

Table of Dimensional Regulations

Town of Winthrop

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(Minimum requirements in feet, unless otherwise indicated)

[Amended 4-23-1990 ATM by Art. 21; 4-22-1991 ATM by Art. 29; 5-4-1992 ATM by Art. 31;

5-25-2000 ATM by Art. 26; 6-3-2004 ATM by Art. 27]

Minimum Yard Setback

<u>District</u>	<u>Minimum Lot Area (square feet)</u>	<u>Maximum Density</u>	<u>Minimum Frontage</u>	<u>Minimum Lot Width</u>	<u>Minimum Yard Setback</u>			<u>Maximum Number of Stories</u>	<u>Maximum Height</u>	<u>Maximum Coverage</u>	<u>Maximum Bldg. Distance Between Buildings</u>
					<u>Front</u>	<u>Side</u>	<u>Rear</u>				
Residential A ¹											
1-family	7,500	-	75	75	15	10	20 ²	2.5	35 ¹³	-	-
2-family	10,000	-	100	100	20	15	25 ³	2.5	35 ¹³	-	-
Residential B ⁴											
Multifamily	20,000	1 unit per 2,500 square feet	100	100	25	25	40	3 ⁵	35	30%	25
Residential C ⁴											
Mid-rise	20,000	1 unit per 2,000 square feet	100	100	50 ⁶	50	50	6	65	20%	50

PC/Codebook
Town of Winthrop, MA

<u>District</u>	<u>Minimum Lot Area (square feet)</u>	<u>Maximum Density</u>	<u>Minimum Frontage</u>	<u>Minimum Lot Width</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Maximum Number of Stories</u>	<u>Maximum Height</u>	<u>Maximum Coverage</u>	<u>Maximum Bldg. Distance Between Buildings</u>
Business A	7,500	-	50	50	10 ¹¹	10	24 ³	4	40 ⁸	75%	-
Center Business	5,000 ⁷	-	40	40	- ¹¹	10 ¹⁰	24 ¹²	2.5	35	90%	-
Light Manufacturing	43,560	-	100	100	50	40 ⁹	50 ⁹	4	40 ⁸	50%	-
Conservation	-	-	-	-	-	-	-	2	25	-	-
Waterfront WF	20,000	1 unit per 1,800 square feet	100	100	5-foot average along frontage	10	As directed by MGL c. 91	5	55	75%	-

¹ For lots subdivided after July 1, 1982. For preexisting lots, see § 145-23J.

² Or 1/4 depth of lot, whichever is less.

³ Or 1/5 depth of lot, whichever is less.

⁴ See § 145-23H for detailed requirements for multifamily dwellings.

⁵ Four stories without basement or cellar.

⁶ All buildings that front on Pond Street shall be set back one foot for every one foot of building height, but not less than 50 feet.

⁷ Six thousand five hundred square feet for a mixed-use development.

⁸ Thirty feet for a dwelling.

⁹ One hundred feet adjacent to a zoning district other than Light Manufacturing.

¹⁰ No side yard requirement for a commercial structure, except for a commercial lot abutting a residential district.

¹¹ Fifteen feet for dwellings.

¹² May be reduced to 10 feet, subject to site plan review, unless abutting a residential district.

¹³ Two and one-half stories or 35 feet, whichever is less