

TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

District	Minimum Lot Area (S. F.)	Minimum lot Frontage (ft.)	Minimum Yards			Maximum Height (ft.)	Maximum Stories (#)	Maximum Building Area (%)	Minimum Open Space (%)
			Front	Side (ft.)	Rear				
R-8	8,000	80	25	15	30	35	2.5	30	50
R-20	20,000	125	40	20	40	35	2.5	20	50
R-40	40,000	140	40	25	50	35	2.5	15	50
R-80	80,000	200	40	40	80	35	2.5	10	70
CBD	5,000	50	0	5 ⁸	30 ⁸	40	4.0	70	10
C	20,000	100	20	15	40	40	4.0	40	30
RCZD ¹	2 Acres	150	20	15	20	52	4.0	40	30 ²⁰⁰⁹⁻⁰⁶⁰
OP	2.5 Acres	200	30	25	40	40	4.0	40	30
I	40,000	125	25	20	40	40	4.0	50	40
IL	10 Acres	125	25	40	40	35	3.0	50	40
IC	40,000	125	25	20	40	40	4.0	50	40
OSC	5 Acres	400	100	50	100	30	2.5	10	80
PUD	5 Acres ²	300	20	35 ³	35	35	3.0	35 ⁴	30 ⁵
ESOD ⁶	40,000	150	20	20	40	35	2.5	40	30
RC ⁷	10 Acres	200	25	25	15	35	2.5	20	70

Wetlands/Floodplain: see Bylaw Section XII

1. Where development abuts a residential zoning district line the setback shall be 50 feet, and except for the purposes of a public recreational access pathway, no impervious surface of any kind shall be permitted in the setback area. The setback shall be landscaped to visually screen the development from the view of abutting residential areas. The proposed screening shall also be subject to the Site Plan Review criteria of this Bylaw.
2. In the Planned Unit Development (PUD) Districts shown on the Zoning Map the minimum lot area required by Section VI, Table of Dimensional and Density Regulations may be satisfied by combining lots in such districts in common ownership on separate parcels, separated by existing public or private ways, up to but not exceeding the minimum lot area required in a PUD district shown on the Zoning Map, provided, however, that any such separate lot or portion of a lot used in satisfying the minimum lot area requirement is within 300 feet of the property line of the largest lot used to calculate the minimum lot area and further provided that existing public and private ways need not constitute boundaries of a lot for purposes of calculating minimum lot area.

For a single-use, multi-family development that contains only two-family structures on a lot, at least a portion of is within 80 feet of an R-8 District, the lot area shall be a minimum of 12,000 square feet and shall have a minimum of 80 feet of frontage. The minimum front-yard setback shall be 15 feet, side-yard setback 10 feet, and rear-yard setback 25 feet. All other dimensional regulations listed in the Table of Dimensional and Density Regulations shall apply. (2007-077)

3. Where a PUD abuts a residential zone the side yard setback shall be 50 feet.
4. In Planned Unit Development (PUD) Districts where the building area of preexisting structures or buildings on a lot exceeds 35% of lot area, the allowable maximum building area shall be increased by 10% of the building area of such preexisting structures or buildings, up to a maximum of 40%.
5. The required minimum open space for the PUD District shall be subject to all the requirements set forth for usable open space, Section XI.H.16 of this Bylaw.
6. Measured from the centerline of Elm St., the Elm St. Overlay District exists to protect the integrity of the older historic structures that provide a distinct visual character and identity to this important gateway to Amesbury. See Section X.M., XI.C. and the Amesbury Design Guidelines for a description of design review and application requirements. All uses allowed in the Office Park District are permissible in the Overlay District, except Light Manufacturing shall not be allowed. General Retail Sales & Services and Restaurants (excluding fast food or drive-up restaurants) are permitted by right and one (1) residential unit per floor is allowed by right above the first floor and additional units may be permitted by Special Permit from the Planning Board. Further, the maximum building area shall be increased to 50% and minimum open space reduced to 25% if no direct access from Elm St. is provided to the lot.
7. One dwelling unit per 435,600 sq. ft (10 acres) is permitted in the RC district. For cluster residential development, as permitted by right in RC, the maximum overall density shall be one dwelling unit per 80,000 sq. ft. For cluster residential development, the minimum lot size shall be 10,000 sq. ft; and the minimum lot frontage shall be 100 feet. Further, cluster residential development shall meet the open space standards of this table, and the use of the resulting common open space shall conform with the common open space requirements of Section XI.D.8 & 9 of this Bylaw.
8. In the Central Business District, the minimum side and rear setback requirements may be reduced to zero upon the granting of a special permit by the Planning Board, pursuant to Section VI.F.11 of this Bylaw.
9. For Planned Unit Developments (PUD) in the CBD, ICZD and R-8 districts that are only new construction, one dwelling unit per 5000 square feet of the total parcel area shall be allowed. Provided 20% of all the dwelling units proposed meet the requirements of Chapter 40B, Section 20, the maximum allowable density determined by the Planning Board shall be increased by 35%. For calculating the density in new construction for PUD, the total area for the parcel shall only include 50% acreage of areas protected by federal, state or local bylaws, including but not limited to wetland resource areas, areas of critical environmental concern, outstanding resource waters, rare species habitat, flood hazard areas, and floodplains. The maximum number of stories and the height of new residential structures shall not exceed those allowed by the underlying zoning district.

(voted by Municipal Council 4/12/05 – Bill # 2005-8)

10 (2009-060) In all districts, *except RCZD*, the minimum lot width from the front property line to rear setback line will be equal to or greater than the frontage required for the zoning district.