

Section 4-40 LOT REQUIREMENTS

4-40.1 – Traversable Frontage.

Frontage may not be illusory and must provide practicable access to the buildable portion of the lot.

4-40.2 – Access.

Vehicular egress/access to a lot may not encroach onto abutting lots and must be across and from the front lot line and lot frontage, except that a corner lot may be accessed across the lot line intersecting said frontage and abutting the side street. However, when presented with a recordable easement plan, the Planning Board may issue a special permit to allow such access from an abutting lot, provided it serves only non-residential uses. (4/8/25)

4-40.3 – Layout.

Lots created or altered hereinafter shall be laid out in such a manner that a square, with the sides equal to 80% of the minimum frontage requirement for the lot, can be placed within the lot with at least one point of the square lying on the front lot line with no portion of the square extending beyond the boundaries of the lot.

4-40.4 – Maintained Width.

At no point within the required front yard shall the lot have a width less than the minimum lot width required, nor from said yard to the rear of the lot's principal structure (said rear being the furthest point of the structure from the front lot line) shall the lot have a width less than 80% of the minimum lot width required. In the case of a cul-de-sac lot with a 20% frontage reduction, the minimum lot width must be achieved at the front of the principal structure on the lot. (4/8/25)

4-40.5 – Exclusions from Lot Area.

The following shall not be used to achieve the minimum lot area: land under permanent water bodies (measured at the average high water mark); land within public ways; or land within private ways and rights-of-way where the general public has the right of access by motor vehicle. In addition, at the time of lot creation at least 80% of the required minimum lot area must be a contiguous portion of land not containing bordering vegetated wetlands (as defined under M.G.L. c.40, sec. 131) or slopes in excess of 33% (as determined by the city's Geographic Information System, or by a registered land surveyor's equivalent topographic plan).

4-40.6 – No Reduction of Lots.

No lot or plot shall be created or reduced where its resultant area or dimensions are smaller than the zoning requirement of the district within which the parcel is located, except as otherwise provided in 4-20.2.

(7/13/21)

Section 4-60 VISION OBSTRUCTION

On a corner lot in any Residential District no planting shall be placed or maintained, and no fence, building, wall or other structure other than necessary retaining walls, shall be constructed after the effective date of these regulations, if such planting or structure thereby obstructs vision at any point between a height of two and one-half (2 ½) feet and a height of ten (10) feet above the upper face of the nearest curb and within the triangular area bounded on two sides by the two street lines, or by projection of such lines to their point of intersection, and on third side by a straight line connecting points on such street lines (or their projections) each of which points is twenty-five (25) feet distant from the point of intersection of the two street lines. The same vision obstruction restrictions apply for that portion of the corner lot's rear line from the street line for a distance equal to the abutters setback but in no case need this distance exceed twenty-five (25) feet. Poles, posts, guys for street lights and for other utility services, and tree trunks exclusive of leaves and branches, shall not be considered obstructions to vision within the meaning of this provision.

In any Residential District, a fence higher than eight (8) feet shall require a special permit by the Board of Appeals, subject to the general provisions prescribed in Article I, Section 1-50. The same requirement shall apply to such a fence in excess of eight (8) feet, located in any district, if said fence is located within ten (10) feet of the property line of a residential use. In the case of a front yard, no opaque fence shall be higher than three (3) feet. (9/3/87)