



## ZONING

### Chapter 181

From the

CODE

of the

CITY OF  
FITCHBURG

COUNTY OF WORCESTER

COMMONWEALTH OF MASSACHUSETTS

[Printed as adopted 12/1/87 as ord. No. 483.87)

WITH AMENDMENTS THROUGH

NOVEMBER 17, 1998

TABLE OF STANDARD DIMENSIONAL REGULATIONS

| ZONING DISTRICTS           | MINIMUM LOT W/O MUNICIPAL SEWERAGE | MINIMUM LOT AREA (SQ. FT.) | MINIMUM LOT FRONTAGE (FEET) | MINIMUM LOT WIDTH (FEET) | MINIMUM FRONT YARD (FEET) | MINIMUM SIDE YARD (FEET) | MINIMUM REAR YARD (FEET) | MAXIMUM HEIGHT (FEET) |
|----------------------------|------------------------------------|----------------------------|-----------------------------|--------------------------|---------------------------|--------------------------|--------------------------|-----------------------|
| Rural Residential          | 65,000                             | 30,000                     | 175                         | 50                       | 40                        | 25                       | 50                       | 36                    |
| A-1 Residential            | 65,000                             | 15,000                     | 125                         | 50                       | 40                        | 20                       | 40                       | 36                    |
| A-2 Residential            | 65,000                             | 12,500                     | 100                         | 50                       | 30                        | 15                       | 35                       | 36                    |
| RB Residential             | 65,000                             | 10,000                     | 80                          | 50                       | 25                        | 15                       | 30                       | 40                    |
| C Residential              | 65,000                             | 10,000                     | 80                          | 50                       | 25                        | 15                       | 30                       | 40                    |
| Neighborhood Business      | 65,000                             | NONE                       | 20                          | 20                       | NONE <sup>1</sup>         | NONE <sup>1</sup>        | NONE <sup>1</sup>        | 36                    |
| Central Business           | 65,000                             | NONE                       | 20                          | 20                       | NONE                      | NONE <sup>1</sup>        | NONE <sup>1</sup>        | NONE                  |
| Comm. & Auto.              | 65,000                             | NONE                       | 20                          | 20                       | NONE                      | NONE <sup>1</sup>        | NONE <sup>1</sup>        | 36                    |
| Limited Industrial         | 85,000                             | 85,000                     | 200                         | 50                       | 50                        | 50 <sup>2</sup>          | 50 <sup>2</sup>          | 36                    |
| Industrial                 | 65,000                             | NONE                       | 20                          | 20                       | 20                        | 25 <sup>2</sup>          | 20 <sup>2</sup>          | 36                    |
| Medical Services Districts | 65,000                             | 15,000                     | 125                         | 50                       | 40                        | 50 <sup>2</sup>          | 50 <sup>2</sup>          | 65                    |
| Watershed Protection       |                                    |                            |                             |                          |                           | RESERVED                 |                          |                       |

## NOTES:

<sup>1</sup> A twenty-five foot setback, with landscaping, where the yard abuts a residential district, or a twenty-five-foot setback, with landscaping, where the yard abuts a legally existing residential use in a nonresidential zone.

<sup>2</sup> A fifty-foot setback with landscaping, where the yard abuts a residential district, or a fifty-foot setback, with landscaping, where the yard abuts a legally existing residential use in a nonresidential zone.