

ARTICLE IV
Section 4-40

Lot Requirements

Section 4-40.1 – Traversable Frontage. Frontage may not be illusory and must provide practicable access to the buildable portion of the lot.

Section 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 abutting the side street.

Section 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.

Section 4-40.4 – Maintained Width. At no point, between the front lot line and the rear of the principal structure (said rear being the furthest point of the structure from the Front Lot Line) located on the lot, shall the lot have a width less than 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, and continued from that point to the rear of the lot.

Section 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).

Section 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.

4-40 added (7/13/21)