

TOWN OF WEYMOUTH, MASSACHUSETTS TABLE 1 SCHEDULE OF DISTRICT REGULATIONS									
District	Type of Use	Minimum Lot Size (square feet)	Minimum Lot Area (square feet per dwelling unit)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Depth (feet)	Minimum Rear Yard Depth (feet)	Maximum Lot Coverage (percent of lot area)	Maximum Height
R-1 ¹⁹	One-family	25,000 (See §§ 120-51, 120-52, 120-53 and 120-53.1) ^{19, 20}	25,000 ¹⁹	120 (See §§ 120-51, 120-52, 120-53, 120-56, and 120-59.1.) ⁹	18 (See § 120-54.)	10; 20 feet of any dwelling (See § 120-55.)	24 or 1/5 of depth of lot, whichever is less (See § 120-55.)	30	2½ stories, not to exceed 35 feet ¹
R-2	Mixed residential		10,000 for single-family and nonresidential, plus 5,000 per each additional residential unit	75; 75 feet of frontage	18 (See § 120-54.)	10 (See §§ 120-54, 120-55 and 120-59.)	10; 20 feet from any other dwelling	30 for building; 25 minimum for landscaping (See § 120-62.2) ¹⁷	3 stories, not to exceed 35 feet ¹
R-3	Garden-type multiple	15,000 (See § 120-52.)	One- to two-unit residence buildings: 15,000 All 3-or more-unit buildings for multiple-family residential use based on FAR .25 (See § 120-6.) ⁴	20 (See §§ 120-52, 120-56 and 120-59.1.) ¹⁰	20 (See § 120-54.)	20 (See § 120-55.) ⁴	20 (See § 120-55.) ⁴	Minimum 15 landscaped area (See § 120-62.1.) ¹⁷	3 stories, not to exceed 35 feet ¹
R-4	Multiple	15,000	All units in all multiple-family residential building based on FAR .30. (See § 120-6, FLOOR AREA RATIO.)	120 (See §§ 120-56 and 120- 59.1.) ¹⁰	40 plus 5 feet for each setback for each story above 3 rd floor (See § 120-54.) ⁶	20 plus 2 feet for each story above the 3 rd floor (See § 120-54.) ⁴	30 or ½ the building height, whichever is greater (See § 120-54.) ⁴	Minimum 15 landscaped area (See § 120-62.1) ¹⁷	6 stories, not to exceed 80 feet (See § 120-57.) ²
NCD	Neighborhood center	7,500 (See § 120-58.)	(See § 120-22.3.)	50 (See §§ 120-52 and 120- 56.)	18 (See § 120-56B.)	10 (See §§ 120-55 and 120-59.)	10 (See §§ 120-55 and 120-59.)	None	2½ stories, not to exceed 35 feet§
HT	Highway transition; residential office and small-scale commercial		15,000; FAR .25	75; 60 feet of frontage	20	10 (See § 120-59.)	10 (See § 120-59.)	50; 25 minimum for landscaping (See §120-62.1) ¹⁷	3 stories or 45 feet, whichever is less
MS	Medical-related services		15,000;	60; 60 feet of frontage (See § 120-56.)	20	10, inclusive of walkways and driveways, 5 feet of which shall be landscaped (See § 120-59.)	10, inclusive of walkways and driveways, 5 feet of which shall be landscaped (See § 120-59.)	75 for building and paved areas; 25 minimum for landscaping (See § 120-62.1) ¹⁷	3 stories or 45 feet, whichever is less; 6 stories or 80 feet whichever is less, by special permit by the Planning Board
B-1	Limited business	10,000 (See § 120-58.)		100 (See § 120-56 and 120-58.) ¹	30, excluding signs	10 (See § 120-59.) ¹⁶	10 (See § 120-59.)	50 and minimum ¹⁵ landscaped area ¹¹ (See § 120-62.1) ¹⁷	6 stories, not to exceed 80 feet (See § 120-57.) ³
B-2	General business	None	All units in multiple family residential buildings based on Far ³⁰ . (See § 120-6, FLOOR AREA RATIO.) ¹²	None	None	None (See § 120-59.)	None (See § 120-59.)	None	6 stories, not to exceed 80 feet (See § 120-57.) ³
I-1	Industrial park	20,000		100 (See §§ 120-56 and 120-60.) ¹	40	25 (See §§ 120-61 and 120-62.)	None (See §120-62.)	80 and minimum ¹⁰ landscaped area (See § 12-62.2) ¹⁷	6 stories, not to exceed 80 feet (See § 120-57.) ³
PIP	Planned industrial park	43,560 (1 acre)		150 (See §§ 120-56 and 120- 60.)	40 plus 5 feet setback for each story above 3 rd floor (See §§ 120-34H, and 120- 54.)	25 (See §§ 120-34H, 120-61 and 120-62.)	25 (See §§ 120-34H and 120-62.)	60, paved and buildings, ²⁰ landscaped (See § 120-62.1) ¹⁷	3 stories, not to exceed 35 feet; up to 6 stories, not to exceed 80 feet, by special permit from the Planning Board
I-2	General industrial	None		None	None	None (See § 120-62.)	None (See § 120-62.)	None	6 stories, not to exceed 80 feet (See § 120-57.) ³
POS	Public facilities and open space		None	40 feet, 40 feet frontage	20	10 (See § 120-59.)	10 (See § 120-59.)	75 for building and paved areas; 25 for landscaping	3 stories or 35 feet, whichever is less

NOTES:

¹ [Amended April 1971 ATM by Art. 47, approved 8-24-1971]
² [Amended February 1972 STM by Art. 6, approved 5-8-1972]
³ [Amended October 1972 STM by Art. 8, approved 12-6-1972]
⁴ [Amended June 1976 STM by Art. 26, approved 10-18-1976]
⁵ [Amended April 1971 ATM by Art. 47, approved 8-24-1971;
June 1976 STM by Art. 26, approved 10-18-1976]
⁶. [Amended February 1972 STM by Art. 6, approved
5-8-1972; June 1976 STM by Art. 26, approved 10-18-1976]

⁷ [Added February 1979 STM by Art. 1, approved 4-19-1979]
⁸ [Added May 1983 ATM by Art. 48, approved 8-26-1983]
⁹ [Amended February 1985 STM by Art. 7, approved 6-3-1985;
May 1985 ATM by Art. 44, approved 7-25-1985]
¹⁰ [Amended April 1971 ATM by Art. 47, approved 8-24-1971;
June 1976 STM by Art. 26, approved 10-18-1976; February
1985 STM by Art. 7, approved 6-3-1985]
¹¹ [Amended May 1987 ATM by Art. 51, approved 8-27-1987]

¹² [Added May 1987 ATM by Art. 52, approved 8-27-1987]
¹³ [Added May 1990 STM by Art. 1, approved 8-29-1990]
¹⁴ [Added May 1990 STM by Art. 2, approved 8-29-1990]
¹⁵ [Added May 1990 STM by Art. 3, approved 8-29-1990]
¹⁶ [Added May 1990 STM by Art. 52, approved 9-13-1990]
¹⁷ [Amended May 1992 ATM by Art. 37, approved 10-1-1992]
¹⁸ [Added May 1992 ATM by Art. 34, approved 10-1-1992]
¹⁹ [Amended May 1997 ATM by Art. 40, approved 8-11-1997]
²⁰ [Amended May 1998 ATM by Art. 43, approved 10-23-1998]