

Section 3-70

RESIDENCE C DISTRICTS

3-70.1 – Intent.

Residence C Districts are intended to accommodate the full range of housing types, including single family dwellings, two family dwellings and multiple family dwellings at the higher densities appropriate in the established urban neighborhoods. (4/8/25)

3-70.2 – Permitted Uses.

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 agriculture, horticultural or floricultural activities in a Residence C zone must be carried out 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 two hundred (200) feet from a property line and provided that all new parcels devoted to these uses after the passage of this ordinance be at least five (5) acres in size.*
3. *Accredited public or sectarian schools, accredited public or private colleges, public libraries, churches, other places of worship, parish houses, Sunday Schools buildings and day care, nursery school or adult day care center for not more than five (5) clients.*
4. *Municipal recreation buildings, playgrounds and parks.*
5. *Municipal building and telephone exchange buildings.*
6. *Cemeteries adjacent to or in extension on existing cemeteries.*
7. *Single family and two family dwellings.*
8. *Multiple family dwellings with 10 or fewer units which meet all the area and density regulations of this district, provided that the applicant has received Site Plan Approval from the Planning Board. (4/8/25)*
9. *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)*
10. *All necessary utility lines that meet the requirements of 3-130.2.21. (12/3/09)*

3-70.3 – Permitted Accessory Uses.

1. *Private home swimming pools in accordance within Article IV, Section 4-80.*
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 or driver of said commercial vehicle must reside at the property upon which the vehicle is parked.*
4. *Accessory buildings such as but not restricted to garages and tool sheds.*
5. *Home Occupation (See Section 5-100.1) (7/1/10)*
6. *Accessory Dwelling Units (See Section 4-30.3) (4/8/25)*

3-70.4 – Special Permit Uses.

1. Lodging house including bed and breakfast inns (City Council).
2. Residential rehabilitation center if not serving State clients or receiving State or County funding (City Council).
3. Multiple family dwellings with 10 or fewer units on a dimensionally non-conforming lot (Planning Board). (4/8/25)
4. More than 10 multifamily dwelling units (Planning Board). (4/8/25)
5. Fraternity houses and dormitories not within the property lines of the main campus (City Council).
6. Rest homes, convalescent and nursing homes (Planning Board).
7. Shared Elderly Housing (Planning Board). (4/8/25)
8. Conversion of a single family dwelling to a two family dwelling on a dimensionally non-conforming lot (Board of Appeals) (11/24/25)
10. Continuing Care Retirement Community (Planning Board) (1/2/92)
11. 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) (01/19/06)
12. Home Based Business (See Section 5-100.2) (7/1/10)

3-70.5 - 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	75
Two Family	15,000	75
Multi-Family	12,000 plus - 1,500 per dwelling unit - 750 per elderly unit	75
Other Uses	15,000	75

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

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 except in the case of a multiple family dwellings which may occupy thirty five (35) percent of the lot. At least twenty (20) percent of the balance shall be planted in grass or otherwise landscaped.
3. Yards /Setbacks
 - a. Front yard (minimum). The lesser of 25 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. (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.*
- d. There shall be a minimum distance of 25 feet between dwelling buildings located on the same lot.*

3-70.6 - Height.

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, multiple family dwelling structure with more than 10 units, 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. (4/8/25)

3-70.7 - Off Street Parking.

Two and two-tenths (2.2) off street parking spaces shall be provided for each dwelling unit. For additional off street parking and loading requirements see Article VII.

3-70.8 – Outdoor Access.

New construction of multiple family structures shall include private or allocated yards, decks and/or porches for each unit on the ground/first floor equal to at least 300 square feet. Upper story units will each be provided with balconies of at least sixty 60 square feet. One or more dedicated and usable common recreational yard areas totaling at least 3,000 square feet plus 100 square feet per upper story unit shall also be provided. The Planning Board may allow either (1) additional common recreational yard areas with site amenities to be substituted for all or a portion of the private yard/balcony space otherwise required, or (2) a reduction in common recreational yard areas where larger private yards are provided or where public parks are immediately accessible. (4/8/25)

3-70.9 - Prohibited Uses.

Recycling facilities are prohibited. (1/18/90)