

City of Melrose

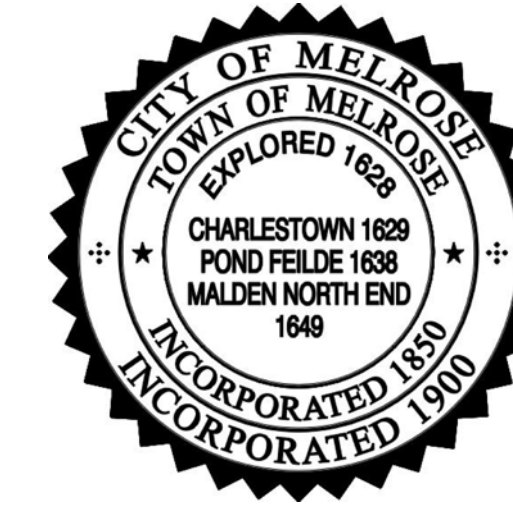


TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

District	Use	Min. lot area (sq. ft.) or as noted	Min. frontage & lot width (ft)	Min. lot depth (ft)	Front (ft)	Side (ft)	Rear (ft)	Max. ht (ft)	Max. stories	Max. coverage (%)	Max. floor area ratio	Min. open Space (%)
SR	Any permitted use	25,000	110	90	25	20	50	35	2 1/2	35	None	50
SR-A	Any permitted use	15,000	100	90	25	15	40	35	2 1/2	35	None	50
SR-B	Any permitted use	10,000	80	90	20	12	30	35	2 1/2	35	None	40
UR-A	Townhouse	7,500 per dwelling unit	100	90	20	10 ¹	20	35	2 1/2	35	None	35
	Two-family dwelling	13,500	100	90	20	10 ¹	20	35	2 1/2	35	None	35
	Single-family dwelling	7,500	75	90	20	10	20	35	2 1/2	35	None	35
UR-B	Any other permitted use	10,000	100	90	20	10	20	35	2 1/2	35	None	35
	Single-family dwelling	7,500	75	90	20	10	15	35	2 1/2	50	None	30
	Two (family), multifamily dwelling uses & townhouses	7,500 plus 3,000 for each dwelling unit more than one	100	90	20	10 ¹	15	35	2 1/2	50 ²	None	30
UR-C	Any other permitted use	10,000	100	90	20	10 ¹	15	35	2 1/2	50	None	20
	Two (family), multifamily dwelling uses & townhouses	6,000 plus 1,250 for each dwelling unit more than one	100	90	20	10 ¹	15	50	4	50	1	20
UR-D	Any other permitted use	7,500	75	90	20	10	15	50	4	50	1	20
	Nursing Home (Ord. of 5/1/95)	20,000	100	90	20	10	15	50	4	50	None	30
BA	Any permitted use	5,000	50	90	None ⁴	None	None	50	4	None	2.0	5
BA-1 ⁵	Any permitted use	5,000	50	90	None ⁴	None	None	50	4	None	2.0	5
BA-2 ⁵	Any permitted use	5,000	50	90	None ⁴	None	None	50	4	None	2.0	5
BB	Any permitted use	10,000	100	90	10	12	15	30	2	60	.75	20
BB-1	Any permitted use	10,000	100	90	10	12	15	30	2	60	.75	20
BC	Any permitted use	5,000 ³	50	90	5	None	None	30	2	None	.75	10
BD	Any permitted use	5,000 ³	50	90	15	None	10	80	8	None	2.0	5
I	Any permitted use	20,000	100	90	20	10	15	50	4	50	None	30
I-A	Any permitted use	20,000	125	100	30	20	30	50	4	25	2.0	30

Notes:

- One side only for side-by-side two-family dwelling units; outside only for semi-detached row unit.
- Where off-street parking spaces required by Article VIII of this ordinance are located underground and under the building served by the parking, the maximum building coverage may be increased above the percentage limit set forth in this table. This increase shall represent an increase in building area up to the area of the parking spaces which are put underground.
- For mixed uses, the minimum lot area shall be increased by 1,000 sq. ft. for each dwelling unit.
- The maximum front yard shall be 5 feet.
- For zone BA-1 & BA-2 - See Section 235.66 for dimensional incentives.

Overlay Districts

- Rail Corridor Overlay District
- Smart Growth Overlay District

Zoning Map of the City of Melrose, Massachusetts