

Section 3-50

RESIDENCE A DISTRICTS

3-50.1 – Intent.

Residence A Districts are intended to accommodate single family detached dwellings at a higher density than the Agriculture District.

3-50.2 - Permitted Uses.

A building may be erected or used and a lot may be used or occupied for any of the following:

- 1. Agriculture, horticulture or floriculture including the planting, growing, storing, and selling of plants or produce as well as the harvesting, milling and selling of trees grown on the site. Any new agricultural, horticultural or floricultural uses as stated above, in a Residence A zone must be five (5) or more acres in size.*
- 2. Commercial nursery, greenhouse, provided that all buildings erected for these uses after the passage of this ordinance be at least one hundred and fifty (150) feet from a dwelling line and provided that all new parcels devoted to these uses after the passage of this ordinance be at least five acres in size.*
- 3. Single family detached dwelling.*
- 4. Accredited public or sectarian schools, accredited public or private colleges, public libraries, churches, other places of worship, parish houses and Sunday School buildings.*
- 5. Municipal recreation buildings, playgrounds and parks.*
- 6. Municipal building and telephone exchange buildings.*
- 7. Cemeteries adjacent to or in extension of existing cemeteries.*
- 8. Family Day Care Home, Day Care Center and/or School Age Child Care Program provided said center or program is in compliance with the licensing requirements of Massachusetts General Laws Chap. 28A, Sec. 10 and provided further, a copy of said license is filed with the City Superintendent of Buildings. (11/24/25)*
- 9. All necessary utility lines that meet the requirements of 3-130.2.21. (12/3/09)*

3-50.3 - Permitted Accessory Uses.

On the lot with and customarily incidental to any of the foregoing permitted uses:

- 1. In the case of an active agricultural use, the housing of workers in the employ of the owner or lease holder of the property, provided that all other required permits from the Building and Health Department are obtained. (7/15/21)*
- 2. Home Occupations (See Section 5-100.1) (7/1/10)*
- 3. Private home swimming pools in accordance with Article IV, Section 4-80.*
- 4. Signs as permitted in Article VIII.*
- 5. In case of a single or two family dwelling lot where there is no agricultural use associated with it there shall only be permitted one commercial vehicle not to exceed one and a half (1 ½) tons. The single permitted commercial vehicle must be owned by the resident of that property.*
- 6. Accessory buildings constructed on permanent foundations and accessory dwelling units (See Section 4-30.3) provided any detached ADU not developed at the same time as the principal dwelling shall require Site Plan Approval from the Board of Appeals. Temporary storage boxes and other like facilities shall not be permitted. (4/8/25)*

3-50.4 - Special Permit Uses.

The following uses shall require a special permit from the designated authority:

1. Conversion of a single family dwelling to a two family dwelling or conversion of all or a portion of its existing accessory building to a dwelling unit (other than an ADU) (Board of Appeals) (4/8/25)
2. New Cemeteries with approval of the Health Department (City Council)
4. New golf courses, driving ranges, and country clubs (Planning Board)
6. Open Space Subdivisions (Planning Board) (4/16/92)
7. Continuing Care Retirement Community (Planning Board) (1/2/92)
9. Any proposed use that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (1/19/06)
11. Age Restricted Housing Community (City Council) (12/7/06)
12. Home Based Business (See Section 5-100.2) (7/1/10)

3-50.5 - Area and Density Regulations.

1. Lot Area, Frontage and Width: Unless otherwise stated in another applicable Section, minimum requirements are determined as follows, with not more than one single family dwelling permitted per lot:

Use	Lot Area (square feet)	Frontage/Width (feet)
<i>Residential, with:</i>		
- both private water & private septic system	40,000	125
- public water or public sewer (not both)	30,000	125
- both public water & public sanitary sewer	20,000	125
Non-Residential /Other	40,000	125

Note: Refer to Section 4-40 for additional lot requirements (4/8/25)

2. Building Area. Not more than twenty-five (25) percent of the area of each lot may be occupied by buildings.
3. Yards /Setbacks
 - a. Front yard (minimum). The lesser of 35 feet or the front yard setback of a corresponding part of the nearest comparable building on either side thereof, but within 400 feet, which faces on the same street.

A landscape area shall be provided (consisting of natural vegetation, lawn, or otherwise landscaped) which occupies least 75% percent of the required front yard. Motor vehicle parking within the front yard area shall not be permitted within the landscape area and shall be limited to driveways. (11/15/16)
 - b. Side yard. 15 feet minimum. In the case of a corner lot, the front yard setback shall also apply to the side street lot line.
 - c. Rear yard. 30 feet minimum.

3-50.6 – Heights.

No buildings or structures shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height. Except that a school, college, library, municipal facility, or barn may be erected to a height not to exceed three (3) stories or sixty (60) feet. Exempted from this maximum height restriction, provided they are not more than 15' taller than the principal structure, nor that the total height (combined with the principal structure) exceeds 50' , are:

- *chimneys, water towers, elevator bulkheads, skylights, solar panels, ventilators and other necessary appurtenant features usually carried above roofs;*
- *dome towers and spires if such features are not used for human occupancy;*
- *ornamental towers, observation towers,*
- *other permitted uses/structures where expressly regulated elsewhere in this Ordinance.*
- *buildings or structures located within the designated Airport Landing Zone, height will be whichever is the most restrictively regulated.*

The Planning Board may issue a Special Permit permitting heights in excess of the maximum permitted. (2/24/03)

3-50.7 – Off Street Parking and Driveways.

Three (3) off street parking spaces shall be provided for each non-accessory dwelling unit. For additional off street parking and loading requirements see Article VII. Not more than one driveway access/curb cut per lot is permitted for a single-family dwelling (whether or not an accessory dwelling unit also exists), except by Special Permit from the Board of Appeals. (4/8/25)

3-50.8 – Prohibited Use.

Recycling Facilities are prohibited (1/18/90)