

Lower Boylston Zoning Districts

Table of Dimension Requirements						Minimum Yard (feet)			Open Space (% of gross floor area)	
District	Use	Lot Size Minimum (sq. ft)	Floor Area Ratio Maximum	Lot Width Minimum (feet)	Height Maximum	Front	Side	Rear	Landsc.	Usable
T-5	1- Family Detached Dwelling	4,000	1.0	40	35	15	7.5	30	10%	30%
	2- Family Dwelling	5,000	1.0	45	35	15	10	30	10%	30%
	1- Family Attached Dwelling	2,500	1.0	20	35	15	None	30	10%	30%
	Any other structure or principal use	5,000	1.0	50	35	15	20	40	30%	None
L-0.5	Any structure or principal use (dwelling footnote 5)	None	.5	None	40	10	None	10+L/10	None	None
M-1.0 And M-1.0 (CAM)	One Family Detached Dwelling	4,000	1.0	40	35	15	7.5	30	10%	20%
	Two Family Detached Dwelling	5,000	1.0	45	35	15	10	30	10%	20%
	One Family Attached Dwelling	2,250	1.3	20	35	15	None	30	10%	20%
	Other Dwelling Structure		1.0	None	40	15	10+L/10	30	10%	20%
	First Dwelling Unit Each Additional Dwelling Unit Any other structure or principal use	3,000 1,000 5,000		1.0	None	40	25	20+L/10	40	20%
G-2.0	Any structure or principal use	None	2.0	None	45	None	None	10+L/10	None	None
I-1.0	Any structure or principal use	None	1.0 or NA	None	40 or 110	20	None	10+L/10	None	None
G-(DP)	Any structure or principal use	None	1.0 to 3.0	None	65	NA	NA	NA	None	None
G-1.0	Any structure or principal use	None	1.0	None	40	None	None	10+L/10	None	None
S-10	One Family Detached Dwelling	10,000	.30	85	35	20	10	30	10%	40%
	Any other structure or principal use	10,000	.30	85	35	30	20	40	40%	None