontage (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Min. Open Area	Max. Height
Business 1	One-family dwelling	4,000	35	N	(3)	(3)	(4)	35(6)
	Combination residence & commercial building	10,000 or 4,000 per dwelling unit whichever is greater(2)	35	N	(3)	(3)	(4)	35(6)
	Nonres. uses	4,000	35	N	(3)	(3)	(4)	35(6)
Business Residential	One-family dwelling	4,000	35	N	6	8	(1)	35(6)
	Semidetached dwelling	6,000	35	N	6	8	(1)	35(6)
	Two-family dwelling	5,000	35	N	6	8	(1)	35(6)
	Row house	4,000	35	N	(5)	8	(1)	35(6)
	Combination residence & commercial building	10,000 or 4,000 per dwelling unit whichever is greater(2)	35	N	6(3)	8(3)	(1)	35(6)
	Nonresidential uses	4,000	35	N	6	8	(4)	35(6)

N None

- (1) One square foot of open land area (in addition to parking areas on such lot) for each one square foot of gross floor area.
 - (2) Except where there are commercial uses on the street level and one residential unit above, the minimum lot size shall be 7,500 square feet.
 - (3) Except as to any boundary abutting any other business district, six feet; as to any boundary abutting any residential district, nine feet.
 - (4) One square foot of open land area (in addition to the areas of required parking spaces for such lot) for each two square feet of gross floor area.
 - (5) The setback along the sides of any block of row houses shall be six feet in the Business District, nine feet in the Shoreline Unrestricted and Shoreline Central Residence Districts and four feet in the Unrestricted and Central Residence Districts.
 - (6) Except wireless communication facilities (see § 200-40).
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- (A) There shall be a waterfront setback of not less than 25 feet from the line of mean high tide for all new construction. This provision shall not apply to any additions to existing buildings nor to water-related uses where proximity to the water is functionally necessary.
 - (B) There shall be a waterfront setback of not less than 15 feet from the line of mean high tide for all new construction. This provision shall not apply to any additions to existing buildings nor to water-related uses where proximity to the water is functionally necessary.