

ARTICLE III
Section 3-60

RESIDENCE B DISTRICTS

Section 3-60.1 – Intent. Residence B Districts are intended to accommodate single family, detached, semi-detached and two family dwellings of medium densities.

Section 3-60.2 - 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 therefrom and the harvesting, milling, and selling of trees grown on the site. Any new agricultural, horticultural or floricultural activities must take place on lots of at least five acres.
2. Commercial nursery, greenhouse, provided that all buildings erected from 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. A semi-detached single family dwelling provided that the dwelling with which it has a party wall in common is erected at the same time.
9. Two family detached dwelling.
10. Day Care Center and/or School Age Child Care Programs provided said center or program is in compliance with the licensing requirements of Massachusetts General Law Chap. 28A, Sec. 10 and provided further, a copy of said license is filed with the City Superintendent of Buildings. (9/16/93)
11. All necessary utility lines that meet the requirements of 3-130.2.21. (12/3/09)

Section 3-60.3 - Permitted Accessory Uses

1. Private home swimming pools in accordance within Article IV - Section 4-80 provided that they are located at least ten (10) feet from a septic tank and (20) feet from a leaching field.
2. Signs as permitted in Article VIII.
3. In the case of a single or a 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 one half (1 ½) tons. The owner of the vehicle shall reside within the dwelling upon whose lot the commercial vehicle is parked.
4. Home Occupation (See Section 5-100.1) (7/1/10)

Section 3-60.4 - Special Permit Uses The following uses shall require a special permit from the designated authority:

1. Conversion or expansion of an existing residential structure (existing as of 9/21/06) to not more than four (4) dwelling units per structure, provided said conversion or expansion retains or enhances the residential character and style of the structure and is consistent with the density, scale and character of the surrounding residential neighborhood. (Planning Board) (9/21/06)
3. Continuing Care Retirement community (Planning Board) (1/2/92)
4. Family Day Care Home, provided said home is in compliance with 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. (Planning Board) (9/16/93)
5. 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)
6. Age Restricted Housing Community (City Council) (12/7/06)
7. Home Based Business (See Section 5-100.1) (7/01/10)

Section 3-60.5 - Area and Density Regulations

1. **Lot Area, Frontage and Width** (unless otherwise stated in another applicable Section):

Use	Lot Area, with both public water and public sanitary sewer ¹ (minimum square feet)	Frontage/Width (min. feet)
Single Family	10,000	100
Two Family	15,000	100
Conversion to Multi-Family for each dwelling unit	10,000 plus 5,000	100
Other uses	10,000	100

¹ if public water and/or public sewer is not available or utilized, minimum lot area shall be increased by 15,000 square feet per dwelling unit.

Note: Refer to Section 4-40 for additional lot requirements (7/13/21)

2. **Building Area** Not more than twenty-five (25) percent of the area of each lot may be occupied by building.

3. **Yards / Setbacks**

a. **Front yard** (minimum). The lesser of 30 feet or the front yard setback of a corresponding part of the nearest comparable building on either side thereof 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.

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.

Section 3-60.6 - 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)

Section 3-60.7 - Off Street Parking. Two (2) off street parking spaces shall be provided for each dwelling unit. For additional off street parking and loading requirements, see Article VII.

Section 3-60.8 – Prohibited Uses. Recycling Facilities are prohibited. (1/18/90)

3-60. 4(2) added second paragraph (10/07/04)
 3-60.4(5) added (01/19/06)
 3-60.4(1) replaced (09/21/06)
 3-60.4(6) added (12/07/06)
 3-60.2(11) added (12/03/09)
 3-60.3(4) added (07/01/10)
 3-60.4(7) added (07/01/10)
 3-60.5(1), (3) revised (11/15/16)
 3-60.5 (1) reference, 3-60.4(2) deleted (7/13/21)