

# Frontage

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## What is the longest frontage requirement for single family residential development in any district?

**Issue Overview** Frontage requirements entail costs associated with road construction and utilities. They can also serve to limit the number of lots in a parcel or on a road.

**Research Coding** The answer is usually found in a table of dimensional requirements, with minimum frontage listed per district. The researcher selected the longest minimum requirement for any zone that allows single family homes.

## How is frontage measured or defined in residential subdivisions?

**Issue Overview** There is some variation on what municipalities will count as "frontage" for meeting minimum frontage requirements. Some municipalities require that land along the lot frontage must meet the minimum depth/setback requirement from the house for the frontage to be counted. Several municipalities do not permit easements or wetlands that cross "frontage" to be counted. Others state that frontage calculations "shall not include jogs in street width, back-up strips and other irregularities in street line". Several bylaws/ordinances specify that "actual access to potential building site shall be required" and that "ends of uncompleted ways/streets" shall not be considered as frontage but these may just be a clarification of state Subdivision Control Laws.

**Research Coding** Researcher listed the definition of frontage from the section titled "definitions." Researcher also noted any requirements listed for measuring frontage described in the section on dimensional regulations.

## Abington

### What is the longest frontage requirement for single family residential development in any district?

**120** The greatest frontage, according to the Table of Use Regulations in the Town of Abington Zoning Bylaws, Section 175-21, is 120 feet and that is in the R-40 Low Density Residential District.

### How is frontage measured or defined in residential subdivisions?

According to Article II, Section 175-4 (as found on ordinance.com), the definition of frontage is:

"That portion of a lot contiguous with a street or street right-of-way line and providing access thereto. The allowable street frontage for a lot fronting on a cul-de-sac shall be measured along the sideline of the street approaching the cul-de-sac as though the street line continued through the cul-de-sac uninterrupted, and not along the outside radius of the cul-de-sac. For lots across the end of a cul-de-sac the frontage shall be measured along the arc of the street lines intersection with the side lot lines."

## Acton

### What is the longest frontage requirement for single family residential development in any district?

**250** The longest residential single-family frontage requirement in Acton's zoning bylaws is R-10 and R-10/8 districts where both have a frontage minimum of 250 feet.

From the Code of The Town of Acton  
MIDDLESEX COUNTY, MASSACHUSETTS  
ZONING BY-LAW  
Amended through January 2001

SECTION 5 DIMENSIONAL REGULATIONS  
TABLE OF STANDARD DIMENSIONAL REGULATIONS

Residential Districts:

R-2: 150 feet  
R-4: 175 feet  
R-8: 200 feet  
R-8/4: 200 feet  
R-10: 250 feet  
R-10/8: 250 feet  
R-A: 200 feet  
R-AA: 100 feet  
VR: 50 feet

**How is frontage measured or defined in residential subdivisions?**

From the Code of The Town of Acton  
MIDDLESEX COUNTY, MASSACHUSETTS  
ZONING BY-LAW  
Amended through January 2001

SECTION 5 DIMENSIONAL REGULATIONS

5.2 Methods for Calculating Dimensional Requirements

5.2.2 FRONTAGE - FRONTAGE shall be measured in a continuous line along the sideline of a STREET between the points of intersection of the side LOT lines with the STREET.

5.2.2.1 FRONTAGE for a corner LOT may be measured either to the point of intersection of the extension of the sideline of the rights-of-way or to the middle of the curve connecting the sideline of the intersecting STREETS.

5.2.2.2 If a LOT has FRONTAGE on more than one STREET, the FRONTAGE on one STREET only may be used to satisfy the minimum LOT FRONTAGE.

5.3 Special Provisions and Exceptions to Dimensional Regulations

5.3.3 FRONTAGE Exceptions

5.3.3.1 FRONTAGE Exception LOTS - In the Residential Districts, the minimum LOT FRONTAGE may be reduced by 50 feet per LOT provided that the minimum LOT area required for each such LOT is doubled.

5.3.3.2 Curved STREET Exception LOTS - Excluding a cul-de-sac, any LOT whose entire FRONTAGE is on the outside sideline of a curved STREET having the radius of 300 feet or less shall be permitted to reduce its minimum FRONTAGE to 125 feet for a LOT located in the R-2 District and 150 feet for a LOT located in the other Residential Districts.

5.3.3.3 Cul-de-sac LOTS - In all districts the minimum LOT FRONTAGE for a LOT may be reduced to 100 feet per LOT provided that each such LOT fronts entirely on a cul-de-sac with a sideline radius of 62.5 feet or greater and provided further that no more than three such reduced FRONTAGE LOTS shall have FRONTAGE on the cul-de-sac. 5.3.4 Hammerhead LOTS - In the Residential Districts Hammerhead LOTS may be created subject to the following requirements:

5.3.4.1 The minimum FRONTAGE and LOT width shall be 50 feet; and

5.3.4.2 The minimum LOT area shall be 80,000 square feet in the R-2 District, 120,000 square feet in the R-4 District, and 200,000 square feet in the R-8/4, R-8, R-10/8 and R-10 Districts; and

5.3.4.3 The LOT shall contain a dwelling location square with a minimum side of 150 feet in the R-2 District, 175 feet in the R-4 District, and 200 feet in the R-8/4, R-8, R-10/8 and R-10 Districts. The dwelling shall be located within the dwelling location square; and

5.3.4.4 No dwelling shall be located within 50 feet of any LOT line; and

5.3.4.5 No more than two Hammerhead LOTS shall have contiguous FRONTAGE; and

5.3.4.6 A plan showing a Hammerhead LOT submitted to the Planning Board for endorsement under M.G.L. Ch. 41 S. 81P or 81U shall clearly identify the LOT as a Hammerhead LOT and bear a statement to the effect that such Hammerhead LOT shall not be further divided to reduce its area or to create additional BUILDING LOTS. Further, such plan shall show the proposed dwelling location square.

Amesbury

**What is the longest frontage requirement for single family residential development in any district?**

**200** R-80 has a minimum lot frontate of 200 ft.

Amesbury Zoning Bylaw and Map, Adopeted April 12, 1071 with Revisions Throught October 14, 2003. Table of Dimensional and Density Regulations

**How is frontage measured or defined in residential subdivisions?**

"Lot, Frontage: The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line."

Amesbury Zoning Bylaw and Map, Adopeted April 12, 1071 with Revisions Throught October 14, 2003. Section II, Definitions

## Andover

**What is the longest frontage requirement for single family residential development in any district?**

**180** Code of the Town of Andover Massachusetts, Part II, Article VIII, Appendix A, Table 2, Section 4.1.2 (as amended 2003), the following are the single family frontage requirements:

- SRA: 115 ft.
- SRB: 150 ft.
- SRC: 180 ft.

**How is frontage measured or defined in residential subdivisions?**

Town of Andover Zoning Bylaw

LOT FRONTAGE : An uninterrupted distance along a single way, or along two intersecting ways if the angle of intersection of the two ways is greater than one hundred twenty degrees, in fact capable of providing safe vehicular and pedestrian access to the principal use of a lot.

## Arlington

**What is the longest frontage requirement for single family residential development in any district?**

**100** Table of Dimensional and Density Regulations, Section 6.00

- R0 - 75
- R1 - 60
- R2 - 60
- R3 - 45
- R4 - 60
- R5 - 60
- R6 - 45
- R7 - 100

Note - R7 is the high density apartment district. The frontage requirement for single family, multifamily, and all principal structures is listed as "100 feet."

**How is frontage measured or defined in residential subdivisions?**

Zoning Bylaw Town of Arlington, Section II (on Arlington website as of August, 2004)

ART. 8, ATM 4/98

\*Lot Line, Front:

The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.

## Ashland

### What is the longest frontage requirement for single family residential development in any district?

- 150** Ashland Town Bylaws, Chapter 282, Zoning Bylaw, Section, 282-21. Residential districts. (C)  
In the RA and RM Districts the frontage is 150 feet. In the RB District the frontage is 125 feet.

### How is frontage measured or defined in residential subdivisions?

Ashland Town Bylaws, Chapter 282, Zoning Bylaw, Section, 282-99:

"LOT FRONTAGE That portion of a lot fronting upon and having access to a street, measured continuously along one (1) street line between side lot lines or, in the case of corner lots, between one (1) side lot line and the midpoint of the corner radius. However, for lots on the outer side of a curved street, "lot frontage" may, at the owner's option, be measured at the required setback line, provided that seventy-five percent (75%) of the requirement is met at the street line."

## Attleboro

### What is the longest frontage requirement for single family residential development in any district?

- 50** City of Attleboro Zoning Ordinance §17-4.2 MINIMUM LOT FRONTAGE  
In "GR" and "SR" zoning districts, minimum lot frontage shall be fifty (50') feet for one, two or multifamily dwellings and the same as the minimum lot width for other permitted principal structures.

[City of Attleboro Zoning Bylaws, last amended November 2002]

### How is frontage measured or defined in residential subdivisions?

Lot Frontage: The horizontal distance measured along the street lot line between the points of intersection of the side lot lines with the street lot line.

[City of Attleboro Zoning Bylaws, last amended November 2002]

## Auburn

### What is the longest frontage requirement for single family residential development in any district?

- 180** - Auburn Zoning By-law. As amended through August, 2004. 5.4 Dimensional Regulations Table 1

### How is frontage measured or defined in residential subdivisions?

"5.2.2 Frontage – Frontage shall be measured in a continuous line along the sideline of a street between the points of intersection of the side lot lines with the street.

5.2.2.1 Frontage for a corner lot may be measured either to the point of intersection of the extension of the sideline of the rights-of-way or to the middle of the curve connecting the sideline of the intersecting streets.

5.2.2.2 If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage."

- Auburn Zoning By-law. As amended through August, 2004.

## Avon

### What is the longest frontage requirement for single family residential development in any district?

**200** 200 feet is the longest frontage requirement in Residential District B (R-40).

Both residential single-family zones have minimum frontage requirements which are equal to or exceed 150.

6-4 Dimensional and Density Regulations Table

Residential A - 150'

Residential B - 200'

**How is frontage measured or defined in residential subdivisions?**

LOT FRONTAGE : The horizontal distance measured along the front lot line between the points of intersection of the lot side lines with the front lot line.

## Ayer

**What is the longest frontage requirement for single family residential development in any district?**

**150** A-1: 150'  
A-2: 100'

- Zoning Bylaw of the Town of Ayer, Massachusetts, 1973 (as amended), Art. V, Section 12.

**How is frontage measured or defined in residential subdivisions?**

"Section 6. Maintenance of Minimum Required Dimensions

Lots on which buildings are located in any district shall not be reduced or changed in size or shape so the building or lot fails to comply with the lot area, frontage, setback or yard provisions of this by-law. This provision shall not apply, however, when a portion of a lot is taken or conveyed for a public purpose. Yards, courts, or other open space required for a building by this by-law shall not, during the life of such building, be occupied or counted as an open space for another building."

- Zoning Bylaw of the Town of Ayer, Massachusetts, 1973 (as amended), Art. V, Section 6.

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FRONTAGE : The distance between side lot lines measured along the street or way line.

## Bedford

**What is the longest frontage requirement for single family residential development in any district?**

**200** Bedford Zoning Bylaw, Section 6, Table 2, Dimensional Regulations (ordinance.com, updated 2002)

In the Residence R district, the minimum lot frontage is 200 feet. In Residence A: 150 feet. In Residence B: 125 feet. In Residence C: 115 feet. In some circumstances properties can have frontages shorter than the minimum frontage requirement.

**How is frontage measured or defined in residential subdivisions?**

Town of Bedford Zoning Bylaw, Section 1.3.9 (from ordinance.com; updated 2002)

1.3.9 FRONTAGE : A continuous portion of a sideline of a street between the side lot lines of a lot. Frontage shall be measured in accordance with the requirements of Subsection 6.2.3.i

Town of Bedford Zoning Bylaw, Section 6.2.3 (from ordinance.com, updated 2002)

6.2.3 Frontage

Frontage shall be measured as follows:

6.2.3.1 Frontage shall be measured in a continuous line along the sideline of the street(s) between the points of intersection of the side lot lines with said sideline of the street(s).

6.2.3.2 In the case of a lot fronting all or partly on the turnaround of a dead-end street, frontage may be measured between the side lot lines therein referred to along a continuous line which at all points is at the minimum front yard setback for each lot.

#### 6.2.4 Frontage Exception

A dwelling in Residence R, A, B and C Districts may be constructed on a lot having 80% of the minimum lot frontage, provided that the lot width at the nearest point on the front wall of the dwelling to the sideline of the right of way shall not be less than the minimum lot frontage. In the case of cluster developments the Planning Board may authorize a minimum of 50 feet of frontage.

## Bellingham

### What is the longest frontage requirement for single family residential development in any district?

**200** According to Table 2600 (Intensity of Use Schedule), the minimum frontage requirements are as follows:  
District A: 200 feet  
District S: 150 feet  
District R: 150 feet  
District M: 150 feet  
Districts B-1, B-2: 150 feet  
District I: 200 feet

Code of By-Laws, Division II Zoning  
<http://www.bellinghamma.org/townclerkbylzo.htm>  
(Revised by Town Clerk 09/2002)

### How is frontage measured or defined in residential subdivisions?

Lot Frontage The boundary of a lot on land coinciding with a street line if there are both rights of access and potential vehicular access across that boundary to a potential build-ing site. Measured continuously along one street line between side lot lines. In the case of corner lots, meas-ured between the side lot line and the mid&#8209;point of the corner radius on the street designated as the frontage street by the owner or, failing that, by the building Inspector.

## Belmont

### What is the longest frontage requirement for single family residential development in any district?

**125** Town of Belmont Zoning Bylaws, Section 4.2.1 (January 20, 2004)  
Single Residence A: 125'  
Single Residence B: 90'  
Single Residence C: 75'  
Single Residence D: 125'  
General Resident: 70'  
Apartment House: 100'

### How is frontage measured or defined in residential subdivisions?

Town of Belmont Zoning Bylaws, Section 1.4 Definitions (from Belmont website)

Lot Frontage - The boundary of a lot on land coinciding with a street line if there are both rights of access and potential vehicular access across that boundary to a potential building site. Measured continuously along one street line between side lot lines. In the case of corner lots, measured on the street designated by the owner or, failing that, by the Building Inspector as the frontage street, between the side lot line and the midpoint of the corner radius.

## Berkley

### What is the longest frontage requirement for single family residential development in any district?

- 200** SECTION 4. DIMENSIONAL REGULATIONS  
a. Table of Dimensional Requirements. No building or use shall be permitted to be located, erected, relocated or altered, except on a lot and in a manner specified in the following table:  
MINIMUM REQUIREMENTS

Lot Area	Width or Frontage***
1 1/2 acres	200 ft.
2 acres	200 ft.
1 1/2 acre or as required	200 ft. or as required.

Footnotes:

\*\*\*Roadside stands for sale of locally grown farm products and pump islands of gasoline service stations may be located within the required setback, but at least 10 feet from the street line.

Information from: Ordinance for Town of Berkley, MA (last updated 9/18/2002) at: [www.ordinance.com](http://www.ordinance.com)

### How is frontage measured or defined in residential subdivisions?

Definitions

FRONTAGE : a continuous boundary line between a lot and a single street providing physical and legal access to the lot.

Information from: Ordinance for Town of Berkley, MA (last updated 9/18/2002) at: [www.ordinance.com](http://www.ordinance.com)

## Berlin

### What is the longest frontage requirement for single family residential development in any district?

- 200** According to the Table of Dimensional Regulations, the minimum frontage in the Residential & Agricultural District is 200 ft.  
[Town of Berlin Zoning Bylaws - revised through 2004] bylaws obtained from [ordinance.com](http://ordinance.com)

### How is frontage measured or defined in residential subdivisions?

FRONTAGE: The continuous linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot.

[Town of Berlin Zoning Bylaws - revised through 2004] bylaws obtained from [ordinance.com](http://ordinance.com)

## Beverly

### What is the longest frontage requirement for single family residential development in any district?

- 225** According to the Beverly Zoning Ordinance (as amended through 2003) "Table of Dimensional Requirements" the required frontages are as follows:

R-90 (225 feet)  
R-45 (175 feet)  
R-22 (150 feet)  
R-15 (125 feet)  
R-10 (100 feet)  
R-6 (65 feet)

### How is frontage measured or defined in residential subdivisions?

Beverly Zoning Ordinance, Definitions, from [www.ordinance.com](http://www.ordinance.com) (pasted on 10/21/04)

25. FRONTAGE - The distance between either the points of intersection of the side lot lines and the street right-of-way or the points of intersection of the side lot lines and the rear line of the required front yard extended to the street right-of-way, whichever is smaller. For the purpose of this ordinance, only sufficient frontage on one of the following types of ways shall be recognized for zoning purposes:

- a public way or a way with certified by the City Clerk that is maintained and used as a public way
- a way shown on a plan approved and endorsed by the Beverly Planning Board in accordance with the Subdivision Control Law, or
- a way physically in existence when the Subdivision Control Law became effective in Beverly having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected upon.

When a lot is bounded by more than one street, any one of them, but only one, may be designated as the frontage street by the owner, provided that street provides sufficient frontage as required by the Zoning Ordinance; however, in the case of a lot bounded by two streets forming an interior angle of more than one hundred and thirty-five degrees (135 degrees), their combined frontage between lot lines may be used to satisfy the lot frontage requirement. (Amended 3/14/00)

## Billerica

### What is the longest frontage requirement for single family residential development in any district?

**200** Section 7(K)

The Rural Residence District has a frontage of 200 feet.  
The Neighborhood Residence District has a frontage of 175 feet.  
The Village Residence has a frontage of 150 feet.

### How is frontage measured or defined in residential subdivisions?

Definition from ordinance.com:

FRONTAGE : An uninterrupted distance measured between side lot lines that runs along the street abutting the lot. In the case of a corner lot, frontage shall be on both of the streets that abut the lot. The frontage on a corner lot shall be the distance between a side lot line and the intersection of street lines or of street lines extended. In the case of a through lot, frontage shall be on both of the streets that abut the lot. The measurement of lot frontage shall not include jogs in street width, back-up strips, and other irregularities in street line.

FRONTAGE STREET : A street, road, or way to which the owner of the lot has a legal right of access and which provides access to the lot.

## Blackstone

### What is the longest frontage requirement for single family residential development in any district?

**275** Section 123-13. Intensity of use schedule.  
Amended by 6-26-69 STM, Art. 2; 6-5-72 STM, Art. 7, 9-25-75 STM, Art. 6; 1-9-78 STM, Art. 5, 12-10-79 STM, Art. 8, 4-25-81 ATM, Art. 4, 9-24-84 STM, Art. 1; 11-19-84 STM, Art. 1; 4-28-86 ATM, Art 38, 5-28-96 ATM, Art. 24, Art. 25 and Art. 26, 6-9-86 STM Art. 2]

Minimum lot frontage (ft.)  
R1 150 R2 185  
R3 275  
I 140  
C 100 (plus 15 ft. for each dwelling unit in excess of 1).

Zoning Bylaw for Town of Blackstone, MA (last updated 5/28/2002) at: [www.ordinance.com](http://www.ordinance.com)

### How is frontage measured or defined in residential subdivisions?



Section.123-12. Intensity of use regulations.

C. [Amended by 1-9-78 STM, Art. 5] Isolated lots. Any increase in lot area, frontage, yard, or coverage requirements of this Bylaw shall not apply to erection, extension, alteration, or moving of a structure on a legally created lot not meeting current requirements provided that the applicant documents that:

- (1) at the time such increased requirement became applicable to it, the lot:
  - (a) had at least five thousand (5,000) square feet of lot area and fifty (50) feet of frontage on a street; and
  - (b) was held in ownership separate from all other lots having frontage within one thousand (1,000) feet on that same street or was held in ownership separate from all other except one abutting lot, where the owner of both lots resided on one of them at the time it became nonconforming; [Amended by 6-9-86 STM, Art. 2]
  - (c) conformed to then-existing dimensional requirements; and
  - (d) yards shall be not less than the following:

Such nonconforming lots may be changed in size or shape or their land area recombined without losing this exemption, so long as the change does not increase the actual or potential number of buildable lots. [Amended 4-26-93, Art. 46]
- (2) the lot is not to be used for multifamily use.

LOT FRONTAGE : The boundary of a lot coinciding with a street line if there are both rights of access and potential vehicular access across that boundary to a potential building site, and the street has been determined by the Planning Board to provide adequate access to the premises under the provisions of the Subdivision Control Law and the Blackstone Subdivision Regulations. To be measured continuously along one (1) street line between side lot lines, or in the case of corner lots, between one (1) side and the mid-point of the corner radius. [Amended 4-25-88 ATM, Art. 34]

Zoning Bylaw for Town of Blackstone, MA (last updated 5/28/2002) at: [www.ordinance.com](http://www.ordinance.com)

## Bolton

### What is the longest frontage requirement for single family residential development in any district?

**200** Minimum lot frontage\*\*  
Residential Lot 200 feet  
Backland Residential Lot 50 feet

Information from: Town of Bolton Bylaws, May 2004 at:  
[http://www.townofbolton.com/pages/BoltonMA\\_Clerk/Bolton%20Bylaws%20May%202004%20web.pdf](http://www.townofbolton.com/pages/BoltonMA_Clerk/Bolton%20Bylaws%20May%202004%20web.pdf)

### How is frontage measured or defined in residential subdivisions?

6.2 The minimum frontage for permitted uses within the Town of Bolton must be met by contiguous frontage within the Town of Bolton on an approved or accepted right-of-way in the Town of Bolton.

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Lot Frontage - That portion of a lot fronting upon and providing rights of access to a street shown on the Base Map, and listed on the Schedule of Town Roads on file with the Town Clerk, or to an approved or accepted new right-of-way laid out in accordance with the Rules and Regulations Governing the Subdivision of Land in the Town of Bolton, to be measured continuously along a single street line. Owners of lots fronting upon two streets may select that which shall be considered "frontage". On a corner lot frontage shall be measured to the point of intersection of the extension of the side lines of the streets. The minimum frontage for permitted uses within the Town of Bolton must be met by contiguous frontage within the Town of Bolton on an approved or accepted right-of-way in the Town of Bolton.

Information from: Town of Bolton Bylaws, May 2004 at:  
[http://www.townofbolton.com/pages/BoltonMA\\_Clerk/Bolton%20Bylaws%20May%202004%20web.pdf](http://www.townofbolton.com/pages/BoltonMA_Clerk/Bolton%20Bylaws%20May%202004%20web.pdf)

## Boxborough

### What is the longest frontage requirement for single family residential development in any district?

**150** Boxborough Zoning Bylaw (Adopted 1965, Amended 2004)  
Article II, 2300

Minimum lot frontage (ft.)  
AR 150  
R1 150  
B 100  
B1 100  
OP 200  
TC 100  
IC 200

**How is frontage measured or defined in residential subdivisions?**

Boxborough Zoning Bylaw (Adopted 1965, Amended 2004)  
Article VI, 6200

From definitions:

Lot Frontage shall mean the boundary of a lot coinciding with the street line, being an unbroken distance along a way currently maintained by a town, county, or state, or along ways shown on the Definitive Plans of approved subdivisions which have been secured or constructed, through which actual access to the potential building site shall be required (except where a "common driveway" has been allowed per Section 3440, herein or a special permit has been issued by the Planning Board in accordance with Section 5380), and the street has been determined by the Planning Board to provide adequate access for fire, police, and emergency vehicles. Lot frontage shall be measured continuously along one street line between side lot lines, or, in the case of corner lots, between one side lot line and the mid-point of the corner radius except in the A/R district. (See Section 2310 Footnote 6) Lots with interrupted or discontinuous frontage must demonstrate that the required length along the street may be obtained from one (1) continuous frontage section, without any totaling of discontinuous frontage sections

## Boxford

**What is the longest frontage requirement for single family residential development in any district?**

- 250** Boxford Town Code, Chapter 196, Zoning, Article VI, Section 196-24(D):  
"D. Lot frontage and width.  
(1) Minimum lot frontage.  
(a) For each dwelling in an R-A Residence-Agricultural District and for every building which includes a dwelling in any district, there shall be a minimum continuous lot frontage of 250 feet, except in the Elderly Housing District where the minimum continuous lot frontage shall be 100 feet. [Amended 3-2-1970 ATM, Art. 27]."

**How is frontage measured or defined in residential subdivisions?**

From ordinance.com:

Section 196-24. Area, frontage and yard regulations.  
D. Lot frontage and width.

(1) Minimum lot frontage.

(a) For each dwelling in an R-A Residence-Agricultural District and for every building which includes a dwelling in any district, there shall be a minimum continuous lot frontage of 250 feet, except in the Elderly Housing District where the minimum continuous lot frontage shall be 100 feet. [Amended 3-2-1970 ATM, Art. 27]

(b) In Business and Manufacturing or Industrial Districts the minimum lot frontage shall be in accordance with an approved site plan submitted in accordance with Section 196-30.

(c) Lot frontage shall be measured along the side line of a street or right-of-way not less than 50 feet in width, as shown on plans filed with the Planning Board, and such right-of-way shall thereafter be considered as a street for the purpose of this bylaw.

(2) Minimum width of lot.

(a) Each lot for residential use in an R-A Residence-Agricultural District shall contain a minimum diameter area of 200 feet within which any dwelling shall be built, subject to all setback and other provisions of this bylaw. The diameter area of 200 feet shall be

designated on any plans for the lot. [Amended 5-15-1985 ATM, Art. 26; 5-14-1986 ATM, Art. 38; 5-2-1987 ATM, Art. 44]

(b) No lot laid out after adoption of this amendment shall have a lot width measured between side lot lines of less than 100 feet at any point in the buildable portion of said lot.

(c) Each lot for residential use in an R-A Residential-Agricultural District shall have a minimum depth of at least 50 feet along its minimum required frontage for a minimum of 200 contiguous feet along such frontage. [Amended 5-18-1988 ATM, Art. 55; 5-2-1987 ATM, Art. 45; 5-10-1995 ATM, Art. 39]

(3) Frontage exception for larger lots. [Added 5-13-1975 ATM, Art. 10; amended 5-20-1980 ATM, Art. 29; 5-10-1995 ATM, Art. 40]

(a) Notwithstanding the above provisions, a lot in an R-A Residence-Agricultural District need not have the specified amount of street frontage, provided that:

[1] The area of the lot exceeds by at least four acres the minimum area required for such an R-A District;

[2] The lot has a minimum continuous street frontage of not less than 50 feet and a width of not less than 50 feet at any point between the street and the site of the dwelling;

[3] There is not more than one other such lot with frontage contiguous to it; and

[4] It is not, in the opinion of the Planning Board, so located as to block the possible future extension of a dead-end street.

(b) Notwithstanding any other provisions, no such lot as described in Subsection D(3)(a) above on which a dwelling is located shall be hereafter subdivided, reduced in area. [Amended 5-14-1986 ATM, Art. 38]

## Boylston

### What is the longest frontage requirement for single family residential development in any district?

**200** Zoning Bylaws Town of Boylston Section 9.02 Schedule of Dimensional Requirements: Minimum Lot Frontage  
Residential Single Family Zones:  
Rural Residential = 200 ft.  
Residential = 150 ft.  
Commerical = 150 ft.  
[Zoning Bylaws Town of Boylston - October 2004]

### How is frontage measured or defined in residential subdivisions?

The following is the definition listed for "frontage":

Zoning Bylaws Town of Boylston Section 1.04.28

Definitions: LOT - FRONTAGE

A line dividing a lot from the street; on any lot bounded by more than one side by a street, the street boundary that is to be the lot front shall be so designed in an application for a Building Permit to build on said lot.

[Zoning Bylaws Town of Boylston - October 2004]

## Braintree

### What is the longest frontage requirement for single family residential development in any district?

**100** According to the table of dimensional and density regulations, Residence A district has a minimum frontage requirement of 75 feet; Residence B district is 50 feet; Residence C is 100 feet. Residence C allows by right: single family homes, 2-family conversion, and apartment houses (2 family and multifamily).

Zoning Bylaw Town of Braintree, Section 135-601 Table of Principal Uses and 135-701 Table of Dimensional and Density Regulations (From Ordinance.com, Last updated 2003)

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaw Town of Braintree, Section 135-102 DEFINITIONS, (From Ordinance.com, Last updated 2003)

**FRONTAGE OF A LOT** A contiguous line separating a lot from a street or way to which physical access to the principal building on the lot can be provided. [If a lot is bounded by more than one way, the frontage shall extend to the intersection of the side lines of such ways or to the middle of the curve connecting such side lines.] (See definition sketches -Appendix B.)

**FRONTAGE REQUIREMENT** The minimum frontage required under Sec. 135-701 of this chapter. No lot shall be allowed to have frontage on more than one way for the purposes of meeting the frontage requirements for building lots.

## Bridgewater

### What is the longest frontage requirement for single family residential development in any district?

**150** According to the Land Space Requirements Table (Section 8.40), Minimum Lot Frontage must be 150 feet in Residential District A/B, 125 feet in Residential Districts C and D, 100 feet in Central Business District and Business District B, and 200 feet in South Business District, Industrial Districts A and B, and Planned Development Districts.

22. Minimum Lot Size, Minimum Lot Frontage and Minimum Depth requirements may be reduced by means of a Special Permit from the Planning Board, issued in conjunction with a site plan review approval, provided the planning Board determines that any resulting development will not be detrimental to the area and will be consistent with any land use plans and design guidelines adopted by the Board for the Central Business District.

### How is frontage measured or defined in residential subdivisions?

2.23 **LOT FRONTAGE** - The required lot frontage distance shall be measured entirely along a continuous section of the front lot line adjoining one street.

4.40 No dwelling shall be erected except on a lot fronting on a street , and there shall be not more than one principal residential building on any lot.

4.60 Any single vacant lot or any mutually adjoining lots shown on a plan endorsed with the words "approval under the subdivision control law not required" or words of similar import, pursuant to Section 81P of Chapter 41, and having been lawfully recorded prior to April 25, 1977, is hereby exempted from conforming to the minimum land area and frontage requirements of this bylaw and may be built upon for single family residential use provided such lot contains not less than 18, 500 square feet of land area, has frontage of not less than 125 feet, and is located in a zoning district which permits single family residential use as of right. Any proposed structure to be located on such lots must conform to all other applicable requirements in affect zoning exemptions afforded any lot or lots in accordance with the provisions of Chapter 40A, Section 6, of the General Laws.

## Brockton

### What is the longest frontage requirement for single family residential development in any district?

**175** ARTICLE III. GENERAL REGULATIONS AND PERMITTED MODIFICATIONS  
Sec. 27-9. Standards for residential zones (Table 1).  
TABLE 1. STANDARDS FOR RESIDENTIAL ZONES

The three zoning districts in Brockton which are strictly single-family have frontage requirements which are greater than 150 feet.

R-1A: 175  
R-1B: 175  
R-1C: 175

The single-family and two-family Neighborhood Revitalization Overlay district has frontage requirements less than 150 feet.

R-4:  
Single-family: 45  
Two-family: 50

### How is frontage measured or defined in residential subdivisions?

ARTICLE III. GENERAL REGULATIONS AND PERMITTED MODIFICATIONS

Sec. 27-13. Lot frontage.

The frontage of any lot shall be the horizontal distance between the side lot lines measured between the points where said side lot lines intersect the street right-of-way. Said frontage shall be continuous and unbroken and shall be measured along the constructed portion of the way only. On all corner lots, the frontage set forth above shall be measured on one (1) street only, and when the two (2) streets are connected by a radiused corner, said frontage may include one-half (1/2) the length of arc connecting the two (2) streets. In the event that a lot is situated on a cul-de-sac, the frontage, as set forth above, shall be measured along the minimum setback line for the zone in which said lot is located. (Code 1965, § 27-13; Ord. No. E016, § 2, 1-26-01)

## Brookline

**What is the longest frontage requirement for single family residential development in any district?**

**25** Town of Brookline Zoning Bylaw, Table 5.01 - Table Of Dimensional Requirements LOT SIZE  
25' in S and SC districts  
20' in all other districts

\*Researcher's Note: S district is single family. SC district is Single-Family and Converted for Two-Family (SC)

**How is frontage measured or defined in residential subdivisions?**

## Burlington

**What is the longest frontage requirement for single family residential development in any district?**

**100** The RO, RG and RC districts all have lot frontage requirements of 100 feet.

**How is frontage measured or defined in residential subdivisions?**

The Zoning Bylaws of the Town of Burlington, Section 2.29 (Adopted 1977, Amended 2003)

2.29 Frontage

The property line adjacent to (a) a public way which the Town Clerk certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the Town of Burlington, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Frontage shall be measured in a single continuous, uninterrupted line along a street or streets.

The Zoning Bylaws of the Town of Burlington, Section 6.6.1 (b)(Adopted 1977, Amended 2003)

6.6.1 Determination of Area and Frontage

(a) The lot area shall include the horizontal area located within the lot lines, with the following exceptions.

(b) In determining the area and frontage of a lot there shall not be included any land within the limits of a street upon which such lot abuts even if the fee to such street is in the same ownership as the lot, except that if a corner lot has its corner bounded by a curved line connecting other bounding lines, which if extended, would intersect, then area and frontage shall be computed as if such bounding lines were so extended.

## Cambridge

### What is the longest frontage requirement for single family residential development in any district?

**20** A building (excluding townhouses and PUDs) can have no less than 20 feet of frontage.

"No building can be erected on a lot which does not have at least twenty (20) feet of frontage on a street. This paragraph does not apply to townhouse developments. This requirement shall not be applicable in the Cambridge Center MXD District." From the City of Cambridge Zoning Ordinance, Section 5.21.2 (Last Updated 2004).

### How is frontage measured or defined in residential subdivisions?

From Section 5.12 of the City of Cambridge's Zoning Ordinance:

"The lot or yard areas required for any new building or use may not include any part of a lot that is required by any other building or used to comply with any requirements of this Ordinance, nor may these areas include any property of which the ownership has been transferred subsequent to the effective date of this Ordinance if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which such transfer was made."

## Canton

### What is the longest frontage requirement for single family residential development in any district?

**75** Zoning Bylaw Town of Canton, Section 4.22 (Adopted 1998, Amended 2003)  
4.22 Lot Frontage in Residential District 88

In all Residential Districts, no building except a one-story building of accessory use, shall be constructed on a lot which does not have frontage on at least one street for a distance of at least seventy-five (75) feet, or which has a width of less than seventy-five (75) feet at any point between the frontage street and the nearest part of said building.

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaw Town of Canton, Section 4.22 (Adopted 1998, Amended 2003)  
4.22 Lot Frontage in Residential District 88

In all Residential Districts, no building except a one-story building of accessory use, shall be constructed on a lot which does not have frontage on at least one street for a distance of at least seventy-five (75) feet, or which has a width of less than seventy-five (75) feet at any point between the frontage street and the nearest part of said building.

## Carlisle

### What is the longest frontage requirement for single family residential development in any district?

**250** According to the Town of Carlisle Zoning Bylaws, Section 4, the following are the single family frontage requirements:

4.1.2.2 Each lot in Residence District A shall have, at a minimum, a frontage on one street of at least one hundred and fifty (150) feet.

4.1.2.3 Each lot in Residence District B shall have, at a minimum, a frontage on one street of at least two hundred and fifty (250) feet."

### How is frontage measured or defined in residential subdivisions?

From definitions on ordinance.com:

FRONTAGE : of a lot is the horizontal length of the line having a radius of curvature of not less than ten (10) feet which most closely conforms to the continuous boundary between the lot and the street, as defined in M.G.L., C. 41, Sect. 81L, on which the frontage is located.

\*\*\*

#### 4. INTENSITY AND DIMENSIONAL REQUIREMENTS

##### 4.1. Regulations for lots laid out as dwelling sites

##### 4.1.2 Frontage Requirements for Lots Laid Out as Dwelling Sites in General Residence Districts

4.1.2.1. Definition. of frontage: A frontage of a lot is the horizontal length of the line having a radius of curvature of not less than ten (10) feet which most closely conforms to the contiguous boundary between the lot and the street, as defined in M.G.L. C. 41, Sect. 81L, on which the frontage is located.

4.1.2.2 Each lot in Residence District A shall have, at a minimum, a frontage on one street of at least one hundred and fifty (150) feet.

4.1.2.3 Each lot in Residence District B shall have, at a minimum, a frontage on one street of at least two hundred and fifty (250) feet.

##### 4.1.2.4 Exception for Larger Lots (Pork Chop Lots).

Notwithstanding the requirements of sections # 4.1.2.2 and # 4.1.2.3, a lot need not have more than a frontage of forty (40) feet provided:

4.1.2.4.1 The area of the lot exceeds by at least two acres the minimum area required in sections # 4.1.1.1 and # 4.1.1.2.4

4.1.2.4.1.1 Any area of a lot that is less than 40 feet wide and any area that is separated from the site of the dwelling thereon by a portion of the lot that is less than 40 feet wide cannot be used in the calculation of the minimum area required by Section 4.1.2.4.1. This requirement shall not apply to lots of record on the effective date of this section, May 2, 2000.

4.1.2.4.2 The frontage is not located, as determined by a majority of the Planning Board, so as to block the possible future extension of a dead end street.

4.1.2.4.3 The site of the, dwelling shall be completely within a two hundred and fifty (250) foot diameter circle which circle shall be completely within the lot.

4.1.2.4.4 There is not more than one other such "Pork Chop Lot" with frontage contiguous to it.

4.1.2.4.5 Any other lot with frontage contiguous to it conforms with the requirements of Section # 4.1.2 Sections # 4.1.2.1, # 4.1.2.2, and # 4.1.2.3 or is otherwise allowed under General Laws Chapter 40A as a dwelling site.

## Carver

### What is the longest frontage requirement for single family residential development in any district?

200 Town of Carver Zoning Bylaws (Adopted 1963, Revised 2003)

ARTICLE II. USE, DIMENSIONAL, AND TIMING REGULATIONS.

2230. Use Regulation Schedule.

PRINCIPAL USE~RESIDENTIAL

Detached single-family dwelling: RA; GB; V

ARTICLE II. USE, DIMENSIONAL, AND TIMING REGULATIONS.

2320. Table of Dimensional Requirements.

FRONTAGE REQUIREMENT

RA [150]; GB [200]; V(Res.)[100]

### How is frontage measured or defined in residential subdivisions?

Town of Carver Zoning Bylaws (Adopted 1963, Revised 2003)

ARTICLE VI. DEFINITIONS.

Frontage ~ shall mean the boundary of a lot coinciding with the street line, being an unbroken distance along a way currently maintained by the town, county, or state, or along ways shown on the Definitive Plans of approved subdivisions, through which actual access to the potential building site shall be required. A private way which has not been constructed as part of a

subdivision approved in accordance with the subdivision control law may provide frontage only upon a determination by the Planning Board that it provides adequate access for fire, police, and emergency vehicles. Lot frontage shall be measured continuously along one street line between side lot lines, or, in the case of corner lots, between one side lot line and the mid-point of the corner. Lots with interrupted or discontinuous frontage must demonstrate that the required length along the street may be obtained from one (1) continuous frontage section, without any totalling of discontinuous frontage sections.

## Chelmsford

### What is the longest frontage requirement for single family residential development in any district?

**150** 150 is the longest residential single-family frontage requirement in Chelmsford's zoning and it is found in two out of the three single-family districts (RA and RB).

The Land Use Ordinance of Chelmsford  
MIDDLESEX COUNTY, MASSACHUSETTS  
Chapter 195 ZONING  
[HISTORY: Adopted by the Annual Town Meeting of the Town of Chelmsford 10-22-1998 by Arts. 22 to 26. Amendments noted where applicable.]

ARTICLE XX Terminology

TABLE OF DIMENSIONAL REQUIREMENTS

RA: 150 feet  
RB: 150 feet  
RC: 125 feet  
RM: 150 feet

### How is frontage measured or defined in residential subdivisions?

LOT, FRONTAGE OF - A lot line coinciding with the side line of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two intersecting streets if their angle of intersection is greater than 120'. Vehicular access to a building site on the lot shall be exclusively through the frontage of the lot.

## Chelsea

### What is the longest frontage requirement for single family residential development in any district?

**60** According to Chelsea's Table of Dimensional Requirements, Chelsea's frontage requirement is 60' for a residential single-family zones.

### How is frontage measured or defined in residential subdivisions?

FRONTAGE : The linear extent of a lot measured along-a city accepted street or public or private way from the intersection of one side lot line to the intersection of the other of the same lot, which can be used for access to the lot but not including any portion thereof devoted to a right of way or a driveway serving more than one (1) lot or dwelling.

## Clinton

### What is the longest frontage requirement for single family residential development in any district?

**110** Town of Clinton Zoning Bylaws (Amended 2001)

4130. Table of Dimensional Requirements.  
Minimum frontage is 110' in all districts except for the BR district where it is 50'.



**How is frontage measured or defined in residential subdivisions?**

Town of Clinton Zoning Bylaws (Amended 2001)

**4200. SPECIAL DIMENSIONAL REGULATIONS**

**4240. Frontage**

Frontage shall be measured along a street line connecting points of intersection of the side lot lines with the street line on which the lot is located A budding lot in any district shall have frontage on and rights of access to, as may be determined by the Planning Board, one or more of the following for the distance required under Dimensional Controls 4241 A way legally accepted by town meeting vote, or

4242 A way established by county, state, or federal authority, or

4243 A way established by a subdivision plan approved in accordance with the Subdivision Control Law, or

4244 Any other way or portion of a way in existence when the Subdivision Control Law became effective which, because of unusual conditions such as limitations upon the extent or type of land use to be served, the Planning Board, following consultation with the DPW Superintendent, Police Chief, Fire Chief and Board of Selectmen, has determined to be sufficient for the needs for access and utilities to serve potential needs of land abutting on or served thereby

4252 Frontage or Setback - Two Streets/Corner Lot A lot having frontage on two streets which do not intersect shall have two front yards, each of which shall comply with the minimum front yard setback requirements of this By-Law, but need to meet the minimum frontage requirement only with respect to one of the streets A corner lot having frontage at the intersection of two streets must have the minimum frontage on at least one of the streets and shall be deemed to have two front yards, each of which shall comply with the minimum front yard setback requirements of this By-Law, one of the remaining yards shall be a rear yard

FRONTAGE The lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees Vehicular access to a building site on the lot shall be exclusively through the legal frontage of the lot

**Cohasset**

**What is the longest frontage requirement for single family residential development in any district?**

**50** According to the Town of Cohasset Zoning Bylaw, Section 5.3 Table of Area Regulations Chart, (Adopted 1978, Last Amended 2003), the maximum frontage in the Residence A, B and C districts is 50 feet.

**How is frontage measured or defined in residential subdivisions?**

Town of Cohasset Zoning Bylaw, Section 5.2 (Adopted 1978, Last Amended 2003).

"4. 1. Frontage shall be measured at the street line. On corner and through lots frontage shall be measured on one street only."

\*\*\*

From ordinance.com, under defintions:

FRONTAGE The length of the line dividing a lot from the right-of-way of the street on which it bounds. This is to be measured at the right-of-way boundary and not at the centerline of the street.

LOT LINE, FRONT The property line dividing a lot from a street. On a corner lot or through lot only one street line shall be considered the front line.

\*\*\*

**SECTION 9 SPECIAL FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT  
9.10 LOT AREA REQUIREMENTS**

Where any portion of a lot lies within the Flood Plain and Watershed Protection District, that portion may be used to satisfy the area and frontage requirements for the district in which the lot is situated provided; however, (a) that areas greater than five (5) feet in breadth which are covered by water or subject to tidal flow shall not be included to satisfy said area or frontage requirements, and (b) that areas covered by water in any part of a year shall not comprise more than fifteen (15) percent of the required lot area.

**Concord**

**What is the longest frontage requirement for single family residential development in any district?**

**200** According to the Town of Concord Zoning Bylaw, Table III, Dimensional Regulations(Adopted 1977, Amended 2003):

Residence District AA has a frontage requirement of 200 feet.  
Residence District A has a frontage requirement of 150 feet.

**How is frontage measured or defined in residential subdivisions?**

FRONTAGE A continuous portion of a sideline of a street between the side lines of a lot, which provides safe and adequate vehicular and pedestrian access from said street to the principal use of a lot.

\*\*\*

According to the Town of Concord Zoning Bylaw, Section 6.2.4,(Adopted 1977, Amended 2003):

6.2.4 Frontage exception: A dwelling in Residence AA, A and B Districts may be constructed on a lot having eighty (80) percent of the minimum lot frontage, provided that the lot width at the nearest point on the front wall of the dwelling to the sideline of the right-of-way shall not be less than the minimum lot frontage and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees.

Lot Width: (not less than required frontage)

Res. AA 200'

Res. A 150'

Res. B 125'

Frontage Exception: (not less Than 80% of required frontage)

Res. AA 160'

Res. A 120'

Res. B 100'

\*\*\*

From ordinance.com:

6.2.3 Frontage: Frontage shall be measured in a continuous line along the sideline of the street between the points of intersection of the side lot lines with said sideline of the street.

6.2.4 Frontage exception: A dwelling in Residence AA, A and B Districts may be constructed on a lot having eighty (80) percent of the minimum lot frontage, provided that the lot width at the nearest point on the front wall of the dwelling parallel to the sideline of the right-of-way shall not be less than the minimum lot frontage and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees.

\*\*Webmasters Note: The previous subsection has been amended as per an update approved at a town meeting held on 4/28/03.

**Danvers**

**What is the longest frontage requirement for single family residential development in any district?**

**150** The minimum street frontage range from 80 feet to 150 feet depending on the Residence District.

**How is frontage measured or defined in residential subdivisions?**

FRONTAGE : The number of continuous linear feet of a lot which abuts a street.

**Dedham**

**What is the longest frontage requirement for single family residential development in any district?**

150 According to the Town of Dedham Bylaw, Section VI Dimensional and Open Space Requirements (Table of Dimensional Requirements), the largest minimum frontage requirement is 150' in the single residence district.

**How is frontage measured or defined in residential subdivisions?**

"FRONTAGE - a continuous segment of the exterior street line between intersections with lot side lines or other lot boundaries, including an intersection of street lines, or street lines extended with an interior angle of 135 degrees or less. If a lot is bounded by more than one street, as defined herein, the lot owner may designate any of them as the frontage street, if it provides legal and physical access to the lot for the requisite distance and if the building on the lot is numbered on that street."

## Dighton

**What is the longest frontage requirement for single family residential development in any district?**

175 According to the Regulation of Use Schedule in Appendix A, Min. Lot Frontage for SF dwellings in all districts is 175 feet.

**How is frontage measured or defined in residential subdivisions?**

"LOT, FRONTAGE OF : A lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Vehicular access to a building site on the lot shall be exclusively through the frontage of the lot"

From the Town of Dighton's Zoning Bylaw, Section VI

## Douglas

**What is the longest frontage requirement for single family residential development in any district?**

200 Town of Douglas Zoning Bylaw (Adopted 2004)

Min. Lot Frontage on Public Street	
R-A SF dwelling:	200
VR SF	100
RC-1 SF	100
RC-2 SF	200
CB SF	100

**How is frontage measured or defined in residential subdivisions?**

Town of Douglas Zoning Bylaw (Adopted 2004)

Lot, frontage of: A lot line coinciding with the sideline of a street which provides rights of vehicular access said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees.

## Dover

**What is the longest frontage requirement for single family residential development in any district?**

200 Code of the Town of Dover, Part III, Chapter 185, Table of Dimensional Regulations mandates the following frontage requirements:

- R: 100 feet
- R-1: 150 feet
- R-2: 200 feet

## How is frontage measured or defined in residential subdivisions?

According to the Code of the Town of Dover, Part III, Chapter 185, Article V, Section 185-23 (as amended 2002), "Lots abutting more than 1 street.

In a case of a lot abutting on more than 1 street, the regulations as to setbacks from the nearest side line of the street shall be applicable with respect to each street. Such a lot must have the entire minimum frontage on 1 street but need not have it on more than 1 street, and there shall be deemed to be only 1 back line."

\*\*\*

From ordinance.com:

§185-19. Street Frontage Interpretation and Access Rule

[Added STM 10-30-1995 by Art. 2]

A. A lot shall be deemed to have the required frontage under Section 185-17, Schedule of Dimensional Requirements, if:

(1) It is large enough in any part thereof to contain a perfect square in accordance with Section 185-17, Schedule of Dimensional Requirements; and

(2) It has at least the required minimum distance of frontage for the district in which it is located on a way which is:

(a) A public way or a way which the Town Clerk has certified is maintained and used as a public way; or

(b) A way shown on a plan approved and endorsed in accordance with the Subdivision Control Law, MGL, c. 41, Sections 81K through 81GG, and either has been constructed on the ground or construction of which has been adequately secured; or

(c) A way in existence on the date when the Subdivision Control Law, MGL, c. 41, §§ 81K through 81GG, became effective in Dover and having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby and for the installation of municipal services to serve such land and the building or buildings to be erected thereon; and

(3) Physical access to the lot shall be through the frontage or, if the Planning Board approves, through an alternative point of access from a way described in § 189-19A(2). Shared driveways or curbcuts shall not be permitted. [Amended ATM 5-7-2002 by Art. 241

B. Notwithstanding any provision of this chapter to the contrary, a lot shall be deemed to have the required street frontage under this chapter if it is:

(1) A lot shown on a plan endorsed by the Planning Board before May 1, 1987, or a lot for which a separate deed has been recorded before said date, which has at least 40 feet of frontage on a way described under Subsection A(2) above and is otherwise in compliance with this chapter; or

(2) A lot shown on a plan endorsed by the Planning Board before October 30, 1995, or a lot for which a separate deed has been recorded before such date, which has at least 100 feet of frontage on a public way and is otherwise in compliance with this chapter.

## Dracut

### What is the longest frontage requirement for single family residential development in any district?

**200** Dracut Zoning Bylaw

2.12.50

Minimum lot frontage (Lin. Feet) (Amended 6/1/98)

R1 175

R2 200

R3 150

### How is frontage measured or defined in residential subdivisions?

Dracut Zoning Bylaw

2.12.42 Frontage - Frontage shall be measured in a continuous line along the sideline of a street between the points of intersection

of the side lot lines within the street. (See Figure 2)

2.12.43 Frontage for a corner lot may be measured either to the point of intersection of the extension of the sideline of the rights of way or to the middle of the curve connecting the sideline of the intersecting streets. (see Figure 3)

Figure 3 Measuring Lot Frontage (Corner Lot)

2.12.44 If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage.

## Dunstable

### What is the longest frontage requirement for single family residential development in any district?

**200** R-1 residential - 200 '  
R-2 general residence - 200'  
B-1 retail business - 200' for residential; 150' for business  
B-2 service business - same as B-1  
B-3 expanded commercial - 150'

"11.3.3. Frontage shall be measured along the street line, connecting points of intersection of the side lot lines with the street line, and the distance between said lot lines shall not be less than the minimum frontage requirement, as defined elsewhere in this section, between the street line and the principle building on the lot.

11.3.4. A lot having frontage on two streets which do not intersect shall have two (2) front yards, each of which shall comply with the requirements of this bylaw, but need meet the minimum frontage requirement only with respect to one of the streets. A corner lot having frontage at the junction or intersection of two streets must have the minimum frontage on at least one of the streets, and arcs constituting flared turnouts at said junctions or intersections shall not be counted in computing such frontage; such lots shall be deemed to have two (2) front yards, each of which shall comply with the requirement of this bylaw.

11.3.5. In the event of an irregularly shaped lot and a question as to the identification of the appropriate side lot lines for the foregoing measurements, the matter shall be decided by the Building Inspector, in the first instance, who may consult the advice of the Planning Board in any instance at his discretion."

- - Dunstable zoning bylaws, Development Rules and Regulations for All Districts. October 2004 Edition.

### How is frontage measured or defined in residential subdivisions?

11.3.3. Frontage shall be measured along the street line, connecting points of intersection of the side lot lines with the street line, and the distance between said lot lines shall not be less than the minimum frontage requirement, as defined elsewhere in this section, between the street line and the principle building on the lot.

11.3.4. A lot having frontage on two streets which do not intersect shall have two (2) front yards, each of which shall comply with the requirements of this bylaw, but need meet the minimum frontage requirement only with respect to one of the streets. A corner lot having frontage at the junction or intersection of two streets must have the minimum frontage on at least one of the streets, and arcs constituting flared turnouts at said junctions or intersections shall not be counted in computing such frontage; such lots shall be deemed to have two (2) front yards, each of which shall comply with the requirement of this bylaw.

- Dunstable zoning bylaws, Development Rules and Regulations for All Districts. October 2004 Edition.

## Duxbury

### What is the longest frontage requirement for single family residential development in any district?

**200** 410.4 Residential Compatibility District Intensity, Dimensional and Coverage Regulations  
Lot Size/Lot Frontage – In a Residential Compatibility District no dwelling shall be erected on a lot unless such lot has an area of 40,000 square feet or more of upland and shall have a frontage measurement on a way equal to or greater than 200 feet. Frontage cannot accrue from a limited access highway.

-Town of Duxbury, MA Zoning ByLaws, March 2003

**How is frontage measured or defined in residential subdivisions?**

Town of Duxbury, MA Zoning ByLaws, March 2003

Definitions:

**Frontage**

The boundary of a lot coinciding with a street line if there are both rights of access and potential vehicular access across that boundary to a potential building site and the street has been determined by the Planning Board to provide adequate access to the premises under the provisions of the Subdivision Control Law and Duxbury Subdivision Regulations measured continuously along one street line between side lot lines or in the case of corner lots, between one side lot line and the midpoint of the corner.

## East Bridgewater

**What is the longest frontage requirement for single family residential development in any district?**

**150** As listed in the Town of East Bridgewater Zoning Bylaw, Section 6.A (Last Amended 2004)

- Residence 1- 150'
- Residence 2-one family- 125'
- Residence 2-two family-100'
- Residence 3-one unit-100'
- Residence 3-two units-120'
- Residence 3-three units-120'
- Residence 3-four units-120'
- Residence 3-five units-130'
- Residence 3-six units-130'

**How is frontage measured or defined in residential subdivisions?**

Definition of frontage:

FRONTAGE : The distance along the street line between the points of intersection of the side lot line with the front lot line, and being continuous in nature. (33-4/11/1978)

## Easton

**What is the longest frontage requirement for single family residential development in any district?**

**150** According to Easton Zoning Bylaw, Section 6-3 Dimensional and Density Regulations Table (adopted 1967), the residential single-family zone frontages are as follows:

- Residential-R: 150 ft.
- Residential 1-R1: 150 ft.

**How is frontage measured or defined in residential subdivisions?**

LOT, FRONTAGE The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line.

## Essex

**What is the longest frontage requirement for single family residential development in any district?**

150 For "Residential Land Uses, Single Family", the minimum lot frontage requirement is 150 feet.

The Land Use Ordinance of Essex  
ESSEX COUNTY, MASSACHUSETTS  
Zoning by-laws of the Town of Essex

6-6 LAND USE REGULATIONS  
6-6.2 RESIDENTIAL LAND USES, SINGLE FAMILY.

- a. DIMENSIONAL REQUIREMENTS.
  1. Lot area 40,000 square feet minimum. Lot area for land on street in existence on June 7, 1972, minimum 30,000 square feet.
  2. Lot frontage minimum 150 feet.
  3. Lot width minimum 150 feet.
  4. Lot depth minimum 100 feet.
  5. Front yard, all buildings, minimum 25 feet.
  6. Side yard, principle building, minimum 20 feet.
  7. Side yard, accessory building, minimum 10 feet.
  8. Rear yard, principle building, minimum 30 feet.
  9. Rear yard, accessory building, minimum 10 feet.
  10. Building height, principle building, maximum two and one-half stories or 35 feet.
  11. Building height, accessory building, maximum two stories or 25 feet.
  12. Lot coverage of all buildings, maximum 25 percent of lot area.

**How is frontage measured or defined in residential subdivisions?**

The Land Use Ordinance of Essex  
ESSEX COUNTY, MASSACHUSETTS  
Zoning by-laws of the Town of Essex

6-3 DEFINITIONS

6-3.25 LOT FRONTAGE. The front of a lot shall be construed to be the portion nearest the street where reasonable and adequate access to the required parking facilities and principal buildings can be provided. The minimum property depth required for commuting the frontage shall be the minimum front yard requirements as measured perpendicular to the street which frontage is claimed. For the purposes of determining yard requirements on corner lots, all sides of the lot adjacent to the streets shall be considered frontage, and yards shall be provided as indicated under "Yards" in this section. (Amended ATM 5/1/00, approved 12/18/00)

\*\*\*

6-3.27 LOT MEASUREMENTS.

- a. DEPTH. Depth of a lot shall be considered to be the distance between the midpoint of straight lines connecting the foremost points of the side lot line in front and the rearmost points of a side lot line in the rear.
- b. WIDTH. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard.

## Everett

**What is the longest frontage requirement for single family residential development in any district?**

30 From zoning ordinance on Everett's website:

SECTION 4 DWELLING DISTRICTS.

(2) Dimensional Requirements. (1) Frontage: a. Single family dwelling-30 feet minimum b. Two family dwelling-30 feet minimum c. All other uses-30 feet minimum (Ord. of 6-29-87; Ord. of 7/16/2002)

From ordinance.com:

The Land Use Ordinance of Everett  
MIDDLESEX COUNTY, MASSACHUSETTS  
ZONING ORDINANCE  
Section 4. Dwelling districts.  
(b) Dimensional requirements.

- Frontage:
- a. Single-family dwelling 20 feet minimum.
  - b. Two-family dwelling 20 feet minimum.
  - c. All other uses 20 feet minimum.

(Ord. of 6-29-87)

**How is frontage measured or defined in residential subdivisions?**

FRONTAGE :

(1) The distance measured as a straight line along the street between the intersection of the street boundary and the lot lines or along the curve of the street and the intersection of the street boundary and the lot lines.

(2) The distance measured parallel to the intersection of the street boundary and the lot lines at a distance of twenty-five (25) feet measured on a line perpendicular to the line between the intersection of the street boundaries and the lot lines. (Ord. of 6-29-87)

## Foxborough

**What is the longest frontage requirement for single family residential development in any district?**

**200** in the Residence 40-single residence district, there is a 200' frontage requirement, in the Residence 15 district, there is a 100' frontage requirement (Town of Foxborough Zoning Bylaw, Table 5.1

**How is frontage measured or defined in residential subdivisions?**

20. FRONTAGE : That distance along a lot line which abuts a street or streets. Access shall only be through or across this legal frontage. The frontage distance does not have to be contiguous, provided that the total distance complies with these By-Laws. The required frontage for a corner lot shall be provided on only one street. Frontage shall be calculated from the intersection of the side-yard to the center of the curve radius along a straight line. (Art. 9, 11/5/01 STM)

## Framingham

**What is the longest frontage requirement for single family residential development in any district?**

**100** Town of Framingham  
Zoning By-Laws (Last updated 3/17/2003)  
IV. SPECIAL REGULATIONS  
G. Dimensional Regulations  
2. Table of Dimensional Regulations

100 feet is the longest residential single-family frontage requirement in Framingham's zoning and occurs in 2 districts -- Single Residence R-4 and Single Residence R-3.

Single Residence R-4: 100'  
Single Residence R-3: 100'  
Single Residence R-2: 65'  
Single Residence R-1: 65'  
General Residence G: 65'

**How is frontage measured or defined in residential subdivisions?**

LOT LINE, FRONT : A line dividing a lot from a street.

## Franklin

**What is the longest frontage requirement for single family residential development in any district?**



**200** Table of Lot, Area, Frontage, Yard and Height Requirements

There is a 200' continuous frontage requirement in the Rural Residential I district, a 200 foot continuous frontage requirement in the Residential VI district, and a 150 continuous frontage requirement in the Rural Residential II district.

**How is frontage measured or defined in residential subdivisions?**

Definition from ordinance.com:

FRONTAGE - That portion of a lot fronting upon and providing rights of access to a street, to be measured continuously along a single street or along two intersecting streets if the angle of intersection is greater than 120.

## Freetown

**What is the longest frontage requirement for single family residential development in any district?**

**175** "F. Additional Dwelling Units-Minimum Requirements:  
No single family dwelling shall hereafter be constructed or placed upon a lot having less than 175 feet frontage and 70,000 square feet, a minimum of 52,000 square feet of which must be of non-wetland area as defined by M.G.L. Chapter 131, Section 40. An additional attached dwelling unit is allowed to create a duplex unit providing there is a minimum of an additional 50 feet of frontage and 40,000 square feet of non-wetland area."

- Freetown Zoning Bylaw (as ammended 5/3/04), SECTION 3. LOT SIZES & SETBACK REQUIREMENTS

""SECTION 3. LOT SIZES & SETBACK REQUIREMENTS:

A. Lot Size - Area:

Land laid out into lots for any purpose after the adoption of this By-Law shall have a minimum frontage on a street or way of 175 feet and a minimum area of 70,000 square feet, a minimum of 52,000 square feet of which must be of non-wetland area (as defined by M.G.L. Chapter 131, Section 40); 30,000 square feet of this non-wetland area must be contiguous."

- Freetown Zoning Bylaw (as ammended 5/3/04)

**How is frontage measured or defined in residential subdivisions?**

"B. Frontage:

Frontage shall be considered the linear extent of a lot measured along street right-of-way from the intersection of one side of the lot line to the intersection of the others of the same lot, with the following exceptions and limitations:

(a) Lots that have frontage on two town roads adjoining front and rear lot lines may choose one frontage length or the other, but not include both in computation of total frontage.

(b) Lots that have more than one length of frontage on the same town road may select any one of the frontages but not include more than one in computation of total frontage.

(c) Lot Orientation and Access from Frontage

The selected frontage shall serve as the basis for determining applicable building setbacks. The selected frontage shall be suitable for the development of an access route or driveway to the building site."

- Freetown Zoning Bylaw (as ammended 5/3/04), SECTION 3. LOT SIZES & SETBACK REQUIREMENTS

## Georgetown

**What is the longest frontage requirement for single family residential development in any district?**

**200** Georgetown Zoning Bylaw, Chapter 165, last revised 2002

INTENSITY OF USE SCHEDULE  
District: Minimum Frontage Req'm't  
RA: 125 ft  
RB: 160 ft  
RC: 200 ft

**How is frontage measured or defined in residential subdivisions?**

Georgetown Zoning Bylaw, Chapter 165, last revised 2002

LOT FRONTAGE - That portion of a lot fronting on a street or way, said frontage to be measured continuously along one (1) street line between its side lot lines and their intersection with the street line. Such street shall be either a way shown on the Official Map or a way shown on an approved subdivision plan. The grade of a driveway shall be no greater than twelve percent (12%) starting at the edge of the right-of-way and extending back for the first twenty (20) feet of the lot. [Amended 5-4-1974 ATM, Art. 27 (Amdt. No. 46B); 5-6-1985 ATM, Art. 21 (Amdt. No. 64); 5-2-1994 ATM, Art. 28 (Amdt. No. 91)5]

Section 165-73.1 Access Across Lot Frontage

ARTICLE XII Miscellaneous Provisions  
[Added TM 10/25/99]

For any lot created after October 25, 1999, access to each lot, except for corner lots, must be provided across the lot frontage.

Exceptions to this requirement may be granted by the issuance of a Special Permit from the Planning Board. A Lot Frontage Access Special Permit may be granted for a lot in any residential district provided that:

- a) The specific site is an appropriate location for access to the lot given the current and projected traffic on the roadway, and the sight distance to adjacent driveways and roadways; and/or
- b) Special environmental conditions exist such as wetlands and/or steep slopes such that access across the street frontage would require wetland filling or extreme cutting and/or filling of slopes or would be otherwise detrimental to the environment;
- c) The access will not adversely affect the neighborhood;
- d) There will be no nuisance or serious hazard to vehicles or pedestrians;
- e) The access is in harmony with the general purpose and intent of the Bylaw.

## Gloucester

**What is the longest frontage requirement for single family residential development in any district?**

**100** City of Gloucester Zoning Ordinance (Adopted 1950, Amended 2002)  
Section 3.2 Intensity of Use Schedule.

**How is frontage measured or defined in residential subdivisions?**

City of Gloucester Zoning Ordinance (Adopted 1950, Amended 2002)

Section 6: Definitions

Lot Frontage: That portion of a lot fronting upon and having access to a street or public way, to be measured continuously along one street line between its side lot lines and their intersection with the street line.

## Grafton

**What is the longest frontage requirement for single family residential development in any district?**

**140** Town of Grafton Zoning Bylaw, Amended 2003  
3.2.3.2 Low density Residential R-40 has a minimum frontage lot width of 140 feet except when located on the turnaround of a cul-de-sac (in which case width is 90 feet).

**How is frontage measured or defined in residential subdivisions?**

Definitions Section 2

Frontage: The continuous linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot. Effective date of adoption will be date of passage by Town Meeting. (T.M. 5-10-89).

## Groton

### What is the longest frontage requirement for single family residential development in any district?

225 Town of Groton Zoning Bylaw, Chapter 218 (Adopted 1987)

According to ~218-20. Schedule of Intensity Regulations, the frontage requirements are as follows:

R-A District: 225 feet

R-B District: 175 feet

B-1 District: 175 feet

### How is frontage measured or defined in residential subdivisions?

Town of Groton Zoning Bylaw, Chapter 218 (Adopted 1987)

~ 218-4. Definitions.

FRONTAGE -- The length of common boundary between a lot and a way legally qualifying to provide frontage for the division of land, pursuant to ~ 218-22A and MGL C. 41, ~ 81L, to be measured continuously along the street line between side lot lines and their intersection with the street line, which provides safe and adequate vehicular access from said way to the principal use of the lot. [Added 4-29-1996 ATM, Art. 18]

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~ 218-22. General provisions.

A. Frontage.

(1) A building lot in any district shall have frontage on and rights of access to one or more of the following for the distance required under ~ 218-20, Schedule of Intensity Regulations:

(a) A way legally accepted by Town Meeting vote, except for those roads accepted by the town pursuant to the provisions of ~ 180-2 of Chapter 180, Roads and Ways, of the Code of the town, which such ways shall be considered under Subsection A(1)(e) herein. [Amended 4-29-1989 STM, Art. 1]

(b) A way established by county, state or federal authority.

(c) A way established by a subdivision plan approved in accordance with the Subdivision Control Law.

(d) Any other way in existence when the Subdivision Control Law became effective in Groton, which has, in those portions that provide a means of reaching the premises in question, the following: right-of-way width generally of 33 feet or more, with no locations of less than 24 feet; horizontal and vertical alignment of the traveled way providing at least 150 feet of stopping sight distance; grades not exceeding 10% except for short intervals; adequate provisions for drainage and snow removal; traveled way construction at least 18 feet wide with at least eight inches of gravel and, in cases where the way potentially provides access to 10 or more dwelling units, bituminous paving of the traveled way as of January 1, 1980; or where provisions satisfactory to the Planning Board and the Highway Surveyor have been made to secure compliance with these standards without cost to the town.

(e) Any other way or portion of a way in existence when the Subdivision Control Law became effective in Groton which, because of unusual conditions such as limitations upon the extent or type of land use to be served, the Planning Board, following consultation with the Highway Surveyor, Police Chief, Fire Chief and Board of Selectmen, has been determined to be sufficient for the needs of access and utilities to serve potential needs of land abutting on or served thereby. The Planning Board may specify that its determination of adequacy applies only to given premises and not generally to all properties served by that way in cases where the limitations or other conditions justifying access adequacy for those premises are not generally true for other properties served by that way.

(2) Any determination made by the Building Inspector or Planning Board under Subsection A may be appealed to the Board of Appeals by any party having standing as provided in MGL C. 40A, ~ 8.

(3) The Town Clerk shall maintain a list of ways and portions thereto which have been determined to qualify to provide frontage under the provisions of this section.

# Groveland

## What is the longest frontage requirement for single family residential development in any district?

150 Groveland Zoning Bylaw (Adopted 1996)

303. Lot Size.

303.1. In an R-A Residence District no building, except one story buildings of accessory use, shall be erected on a lot with less than [a] one hundred fifty-foot frontage and less than one (1) acre (forty-three thousand five hundred sixty [43,560] square feet) in area. No two-family or duplex dwellings shall be erected on a lot with less than [a] two hundred-foot frontage and less than sixty thousand (60,000) square feet in area.

303.2. In an R-B Residence District no building, except one story buildings of accessory use, shall be erected on a lot with less than one hundred fifty (150) foot frontage and less than thirty thousand (30,000) square feet in area. No two-family or duplex dwellings shall be erected on a lot with less than two hundred (200) foot frontage and less than forty thousand (40,000) square feet in area.

303.3. In an R-C Residence District no building, except one story buildings of accessory use shall be erected on a lot with less than [a] one hundred foot frontage and less than twenty thousand (20,000) square feet in area. No two-family or duplex dwellings shall be erected on a lot with less than one hundred thirty-foot frontage and less than twenty-seven thousand (27,000) square feet in area.

### APPENDIX B, DEFINITIONS

FRONTAGE, LOT . A continuous portion of the boundary between a lot and a abutting street lot lines or, in the case of a corner lot, between a lot line and the intersection of street lines or of street lines extended. The measurement of lot frontage shall not include jogs in street width, back-up strips and other irregularities in street line.

## How is frontage measured or defined in residential subdivisions?

Groveland Zoning Bylaw (Adopted 1996)

### APPENDIX B, DEFINITIONS

FRONTAGE, LOT . A continuous portion of the boundary between a lot and a abutting street lot lines or, in the case of a corner lot, between a lot line and the intersection of street lines or of street lines extended. The measurement of lot frontage shall not include jogs in street width, back-up strips and other irregularities in street line.

\*\*\*

Footnote to table "303.6. No principal building shall be erected on a lot with less than the required contiguous and buildable land area shown in the following table: Adopted May 13, 1996":

(2) Measured at the street line from side lot line to side lot line except on a curve where the frontage shall be measured from side lot line to side lot line along the curve. Frontage must provide access to the lot from the right-of-way counted for frontage unless otherwise approved by the Planning Board on a Definitive Plan submitted in accord with Chapter 41, General Laws or approved by the Planning Board in the same manner as a Definitive Plan.

\*\*\*

FRONTAGE, STREET . A street which provides the required lot frontage for a building. When a lot is bounded by more than one (1) street, any one (1) of them, but only one (1), may be designated as the frontage street by the owner, provided that the street meets the frontage requirements and that the principal permitted building on the lot is numbered on such frontage street. However, in the case of a lot bounded by two (2) streets forming an interior angle of more than one hundred thirty-five (135) degrees, their combined frontage between lot lines may be used to satisfy the lot frontage requirement, but only one (1) street may be designated as the frontage street by the owner.

# Halifax

## What is the longest frontage requirement for single family residential development in any district?

150 Section 167-11. Table of Dimensional and Density Regulations.  
AR = 150'  
C = 150'  
B = 150'

**How is frontage measured or defined in residential subdivisions?**

FRONTAGE: The distance between adjacent intersections of lot and street sidelines measured in a continuous line along the street sideline over which access to the lot must be attainable, and tangent to which and within all lot lines a circle, the diameter of which is not less than 80% of the minimum lot size frontage set forth in Section 167-11 of this chapter may be located. See definition of "yard, front, side and rear." [Amended 6-23-1997 STM, Art. 7]

\*\*\*

D. On all corner lots, the required front yard dimension shall apply from all street lines. The required side yard dimension shall apply from all other lot lines. In all cases, one street line shall be accepted as the front street, line for the measurement of lot frontage.

# Hamilton

**What is the longest frontage requirement for single family residential development in any district?**

**175** R-1a: 125 feet  
R-1b: 175 feet  
R-A: 175 feet

The Land Use Ordinance of Hamilton  
ESSEX COUNTY, MASSACHUSETTS  
ZONING BY-LAW  
FIRST ADOPTED 1954 INCLUDING AMENDMENTS THROUGH OCTOBER, 2000

SECTION VI. DEVELOPMENT REGULATION

3. Minimum Lot Frontaged

- a. Each dwelling in an R-1a Residence District and every building which includes a dwelling in any District shall have a minimum lot frontage of one hundred twenty-five (125) feet.
- b. Every dwelling in an R-1b District and R-A District shall have a minimum lot frontage of one hundred and seventy five (175) feet.
- c. In the B Business District the minimum lot frontage shall be in accordance with an approved site plan submitted in accordance with Section VI.H below.
- d. Lot frontage shall be measured along the property line of (i) a public way or a way which the Town Clerk certifies is maintained and used as a public way, or (ii) a way not less than fifteen feet (15) from the center line shown on a plan approved and endorsed in accordance with the subdivision control law, which shall thereafter be considered a street for the purpose of this By-law or (III) a way in existence when the subdivision control law became effective in Hamilton (1955) having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic and to provide adequate access for fire, police, and emergency vehicles. (Amended 5195, 5/97, 9/99)
- e. In the case of creating a new street, frontage will be measured along the property line of the existing right of way of the existing road from the side line of the lot up to the point where the curve, based on a 25' radius, begins to separate from the property line to meet the proposed right of way of the new street. Please refer to section VI-B 6 for the creation of new streets.

**How is frontage measured or defined in residential subdivisions?**

The Land Use Ordinance of Hamilton  
ESSEX COUNTY, MASSACHUSETTS  
ZONING BY-LAW  
FIRST ADOPTED 1954 INCLUDING AMENDMENTS THROUGH OCTOBER, 2000

SECTION VI. DEVELOPMENT REGULATION

3. Minimum Lot Frontaged

d. Lot frontage shall be measured along the property line of (i) a public way or a way which the Town Clerk certifies is maintained and used as a public way, or (ii) a way not less than fifteen feet (15) from the center line shown on a plan approved and endorsed in accordance with the subdivision control law, which shall thereafter be considered a street for the purpose of this By-law or (III) a way in existence when the subdivision control law became effective in Hamilton (1955) having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic and to provide adequate access for fire, police, and emergency vehicles. (Amended 5195, 5/97, 9/99)

e. In the case of creating a new street, frontage will be measured along the property line of the existing right of way of the existing road from the side line of the lot up to the point where the curve, based on a 25' radius, begins to separate from the property line to meet the proposed right of way of the new street. Please refer to section VI-B 6 for the creation of new streets.

4. Frontage Exception for Larger lot

a. Notwithstanding the above provisions, a lot in an R-1a, R-1b, or R-A district need not have the specified amount of street frontage provided that:

1. The area of the lot exceeds by at least three acres the minimum area required for such an R-1a, R-1b, or R-A district or Groundwater Protection Overlay District.

2. The lot has a minimum continuous street frontage of not less than (50) fifty feet and a width of not less than (50) feet at any point between the street and the site of the dwelling.

3. The minimum width of lot measured at the shortest distance between side lot lines taken through the dwelling site on said lot shall be a minimum of (160) one hundred fifty feet.

4. There is not more than one other such lot with frontage contiguous to it, and

5. It is not, in the opinion of the Planning Board so located as to block the future extension of a dead end street.

6. See Section Vi, B. 1.c. for Computation of Lot Area.

b. Notwithstanding any other provisions, no such lot as described in Section VI.B.4.a., above on which a dwelling is located, shall be hereafter subdivided, reduced in area or changed in size or shape.

c. Except by special permit granted by the Planning Board, no more than two lots may share an access driveway. Common driveways shall conform with Section VI.B.12. of this by-law (Amended May 13, 1985 and May 18, 1989)

## Hanover

### What is the longest frontage requirement for single family residential development in any district?

**150** There is only one residential district in Hanover and its frontage requirement is 150 feet.

The Land Use Ordinance of Hanover (Town of)  
PLYMOUTH COUNTY, MASSACHUSETTS  
ZONING BY-LAW

SECTION 7 DIMENSIONAL REGULATIONS  
7.000 Requirements in All Zoning Districts  
TABLE 7-1 DIMENSIONAL REGULATIONS

### How is frontage measured or defined in residential subdivisions?

The Land Use Ordinance of Hanover (Town of)  
PLYMOUTH COUNTY, MASSACHUSETTS  
ZONING BY-LAW

SECTION 2 DEFINITIONS  
2.000 Standard Interpretations

FRONTAGE : A linear measurement along that edge of a lot where it abuts the way line. To qualify a lot as a building lot, frontage shall be along a way as defined in Section 2, and shall be continuous and uninterrupted for at least the minimum distance required for the Zoning District in which the lot lies. Primary access and the provision of municipal services shall be through the frontage of a lot.

SECTION 7 DIMENSIONAL REGULATIONS

7.300 Lot Frontages:

7.310 In all zoning districts, minimum lot frontage shall be as depicted in Table 7-1.

7.320 All frontage measurements are in feet and shall be measured at the way line and shall be contiguous and uninterrupted.

7.330 In the Residence A District, if a lot conforms to all dimensional regulations except for frontage and fronts entirely on a turning radius of approved design, said lot may have a minimum frontage of eighty (80) feet provided that the minimum required frontage for the district can be measured by a straight line drawn parallel to a tangent at the way line, said tangent being drawn through a point at the center of the lot's frontage, and provided that no structure is erected closer to the way than said parallel line, nor closer than the minimum front setback shown in Table 7-1.

7.340 If a lot has frontage on two (2) ways, both frontages shall meet the requirements of minimum lot frontage and minimum front setbacks appropriate for the zoning district in which the lot lies. In such a case, those lot lines considered not to be front lot lines shall be deemed to be side lot lines. A lot shall be considered to have frontage on two (2) ways if the frontage of the lot includes any point along the rounded corner between the two (2) intersecting ways. In such a case, frontage shall be measured from the point of intersection of the extended way lines and along each way line to the point where a side lot line intersects that way line.

7.350 No new side lot line shall be drawn so as to utilize the intersection of two (2) ways as the terminus of a lot boundary line. Any point along the rounded corner between two intersecting ways shall be considered as a portion of the intersection of the two ways.

7.360 That portion of a lot used as qualifying lot frontage shall be the actual access to that lot for vehicles, water service and other normal uses of lot frontage.

\*\*\*

Footnote to the Table of Dimensional Regulations: "3. In all zoning districts, corner lots shall possess the minimum required Frontage along both intersecting ways."

## Hanson

### What is the longest frontage requirement for single family residential development in any district?

175 Hanson's residential districts have frontage requirements which are equal to or greater than 150 feet. The longest frontage residential requirement is in Residence AA district.

Town of Hanson Zoning Bylaw

SECTION VII Development of Sites and Location of Buildings and Structures  
TABLE OF DIMENSIONAL REQUIREMENTS

Residence AA: 175 feet  
Residence A: 150 feet  
Residence B: 150 feet\*

\*Except three hundred (300) for the first building and twenty-five feet (25') for each additional building permitted by Section VI, paragraph C2b.

### How is frontage measured or defined in residential subdivisions?

Town of Hanson Zoning Bylaw

SECTION II Definitions

BB.1. FRONTAGE : The boundary of a lot coinciding with a street line if there are both rights of access and potential vehicular access across that boundary to a potential building site, and, the street has been determined by the Planning Board to provide adequate access to the premises under the functional standards of the Subdivision Control Act and the Subdivision Rules and Regulations of the Planning Board. Lot frontage shall be measured continuously along one street line between side lot lines, or, in the case of corner lots, between one side lot line and the mid-point of the corner radius. Lots with interrupted or discontinuous frontage must demonstrate that the required length along the street may be obtained from one (1) continuous frontage section, without any totalling of discontinuous frontage sections. Lots having frontage on more than one street, whether a corner lot or not, shall meet the frontage requirements on each street on which frontage is located.

\*\*\*

TABLE OF DIMENSIONAL REQUIREMENTS

2. Measured at the street line. Where a lot has frontage on two (2) streets only one-half (1/2) of the linear distance on the curve at the intersection shall be computed as frontage on any street. Both frontages shall meet the requirements of minimum lot frontage. Width of all lots shall at least meet the minimum frontage for depth of one hundred feet (100').

# Harvard

## What is the longest frontage requirement for single family residential development in any district?

180 CODE OF THE TOWN OF HARVARD v2 (Updated 2004)

§ 125-29. Lot size standards.

B. Basic lots. Lots shall have:

- (1) Land area of at least 1.50 acres; and
- (2) Lot width of at least 200 feet at 120 feet from the roadway center line; and
- (3) Access frontage of at least 180 feet.

## How is frontage measured or defined in residential subdivisions?

CODE OF THE TOWN OF HARVARD v2 (Updated 2004)

§ 130-11. Access frontage.

A. The frontage of lots shown on an ANR plan must be one of the four types specified in the three exceptions to the definition of "subdivision" in § 81L of the SCL.

(1) Briefly summarized, such frontage must be either:

(a) On a way which is a public way, or on a way which is maintained and used as a public way and is so certified by the Town Clerk [see *Cassagrande vs. Town Clerk of Harvard et al*, 387 NE 2d 571 (1979)]; or

(b) On an approved subdivision way; or

(c) On a way in existence in 1953 which the Planning Board judges to be adequate for the expected traffic and intensity of the proposed use.

(2) Even though duly laid out, a statutory private way is not a public way within the meaning of the SCL.

(3) The Planning Board will not endorse an ANR plan showing lots for new construction on a privately owned way which is not an approved subdivision way. Such plans should instead be prepared for approval so that the Planning Board can determine whether such a roadway meets current standards applicable to approved subdivision streets under this chapter. (See SCL § 81O.)

B. Frontage. Under the SCL the requirement of frontage necessarily includes the requirement of useful access (SCL §§ 81L and 81M).

C. Obstructed frontage. Court decisions [*Gifford vs. Planning Board of Nantucket*, 383 Mass NE 2d 1123; *Hrenchuk vs. Planning Board of Walpole*, 397 NE 2d 1292 (1979)] have held that the Subdivision Control Law contemplates adequate, safe, convenient, and readily usable access to lots, not mere paper frontage. The access standard to be applied to ANR plans, in this respect, is that of the SCL.

(1) In order that landowners and developers are properly warned of the standards of accessibility to be applied here, there is considered to be no frontage for access within the meaning of the SCL where the access to the interior of the lot from the traveled way:

(a) Is across a cut blasted into a hillside.

(b) Is across a retaining wall more than five feet high holding back the uphill side of a cut.

(c) Is from a street or roadway running alongside exposed ledge or rock with an upward slope greater than 1:2 (vertical:horizontal) to an elevation more than 10 feet above the roadway.

(d) Is across an embankment where the roadway or its shoulder is supported by a retaining wall more than five feet high or where a retaining wall or guardrail maintained by the county or Commonwealth caps an embankment having a side slope greater than 1:2 through a vertical distance of 10 feet or more below the roadway.

(e) Is from a limited access highway or its interchanges.

(f) Is from a street to the "buildable land" of the lot (as defined in the Protective Bylaw) which is more than 30 feet above or below the roadway at an average slope of more than 1:4 from the shoulder of the roadway, or the edge of the street, to the nearest part of said "buildable land."

(g) Requires the granting of a special permit, until the special permit has been issued and recorded.

(h) Is to an island, or otherwise where the physical access to the buildable area of the lot is blocked, obstructed, or prevented.

(2) The Planning Board may apply more stringent standards regarding access to the design and approval of new streets (see § 130-23, Street design), since the opportunity then exists to avoid obstructions at the outset. The Board will also apply more stringent standards regarding access to lots with constricted access width (see § 130-13, Guidelines for special permits for hammerhead and backland lots, below).

(3) Where the required length of frontage is partially, but not wholly, obstructed, the applicant may prepare his plan as a definitive (or, at his option, as a preliminary) plan of a subdivision for consideration and approval by the Planning Board in the exercise of its special powers in the public interest pursuant to SCL § 81R. Developers who have land having substantial lengths of obstructed frontage are urged to hold preliminary discussions with the Board (see § 130-16 of this chapter) to determine which type of plan will be appropriate.

\*\*\*

From definitions in ordinance.com:

FRONTAGE -- Distance between adjacent intersections of lot and street side lines. [Added 3-7-1970 ATM by Art. 45]



FRONTAGE RADIUS OF CURVATURE -- The radius of the smallest circle which includes or contains the lot frontage, with the end points, and at least one other distinct point, of the frontage lying on the circle. [Added 3-29-1980 ATM by Art. 29; amended 3-27-1982 ATM by Art. 42]

## Haverhill

### What is the longest frontage requirement for single family residential development in any district?

**200** City of Haverhill Zoning Ordinance

Table 1 District- Minimum lot frontage in feet  
1Residential Rural Density RR-200  
2Residential Low Density RL-150  
3Residential Medium Density RM-150  
4Residential High Density RH  
1 family detached dwelling- 75  
First dwelling unit- 150  
Each additional dwelling unit- NA  
Any other permitted use-100  
5Residential Urban Density RU  
1 family detached dwelling- 75  
2 family dwelling- 80  
11Industrial Park IP-  
1 family single attached dwelling- 125  
14Special Conservation SCf  
1 family detached dwelling- 200  
Cluster development- 150  
Planned development-150

### How is frontage measured or defined in residential subdivisions?

City of Haverhill Zoning Ordinance

#### Definitions

LOT FRONTAGE - Horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line. A corner lot shall have two (2) "lot frontages," one (1) of which must comply with the distance requirement for the respective district. A through lot shall have two (2) "lot frontages," both of which shall comply with the distance requirement of the respective district. [Amended 8-14-1973 by Doc. 188; 6-10-1992 by Doc. 52-C]

LOT FRONTAGE-PURPOSE - Frontage as defined herein, shall be for the purpose of providing access to all lots approved under these regulations as well as all lots approved as ANR (Form A) lots. The frontage shall provide access which is actual (non-illusory) access to the building location on the lot. The access shall be provided by (from) the frontage so that it is no illusory in nature. Access shall facilitate safe ingress and egress to the building location within the lot for public safety vehicles in the event of an emergency. Length, width, grades, topography and adequacy of construction are all essential components of demonstrating adequate actual access to the building site on a lot. [Added 6-27-2000 by Doc. 79-B]

## Hingham

### What is the longest frontage requirement for single family residential development in any district?

**150** Town of Hingham Zoning Bylaw, Section IV-A (Revised 2003).  
150' frontage in the residence B district, residence C district, residence E.

### How is frontage measured or defined in residential subdivisions?

Town of Hingham Zoning Bylaw, Section IV-C (Revised 2003).

#### IV-C General Intensity Provisions

##### "1. Frontage

Lot frontage in all districts shall be measured at the street line, except

that frontage shall be measured at the front setback line if the street is an arc of a curve with a radius of two hundred (200) feet or less. For this purpose, the setback line shall be the minimum front setback required in that district."

\*\*\*

From definitions on ordinance.com:

FRONTAGE : the distance between adjacent intersections of lot and street sidelines measured in a continuous line along the street sideline over which vehicular and pedestrian access to the lot must be attainable, and tangent to which and within all other lot lines a circle, the diameter of which is not less than 80 percent of the minimum lot size frontage set forth in Section IV-A of this By-Law may be located.

\*\*Webmasters Note: The previous definition has been amended as per Annual Town Meeting dated 4/24/01.

## Holbrook

### What is the longest frontage requirement for single family residential development in any district?

**200** Zoning Bylaw of the Town of Holbrook, Section 9.4 (from ordinance.com as of August 2004).

#### 9.4 LAND SPACE REQUIREMENTS TABLE

According to the table, the minimum continuous lot frontage requirements for the following districts are:

Res I: 200 feet  
Res II: 150 feet  
Res III: 125 feet  
Res IV: 125 feet  
Res V: 125 feet

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaw of the Town of Holbrook, Section 2.23(from ordinance.com as of August 2004).

2.23 LOT FRONTAGE . The lot frontage shall be measured as the distance between the side lot lines at the street front lot boundary. The minimum lot frontage must be continuous. (AMENDED 5/13/97)

Zoning Bylaw of the Town of Holbrook, Section 9.6 (from ordinance.com as of August 2004).

9.6 In a Residential I or a Residential II zoning district, the Planning Board may permit a lesser minimum frontage requirement for a lot where part or all of the frontage is on the outside sideline of a curved street having a minimum radius of 300', or a cul-de-sac having a minimum diameter of 120', by Special Permit pursuant to Section 10.6, Site Plan Review, herein, when in the opinion of the Planning Board, such waiver is consistent with the intent of the Subdivision Control Law and will permit a better-designed subdivision with sufficient useable space in each lot and reduced density, and provided such waiver does not reduce the minimum required lot frontage to less than 125', and provided that for each foot of frontage waived the minimum front yard depth is increased one foot and each minimum side yard depth is increased by one half foot, and the minimum lot size for the lot is increased by 500 square feet. The Site Plan Review may be conducted in conjunction with related proceedings under the Subdivision Control Law. [Amended 6/19/00]

## Holden

### What is the longest frontage requirement for single family residential development in any district?

**100** Zoning Bylaws of the Town of Holden (Adopted 1954, Amended 2004)

Table 2 Area Regulations

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaws of the Town of Holden (Adopted 1954, Amended 2004)

"LOT FRONTAGE : The distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line."

## Holliston

### What is the longest frontage requirement for single family residential development in any district?

**225** The frontage requirements are as follows (from Town of Holliston Zoning By-law, Section IV-B Schedule of Intensity Regulations (as amended 2004):

AR-A: 225 feet  
AR-B: 180 feet  
R: 120 feet

### How is frontage measured or defined in residential subdivisions?

LOT FRONTAGE - A continuous lot line abutting a Street, and across which there is legal, and physical access to the lot. (Added May 1995 -ATM, Article 42)

\*\*\*

#### SECTION IV - INTENSITY REGULATIONS IV-A GENERAL REQUIREMENTS

2. Lot Frontage (as defined in Section I-E Definitions, paragraph 23b) shall meet the requirements of the zoning district (as set forth in Section IV-B Schedule of Intensity Regulations) and shall be measured in a continuous line from one side lot line to the other side lot line, along the sideline of the street. In the case of a corner lot, the sideline of the street not used for the lot frontage shall be treated as a side lot line for the purposes of frontage measurement. (Amended ATM, May 1999, Article 38. Previously amended May 1998-ATM, Art. 42.)

## Hopedale

### What is the longest frontage requirement for single family residential development in any district?

**150** Hopedale Zoning Bylaw

SECTION 13 TABLE REGULATIONS  
HMF = 400 feet  
RB = 150 feet  
RP-1 = 150 feet

SFs are allowed by special permit in the HMF district which requires 400 foot. lot frontage

### How is frontage measured or defined in residential subdivisions?

Hopedale Zoning Bylaw

2.29 LOT FRONTAGE: A street which provides the required lot frontage for a building. When a lot is bounded by more than one street any one of them but only one, may be designated as the frontage street by the owner, provided that the street meet the frontage requirements and that the principal permitted building on the lot is numbered on such frontage street. However, in the case of a lot bounded by two streets forming an interior angle of more than 135 degrees, their combined frontage between lot lines may be used to satisfy the lot frontage requirements.

## Hopkinton

### What is the longest frontage requirement for single family residential development in any district?

**200** 200 feet is the longest residential single-family frontage requirement in Hopkinton's zoning. This frontage length is required at a minimum in the Agricultural District (A).

TOWN OF HOPKINTON  
ZONING BYLAW

ARTICLE V

Agricultural (A) District  
[Amended 3-3-1965 ATM, Art. 44; 6-18-1973 STM, Art. 14]  
~ 210-14. Size and setback requirements.

The following size and setback requirements shall apply:

B. Minimum lot frontage: 200 feet. [Amended 5-2-2000 ATM, Art. 26]

\*\*\*

ARTICLE II

Residence A (RA) District

D. Minimum lot frontage: 100 feet. [Amended 5-2-2000 ATM, Art. 26]

ARTICLE III

Residence B (RB) District

D. Minimum lot frontage: 150 feet. [Amended 5-2-2000 ATM, Art. 26]

ARTICLE IV

Residence Lake Front (RLF) District

C. Minimum lot frontage: 150 feet. [Amended 5-2-2000 ATM, Art. 26]

ARTICLE V

Agricultural (A) District

[Amended 3-3-1965 ATM, Art. 44; 6-18-1973 STM, Art. 14]

B. Minimum lot frontage: 200 feet. [Amended 5-2-2000 ATM, Art. 26]

**How is frontage measured or defined in residential subdivisions?**

TOWN OF HOPKINTON

ZONING BYLAW

ARTICLE I

General Provisions

~ 210-4. Definitions.

LOT FRONTAGE [Amended 4-15-1981 ATM, Art. 33; 4-15-1988 ATM, Art. 78; 5-1-1995 ATM, Art. 34]:

A. The linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other of the same lot. Frontage shall be measured in a continuous line along the street line between the points of intersection of the side lot lines with said street line. The frontage of a corner lot shall be measured along that side of the lot bordering the traveled way which is in front of and parallel to the front of the building or proposed building. Where a building has no front or is located diagonally, the owner may designate either street lot line as the frontage. The driveway providing the principal access to a lot shall be across the lot frontage as herein defined, subject to the provision, however, that if a lot has minimum lot frontage on more than one street, the driveway may enter the lot from any of such streets, subject to the approval of the Director of Municipal Inspections. The approval of the Director of Municipal Inspections shall be given only after issues concerning public safety, designated scenic roads and good planning principles have been considered.

B. Sixty percent of the lot frontage must have the following minimum depth measured at a ninety-degree angle from the front lot line. [Amended 5-5-2003 ATM, Art. 25]

District Minimum Frontage Depth (feet)

Residence A 90

Residence B 100

Residence RLF 100

Agricultural 120

Rural Business 120

Industrial 120

## Hudson

**What is the longest frontage requirement for single family residential development in any district?**

**180** Town of Hudson Protective Zoning Bylaw (Amended 2003)

According to 6.2.1.3 Table 1 - Intensity Schedule, The minimum frontage requirements are as follows:

- SA-5 : 180 feet
- SA-7\*\*\*: 150 feet
- SA-8 : 150 feet
- SB: 100 feet
- SB-1\*: 100 feet
- SB-2\*\*: 50 feet
- M-6: 150 feet
- M-1,2,3,4,5,7: 150 feet
- C-2 through 13: 150 feet
- LCI: 150 feet

Section 2.0 -Definitions

**FRONTAGE** . The linear extent of a lot measured along the street right-of-way from the intersection of said right-of-way with one side lot line to the intersection with the other side lot line of the same lot, but not including any portion thereof devoted to a right-of-way or a driveway serving more than one lot or dwelling unit. Frontage must provide vehicular access to the lot from the right-of-way counted for frontage unless otherwise approved by the Planning Board on a Definitive Plan submitted in accord with Chapter 41, General Laws or approved by the Planning Board in the same manner as a Definitive Plan.

**FRONTAGE:** A minimum of fifty (50) feet; this frontage requirement to be measured either at the street line or at the set back line.

4.3 Recorded Lots and Permitted Uses

4.3.1 Requirements respecting lot area, frontage, width, yard or depth provided in this bylaw or amendments thereto shall be subject to the exemptions provided in section 6 of chapter 40A of the General Laws and shall not apply to a lot for single or two-family residential use which, at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to the then existing requirements, and had less than the increased requirements but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage.

**How is frontage measured or defined in residential subdivisions?**

Town of Hudson Protective Zoning Bylaw (Amended 2003)

Section 2.0 -Definitions

**FRONTAGE** . The linear extent of a lot measured along the street right-of-way from the intersection of said right-of-way with one side lot line to the intersection with the other side lot line of the same lot, but not including any portion thereof devoted to a right-of-way or a driveway serving more than one lot or dwelling unit. Frontage must provide vehicular access to the lot from the right-of-way counted for frontage unless otherwise approved by the Planning Board on a Definitive Plan submitted in accord with Chapter 41, General Laws or approved by the Planning Board in the same manner as a Definitive Plan.

## Hull

**What is the longest frontage requirement for single family residential development in any district?**

- 90**
- SF - A: 60 feet
  - SF - B: 75 feet
  - SF - C: 90 feet
  - MF - A: 100 feet
  - MF - B: 100 feet

90 is the longest residential single-family frontage requirement in Hull's zoning.

Town of Hull Zoning Bylaws, Section 50 (2003)

**How is frontage measured or defined in residential subdivisions?**

Town of Hull Zoning Bylaws, Section 22 (2003)

Definition of frontage:

That part of a lot (a lot line) abutting on a street or way; except that the ends of incomplete streets, or streets without a turning circle, shall not be considered frontage, and yards shall be provided as indicated under Yard in this section.

## Ipswich

### What is the longest frontage requirement for single family residential development in any district?

**150** Table of Dimensional and Density Regulations  
Frontage varies from 20 feet for SF attached to 150 feet for SF detached and 2 family.

### How is frontage measured or defined in residential subdivisions?

Town of Ipswich Protective Zoning Bylaw (Adopted 1977, Amended 2004)

Section 3, Definitions

LOT FRONTAGE : The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line.

## Kingston

### What is the longest frontage requirement for single family residential development in any district?

**200** Town of Kingston Zoning Bylaw (Adopted 1955, Amended 2004)

The frontage requirements are as follows:

(R40) = 200 feet, (R20) = 100 feet, Conservancy = 100 feet, Town Center = 80 feet, and (3ADD) = 150 feet.

### How is frontage measured or defined in residential subdivisions?

Town of Kingston Zoning Bylaw (Adopted 1955, Amended 2004)

Section 2.0. DEFINITIONS (Amended 4/27/96 ATM, Article 20)

FRONTAGE: The linear extent of a lot measured in a continuous line along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot.

Section 5.2.3. Lot Frontage

5.2.3.1. The frontage of all lots shall be measured in a continuous line along the street right-of-way defined in Section 81L of Chapter 41 of the Massachusetts General Laws from the intersection of one side lot line to the intersection of the other side lot line of the same lot.

## Lakeville

### What is the longest frontage requirement for single family residential development in any district?

**200** 200' for single family resident in Industrial-B District, by Special Permit. Otherwise, 175' in Res, Bus, and Industrial Districts by Right.

- Lakeville, Massachusetts Zoning By-Law, 1958, As ammended through 6/14/04. Section 5.1 Intensity Regulations

### How is frontage measured or defined in residential subdivisions?

" 5.1.3 Easements

General, access, septic, or drainage easements shall not be included in the required frontage or lot area.

\*\*Webmasters Note: The previous subsection has been added as per an update approved at a town meeting held on 6/14/04."

ALSO:

"5.2.2 Any portion of a lot which is less than fifty (50) feet in width or depth when measured perpendicular to any property line shall

not be included in the determination of the required minimum area and/or frontage. (Adopted Special Town Meeting June 11, 2001, approved by Attorney General September 19, 2001)"

- Lakeville, Massachusetts Zoning By-Law, 1958, As ammended through 6/14/04. Section 5.1 Intensity Regulations & Section 5.2.

FRONTAGE : That portion of a lot which is bounded by the street line or way, the sidelines and the minimum building setback line. The frontage must be suitable for development of an access route or driveway to the building site. (Adopted June 17, 2002; approved by Attorney General September 16, 2002

## Lancaster

### What is the longest frontage requirement for single family residential development in any district?

**225** Town of Lancaster Zoning Bylaw (Adopted 1950, Amended 2004)

4.12 Lot Frontage. [Amended 5/4/98; 10/24/00] Minimum lot frontage in all districts shall be 225 feet, to be met along a continuous portion of a way determined by the Planning Board to meet the standards of access adequacy established in the Lancaster Subdivision Regulations as revised through September 11, 2000, and to which the lot has both rights of access and potential physical access.

4.13 Lot Frontage Exception. [Added 06/11/91] Lots having less than the normally required lot frontage may be created and built upon for residential use provided that such lots are shown on a plan endorsed by the Planning Board "Approved for Reduced Lot Frontage". Plans shall be so endorsed-if meeting. each of the following, but not otherwise:

- (a) Each lot shall have frontage of at least 35 feet.
- (b) Egress over that frontage shall be determined to create, no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area
- (c) Feasibility of compliance with Section 5.28 Extended Driveways is demonstrated for each lot.
- (d) Each lot having reduced lot frontage contains at least four and one half acres without counting the area within any access strip. "Access strip" in this case shall mean any portion of the lot between the street and the point where lot width equals 165 feet or more.
- (e) All other normal lot requirements as specified in Article 4 Dimensional Requirements are met.
- (f) Each lot having less frontage than normally required shall be capable of containing a square with sides of at least 165 feet, said square being shown on the plan submitted to the Planning Board for endorsement and each such lot shall also comply with the lot shape requirements of Section 4.50.
- (g) No lot having less than normally required frontage shall be endorsed by the Planning Board if its access strip abuts another such lot, except that the Planning Board may approve one and only one such abutting lot if it determines that such approval will not derogate from the purpose of the Zoning Bylaw as set forth in Section 1.10 hereof. The Planning Board shall not, under any circumstances, endorse any Plan as "Approved for Reduced Lot Frontage" where endorsement of such a Plan would create more than two contiguous reduced frontage lots.

FRONTAGE - any lot line coinciding with a right-of-way boundary for a street or a way.

### How is frontage measured or defined in residential subdivisions?

Town of Lancaster Zoning Bylaw (Adopted 1950, Amended 2004)

FRONTAGE - any lot line coinciding with a right-of-way boundary for a street or a way.

#### ARTICLE 4: DIMENSIONAL REQUIREMENTS

##### 4.10 Lot Dimensions

4.12 Lot Frontage. [Amended 5/4/98; 10/24/00] Minimum lot frontage in all districts shall be 225 feet, to be met along a continuous portion of a way determined by the Planning Board to meet the standards of access adequacy established in the Lancaster Subdivision Regulations as revised through September 11, 2000, and to which the lot has both rights of access and potential physical access.

## Lawrence

### What is the longest frontage requirement for single family residential development in any district?

70 According to the City of Lawrence Zoning Ordinance, Section 29-15, the greatest frontage requirements in the Residence 1, Residence 1A, Residence 2 and Residence 2A, where single residence housing is allowed, is 70 feet.

**How is frontage measured or defined in residential subdivisions?**

FRONTAGE . An uninterrupted distance measured between lot lines along a single way.

## Leicester

**What is the longest frontage requirement for single family residential development in any district?**

200 4.2 Schedule of Dimensional Requirements Table 1  
200 foot frontage requirement is listed in the SA and the BR-1 single family districts.

**How is frontage measured or defined in residential subdivisions?**

1.3 Definitions

LOT, FRONTAGE : The continuous distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line.

1.3 Definitions

LIMITED FRONTAGE LOT : Under site plan review by the Planning Board, a lot may be considered a buildable lot if it has a minimum frontage of fifty (50) feet in the residential zones RA, RB, BR-1 and SA, provided that the lot area is at least equal to or greater than the required amount of area for said zone. No part of the lot between the front line of the building and the street line may be less than fifty(50) feet in width. All other dimensional requirements of the district on which the lot is located shall be met. Any additional division of said parcel of land would be subject to the sub division regulations in existence at the time. Access must be across the front of the lot and in accordance with the Zoning bylaws of the Town of Leicester. The driveway to the dwelling on the lot shall not be more than 500 feet in length and must be gravel if not paved and installed in accordance with the town of Leicester Zoning Bylaws. The provisions of this Section shall not apply to any lot shown on a definitive subdivision plan under M.G.L. c41, sec 81(O) or to a lot which being owned in common with other lots could be configured to conform to the dimensional requirements of the zoning district.

\*\*Webmasters Note: The previous definition has been amended as per an ordinance approved at a town meeting held on 5/3/04.

## Leominster

**What is the longest frontage requirement for single family residential development in any district?**

175 City of Leominster Zoning Ordinance (Adopted 2001, Amended 2003)

ARTICLE III DIMENSIONAL REGULATIONS Section 22-27 General Requirements...

Table of Dimensional Requirements

Rural Residence and Agriculture

not sewerred--175 feet\* sewerred--120 feet

Residence A and Agriculture

80 feet

Residence B

50 feet

Residence C

50 feet

\* Except that in the case of the division of property on an existing public way into two (2) non-sewered lots, the minimum lot frontage for each lot shall be 120 feet upon approval by the Board of Health.

**How is frontage measured or defined in residential subdivisions?**

City of Leominster Zoning Ordinance (Adopted 2001, Amended 2003)

Section 22-4 Definitions

Frontage, lot. The continuous portion of the line separating a lot from a street to which the owner of the lot has a legal right of access and to which the owner could provide for vehicular access from a principal building or a required parking space. The



measurement of lot frontage shall not include jogs in street width, back-up strips and other irregularities in street line, and, in the case of a corner lot, may at the option of the owner extend to the midpoint of the curve connecting street lines, instead of to their intersection.

Frontage street. A street to which the owner of the lot has a legal right of access and which provides the required lot frontage. When a lot is bounded by more than one street, any one of them but only one may be designated as the frontage street by the owner, provided that the street meets the frontage requirement and that the principal permitted building on the lot is numbered on such frontage street. However, in the case of a lot bounded by two streets forming an interior angle of more than 135 degrees, their combined frontage between lot lines may be used to satisfy the lot frontage requirement.

## Lexington

### What is the longest frontage requirement for single family residential development in any district?

150 Table 2  
Schedule of Dimensional Controls  
[As last amended 4-8-2002 ATM by Art. 21]

RO - one family district: 150'  
RS (one family district) and RT (two family district): 125'  
RM (multifamily) & RD (planned): 100'

### How is frontage measured or defined in residential subdivisions?

§ 135-37. Minimum lot frontage. [Added 5-4-1987 ATM by Art. 42]

D.Measurement of lot frontage. Frontage shall be measured in a continuous line along the side line of the street right-of-way between the points of intersection of the side lot lines with the street right-of-way line. The measurement of lot frontage shall not include jogs in the street width, backup strips and other irregularities in street line and, in the case of a corner lot, may at the option of the owner extend to the midpoint of the curve connecting street lines, instead of to their intersection. EN

\*\*\*

Definition of frontage from bylaw on ordinance.com:

FRONTAGE, LOT : The continuous portion of the line. separating a lot from a street to which the owner of the lot can provide the physical access to a principal building on the lot, in compliance with applicable by-laws, regulations or laws, for motor vehicles to reach required off-street parking spaces or loading bays, and for emergency services such as fire protection or ambulance service, and for other vehicles to gain access to the principal building for deliveries, such as mail.

\*\*\*

#### 7.3 MINIMUM LOT FRONTAGE

##### 7.3.1 MINIMUM LOT FRONTAGE REQUIRED

Every lot shall have a minimum frontage on a street, as defined in this By-law, equal to or greater than that set forth in TABLE 2 SCHEDULE OF DIMENSIONAL CONTROLS for the district in which it is located except as subsection 7.4 may provide. In the case of a lot with continuous frontage in both a commercial and a residential district which is proposed to be used for a commercial use, the lot shall have a minimum frontage within the commercial district equal to or greater than that required for that commercial district in TABLE 2.

##### 7.3.2 ACCESS

An owner shall provide a means of access for vehicles from the. frontage street to a principal building for emergency services, such as fire protection, for deliveries, such as mail, and for off-street parking. Alternatively the owner may provide the actual means of access for vehicles from another street, or over another lot provided a special permit for a common driveway under subparagraph 11.8c is granted, provided it can be demonstrated that it is both physically and legally possible to provide access from the designated frontage street.

##### 7.3.3 DESIGNATION OF FRONTAGE STREET

When a lot is bounded by more than one street, any one of them but only one, may be designated as the frontage street provided that the street meets the requirements for minimum lot frontage set forth in this By-Law. However, in the case of a lot bounded by two streets forming an interior angle of more than 135 degrees, their combined frontage may be used to satisfy the lot frontage requirement.

### 7.3.4 MEASUREMENT OF LOT FRONTAGE

Frontage shall be measured in a continuous line along the sideline of the street right-of-way between the points of intersection of the side lot lines with the street right-of-way line. The measurement of lot frontage shall not include jogs in the street width, back-up strips and other irregularities in street line, and, in the case of a corner lot may at the option of the owner extend to the midpoint of the curve connecting street lines, instead of to their intersection.

## Lincoln

### What is the longest frontage requirement for single family residential development in any district?

**120** The minimum street frontage, as specified in the Town of Lincoln Bylaws, Section 6.5.3 was 120'.

### How is frontage measured or defined in residential subdivisions?

23.16 Lot Lines: Front Lot Line: that property line which establishes frontage on a way.

Rear Lot Line: that property line which is furthest from and most nearly parallel to the front lot line. All other lot lines are side lot lines. Triangular and irregularly shaped lots may have no rear lot line.

Side Lot Line: any other property line.

23.17 Motor Vehicle: All vehicles constructed

## Littleton

### What is the longest frontage requirement for single family residential development in any district?

**150** There is only one residence district, and according to the Code of the Town of Littleton, Part II, Chapter 173, Intensity of Use Regulations (as amended 2003), the minimum street frontage is 150 feet.

Code of the Town of Littleton, Part II, Chapter 173, Article VI, Section 173-28 (as amended 2003):

§ 173-28. Street frontage exception.

Lots having less than the normally required lot frontage may be created and built upon for residential use, provided that such lots are shown on a plan endorsed by the Planning Board "Approved for Reduced Lot Frontage." Plans shall be so endorsed if meeting each of the following, but not otherwise:

A. Each lot shall have frontage of at least thirty-five (35) feet.

B. Egress over that frontage shall create no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area.

C. Each lot must contain at least forty thousand (40,000) square feet more than the minimum otherwise required, without counting the area within any access strip. "Access strip" in this case shall mean any portion of the lot between the street and the point where lot width equals one hundred (100) feet or more.

D. All other normal lot requirements as specified in the Intensity of Use Schedule shall be met.

E. Each lot with less frontage than normally required shall be capable of containing a square with sides equal to the normally required lot frontage. Said square shall be shown on the plan submitted to the Planning Board for endorsement.

F. No lot having less than normally required frontage shall be endorsed by the Planning Board if its access strip abuts another such lot.

G. Plans of reduced frontage lots shall show the frontage of each lot abutting its access strip and, if any such lot is a reduced frontage lot, shall show the location of that lot's access strip. [Added 5-9-1988 ATM, Art. 14].

### How is frontage measured or defined in residential subdivisions?

## Lowell

### What is the longest frontage requirement for single family residential development in any district?

**75** According to the Lowell Zoning Ordinance, Article V, Section 5.1 (adopted 2003), the minimum frontage in the single family zoning districts are as follows:

S1 (Residence S1 District–Single-Family Dwellings): 75 feet  
S2(Residence S2 District-Single-Family Dwellings): 65 feet

### How is frontage measured or defined in residential subdivisions?

Lowell Zoning Ordinance, Article II, Definitions (adopted 2003):

"LOT FRONTAGE: A continuous line between side lot lines measured along the edge of a street and also provided that there are both rights of access and potential safe year-round practical vehicular access, unimpeded by:

1. wetlands, unless a wetlands crossing has been approved by the Conservation Commission; or
2. topography which prevents a proposed driveway from meeting the requirements of Section 6.7 of this ordinance, unless the Planning Board has granted an exception as provided in said Section 6.7.2 and 6.7.3; or
3. other natural barriers

between the street line and a potential building site, and the street has been determined by the Planning Board to provide adequate access to the lot under the provisions of the Subdivision Control Law and the City of Lowell Subdivision Regulations. On any lot bounded on more than one (1) side by a street or streets, frontage requirements shall apply for at least one (1) of the abutting streets."

## Lunenburg

### What is the longest frontage requirement for single family residential development in any district?

**100** Town of Lunenburg Protective Zoning Bylaw (Amended 2004)

#### 5.1 Lot area

##### LOT AREA, WIDTH AND FRONTAGE

District	Required Lot Area	Req. Lot Width and Frontage
Residence A	40k	100ft
Residence B	80k	100ft
Outlying	40k	100ft

#### Dimensional Requirements with Sewer

Retail Commercial	40k	100ft
Commercial	40k	100ft
Office Park & Industrial	60k	150ft

#### 4.3. Recreation District

##### 4.3.1. Purpose

4.3.1.1 The purpose of the Recreation District is to provide areas for passive and active recreation.

##### 4.3.2. Permitted Uses

4.3.2.1. Any of the following uses are permitted in a Recreation District:

- a) All uses permitted in Section 4.1.3.
- b) All uses permitted in Section 4.2.1. [4.2 Residence and Outlying District Uses.

##### 4.2.1. Permitted Uses

4.2.1.1. Residence A, Residence B or Outlying District, any of the following uses are permitted:

- a) Detached one (1) family building, but not including mobile home or automotive type trailer. ...

##### 5.1.3. Recreation District

5.1.3.1 In a Recreation District, except for municipal recreation uses, the following minimum areas and frontages are required:

- a) The minimum frontage for all uses shall be two hundred (200) feet.

**How is frontage measured or defined in residential subdivisions?**

Town of Lunenburg Protective Zoning Bylaw (Amended 2004)

2.1.1.17. FRONTAGE : The linear extent of the line: measured along a street right-of-way from the intersection of one side lot line to the intersection of the other side of the same lot, provided that;

- a) The lot is on a street or way legally accepted by the Town Meeting vote, or
- b) The lot is on a street or a way established by a county, state or federal authority, or
- c) The lot is as shown on a street or a way established by a subdivision plan approved in accordance with the Subdivision Control Law, or
- d) The lot is on a street or way on a list maintained by the Town Clerk which is determined to qualify for frontage under the provisions of this section.

The Planning Board may specify that a determination of adequacy of given premises in cases where the limitation of other conditions justify access adequacy for the premises or the said premises measured along a street right-of-way from the intersection of one side lot line to the intersection of the other of the same lot, which shall be used for access to the lot.

## Lynn

**What is the longest frontage requirement for single family residential development in any district?**

75 According to the The Lynn City Zoning Ordinance, Section 8, Table of Dimensional Regulations, the maximum frontage requirement is 75' in the single residence and general residence districts.

**How is frontage measured or defined in residential subdivisions?**

City of Lynn Zoning Ordinance, Section 8.3.9.2 FRONTAGE/CURVED WAY

In single residence and general residence districts, each residential building shall not have less than 75 feet of frontage on a public way or a way shown on a definitive subdivision plan endorsed by the Planning Board in accordance with the provisions of M.G.L. Chapter 41 Section 81-A through 81-GG inclusively, except for lots along a curved way in which case the distance shall be measured through that portion of the building nearest the way along a line which is perpendicular to the radius of curvature.

[No definition for frontage listed]

## Lynnfield

**What is the longest frontage requirement for single family residential development in any district?**

210 ZONING BYLAWS, TOWN OF LYNNFIELD, Section 10.3 (OCTOBER 20, 2003)

210 feet is the frontage requirement for Single Residence D in the Town of Lynnfield.

10.3 Lot Area and Frontage

District	Lot Area Required	Lot Frontage Required
Single Residence A	15,000 sq. ft.	110 ft.
Single Residence B	30,000 sq. ft.	150 ft.
Single Residence C	40,000 sq. ft.	180 ft.
Single Residence D	60,000 sq. ft.	210 ft.
Elderly Housing District	4 acres	300 ft. S.T.M. 4/29/82
Office Park District	3 Acres	200 ft on a Public Way or 50 ft on A.T.M. 4/24&27/89
	SM - 6/16	

**How is frontage measured or defined in residential subdivisions?**

ZONING BYLAWS, TOWN OF LYNNFIELD, Section 10.3 (OCTOBER 20, 2003)

In all districts, the required frontage shall be measured along a straight line connecting the points of intersection of the side lot lines with the exterior line of the frontage way.

Alternatively, in Single Residence Districts, frontage or a portion thereof may be measured along a curve, provided that only 75% of the distance along a curve may be used to compute the required frontage. A.T.M. 10/17/77

## Malden

### What is the longest frontage requirement for single family residential development in any district?

- 50 According to the Malden Table of Intensity Regulations, Section 400, Dimensional Controls of the Malden Zoning Ordinance, the frontage requirement for a single-family zone is 50'.

### How is frontage measured or defined in residential subdivisions?

City of Malden Zoning Ordinance, Section 400.6 Lot and Frontage Requirements for all Districts (Revised 2003).

- . 2 Frontage width on corner lots shall be at least five (5) feet wider than specified in the Table of Intensity Regulations.
- . 3 No lot upon which any building or structure stands in conformance with this ordinance shall be changed for any reason in size or shape so as to violate any of the provisions of this ordinance except through an exercise of the powers of eminent domain.

\*\*\*

30 FRONTAGE : The length of a lot along the street line of a public way or a way as described in the definition of Subdivision, part (c), under M.G.L. Chap. 41 Section 81-L.

## Manchester-by-the-Sea

### What is the longest frontage requirement for single family residential development in any district?

- 150 Town of Manchester-By-The-Sea, Zoning Bylaw, Section 5.4 (Adopted 1978, Last Amended 2003).  
Manchester-by-the-Sea has frontage requirements of 150 feet in the Residence A District, Residence C District, and Single Residence E District.

### How is frontage measured or defined in residential subdivisions?

Town of Manchester-By-The-Sea, Zoning Bylaw, Section 5.1 (Adopted 1978, Last Amended 2003).

"In the case of a lot abutting on more than one street, such lot shall be required to have the applicable minimum frontage on only one such street."

\*\*\*

#### SECTION 5.0 DIMENSIONAL REGULATIONS 5.1 Frontage

For purposes of this section, the frontage of a lot shall be the lesser of (1) the distance measured along the street line from one side line of the lot to the other, or (2) the distance between such lines along a line which marks the required front setback as determined in accordance with the table set forth in Section 5.4 below. In the case of a lot abutting on more than one street, such lot shall be required to have the applicable minimum frontage on only one such street. In issuing building permits for construction on lot(s) with frontage considered by the Building Inspector to provide impractical vehicular access, or otherwise satisfying only technical and not practical frontage compliance, the Building Inspector shall be empowered to ensure that said lot(s) have access to that portion of the lot(s) to be constructed upon by means of easement or so-called "common driveways" which are, in his opinion and in the opinion of the Planning Board, of sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land, and for the installation of municipal services to serve such land and buildings erected or to be erected thereon. Common driveways shall meet the following standards: Minimum width: 16' for Residential use, 24' for all other uses; Maximum grade: 10%; Maximum length: 500'. [Amended 1987]

## Mansfield

### What is the longest frontage requirement for single family residential development in any district?

**200** Town of Mansfield Zoning Bylaw

4.2.1

District/ Minimum lot frontage (ft)

R1 200

R2 150

R3 80

RD 100

### How is frontage measured or defined in residential subdivisions?

Town of Mansfield Zoning Bylaw

Definitions

1.5.17 LOT, FRONT : The front of a lot shall be considered to be that boundary of the lot which abuts on a street. In the case of a corner lot, the narrowest boundary fronting on a street shall be considered to be the front of the lot. In case the corner lot has equal frontage on two or more streets, the lot shall be considered to front either on the principal street or on the street on which the greatest number of buildings have been erected within the same block. In the case of any corner lot, access to the lot may be permitted from any street abutting the lot.

## Marblehead

### What is the longest frontage requirement for single family residential development in any district?

**100** The 100 foot frontage requirement applies in the Expanded Single Residence Zone, the Shoreline Expanded Single Residence Zone, the Single Residence Zone and the Shoreline Single Residence Zone.

### How is frontage measured or defined in residential subdivisions?

LOT FRONTAGE - That part of a lot which has an uninterrupted parcel boundary line abutting on a constructed street. [Amended 5-1-2000 ATM by Art. 46]

## Marlborough

### What is the longest frontage requirement for single family residential development in any district?

**250** In the Residence A-1 (A-1) district the lot frontage requirements are 150 feet; the Rural Residence (RR) district has a frontage requirement of 180 feet; and the Retirement Community Residence District has a frontage requirement of 250 feet.

City of Marlborough Zoning Ordinance, Article VII, Section 200-41: Table of Lot Area, Yards and Height of Structures

### How is frontage measured or defined in residential subdivisions?

City of Marlborough Zoning Ordinance

Article II, Section 200-05: Definitions

FRONTAGE: The distance along a continuous portion of a street right-of-way line between intersections with lot side lines, provided that, for lots abutting more than one (1) street, "frontage" shall be required and measured along one (1) street only, but the front yard required by Article VI hereof shall be provided along each street the lot abuts, and that for corner lots, frontage shall be measured to the intersection of street right-of-way lines or to the middle of the corner rounding curve connecting such street rights-of-way.

## Marshfield

### What is the longest frontage requirement for single family residential development in any district?

125 Town of Marshfield Zoning Bylaw (Amended 2004)

Zone/ width and frontage (ft.)

R-1 / 125

R-2 / 100

R-3 / 80

R-B / 125

B-2 / 150 This is the only zone that requires 150 feet for frontage. Residential single family is allowed here by SP. (It is allowed by right in every other zone listed here.)

B-3 / 80

B-4 / 100

### How is frontage measured or defined in residential subdivisions?

Town of Marshfield Zoning Bylaw (Amended 2004)

Article II Definitions

LOT FRONTAGE : The total distance along a street line from one front lot corner to the other. On a corner lot the frontage on either street is the distance along the street line from a lot corner to the point of intersection of the two street lines, or that of their extensions in the case of their being connected by a rounded corner. It is required therefore that such frontage be a continuous uninterrupted line over an area of upland of a least 60% of the minimum required number of feet, and be contiguous to the minimum lot area (upland portion of the lot) as provided under Section 6.10 so as to provide opportunity for physical access to every lot.

UPLAND : Any land area not defined under the terms of Chpt. 131 Mass. General Laws or Article 37 of the Town of Marshfield Bylaws or regulations issued thereunder as "wetland."

## Maynard

### What is the longest frontage requirement for single family residential development in any district?

130 According to the Town of Maynard Zoning Bylaws, Section 8.1, Table I, the frontage requirements for the single family districts are as follows:

SR-1: 100 feet

SR-2: 130 feet

GR: 75 feet

### How is frontage measured or defined in residential subdivisions?

Town of Maynard Zoning Bylaws, Definitions Section:

" Lot Frontage: Lot frontage is the uninterrupted linear or curvilinear extent of a Lot measured along the street right of way from the intersection of one Side Lot Line to the intersection of the other Side Lot Line. The measurement of Lot frontage shall not include irregularities in the street line and in the case of a corner lot, shall extend to the point of intersection of the side line of the rights of way. If a lot has frontage on more than one street, frontage on one street only may be used to satisfy the minimum lot frontage."

## Medfield

### What is the longest frontage requirement for single family residential development in any district?

180 According to Section 6.2 Table of Use Regulations, the following are the single family minimum frontage requirements:

R-E: 180 ft.

R-T: 142 ft.

R-S: 96 feet

R-U (one-family): 80 feet

**How is frontage measured or defined in residential subdivisions?**

Zoning Bylaw for the Town of Medfield, Massachusetts, Section 6.2.5 Frontage shall be measured at the street line. On corner and through lots frontage shall be measured on one street only.

From ordinance.com, under definitions:

2.1.24 FRONTAGE : A continuous portion of a sideline of one street between the side lines of a lot which provides primary and actual vehicular and pedestrian access from said street to the principal use of a lot; said access must also be both objectively safe and practical.

## Medford

**What is the longest frontage requirement for single family residential development in any district?**

**35** The frontage requirement for detached single family dwelling sin SF1 and all other districts is 35 feet.

**How is frontage measured or defined in residential subdivisions?**

Definition of Lot Frontage from Medford Zoning Ordinance on municode.com:

Lot, frontage means the required length of the street line of a street abutting the lot in question over which pedestrians and automobiles have legal and easy physical access on to that lot. The end of streets without a turning circle shall not be considered frontage.

## Medway

**What is the longest frontage requirement for single family residential development in any district?**

**180** 180 feet is the longest residential single-family frontage requirement in Medway's zoning and is the frontage requirement for the Agricultural and Residential District I.

ZONING BY-LAW & MAP  
Medway Planning Board

Medway, Massachusetts

Updated – September 3, 2002  
(Includes amendments approved by Town Meeting on November 5, 2001, May 13, 2002 and June 24, 2002)

SECTION V. USE REGULATIONS

E. AGRICULTURAL AND RESIDENTIAL DISTRICT I

3. Any dwelling hereafter erected in this district indicated on the Zoning By-Law Map dated September 3, 1966, shall be located on a lot having a continuous frontage of not less than 180 ft. on a street or streets, and an area of not less than 44,000 sq. ft., except that one single family dwelling may be erected on a lot having lesser frontage and area where said lot existed at the time this By-Law was adopted and did not adjoin other land of the same owner available for use in connection with said lot.

F. AGRICULTURAL AND RESIDENTIAL DISTRICT II

2. Only single-family residences shall hereafter be erected in this district except that two-family dwellings will be permitted when authorized by the Zoning Board of Appeals.

3. Any single-family dwelling hereafter erected in this district shall be located on a lot having a continuous frontage of not less than 150 ft. on a street or streets, and an area of not less than 22,500 sq. ft., except that one dwelling may be erected on a lot having lesser frontage and area where said lot existed at the time this By-Law was adopted and did not adjoin other land of the same owner available for use in connection with said lot.

4. Any two-family dwelling hereafter erected in this district shall be located on a lot having a frontage of not less than 150 ft. on a street or streets, and an area of not less than 30,000 sq. ft. For two-family dwellings, there shall be provided on each lot an off-



street parking area or areas, indoor or outdoor, of sufficient size to allow two parking spaces for each dwelling unit. No parking area shall be located nearer than 10 ft. to the line of an adjoining lot. No space shall be considered available for parking which reduces the effective width of a driveway providing access to this or any other dwelling.

**How is frontage measured or defined in residential subdivisions?**

## Melrose

**What is the longest frontage requirement for single family residential development in any district?**

- 110** The longest minimum frontage exists in the Suburban Residence district, according Section 6.4: 110 feet.  
The minimum frontage requirements for single family dwellings range from 75 feet to 110 feet.

**How is frontage measured or defined in residential subdivisions?**

Defintion of frontage from ordinance.com:

FRONTAGE . The length of continuous lineal footage of a lot as measured between the intersection of the side lot lines along a street. In the case of a corner lot, frontage shall be measured from the side lot line along the street to the intersection of street lines or street lines extended. A circle, the diameter of which is not less than eighty percent (80%) of the required minimum lot frontage and is tangent to the street lot line at any point, must be able to fit within all other lot lines. The acute angle measured between the frontage and any side lot line shall not be less than fifty-five (55) degrees. (Ord. of 5/1/95)

## Mendon

**What is the longest frontage requirement for single family residential development in any district?**

- 200** Town of Mendon Zoning Bylaw (Amended 2002)  
"C. Frontage distance in feet for a one family house to be 200  
D. Frontage distance in feet for a two family house to be 300"  
SECTION V - LOT, YARD, AND COVERAGE REGULATIONS

**How is frontage measured or defined in residential subdivisions?**

Town of Mendon Zoning Bylaw (Amended 2002)

"E. For the purpose of meeting the minimum frontage requirements, lot frontage shall be measured on one roadway only. "

Section I - Definition of Districts and SECTION V - LOT, YARD, AND COVERAGE REGULATIONS

## Merrimac

**What is the longest frontage requirement for single family residential development in any district?**

- 200** From previous bylaw:  
5.6 TABLE OF DIMENSIONAL REQUIREMENTS  
R 150  
SR 150  
AR 200  
C 100

**How is frontage measured or defined in residential subdivisions?**

Merrimac Zoning Bylaw 2004

FRONTAGE : The boundary of a LOT coinciding with a street line if there are both rights of access and potential vehicular access across that boundary to a potential building site and the street has been determined by the Planning Board to provide adequate access to the premises under the provisions of the Subdivision Control Law and Merrimac Subdivision Regulations measured continuously along one street line between side LOT lines or in the case of corner LOTS, between one side LOT line and the midpoint of the corner. For LOTS on a cul-de-sac, or partially on a cul-de-sac, FRONTAGE shall be measured as the shortest straight line from side yard line to side yard line that is a tangent to the curve. For LOTS on curved roads that have curvilinear FRONTAGES, FRONTAGE shall be determined by measuring the linear distance along the curve. The driveway providing the principal access to a LOT shall be across the LOT FRONTAGE as herein defined, subject to the provision, however, that if a LOT has minimum LOT FRONTAGE on more than one street, the driveway may enter the LOT from any of such streets, subject to the approval of the BUILDING COMMISSIONER. The approval of the BUILDING COMMISSIONER shall be given only after issues concerning public safety, designed scenic roads and good planning principles have been considered.

**Methuen**

**What is the longest frontage requirement for single family residential development in any district?**

- 150** According to VI-D Table of Dimensional Regulations, the frontage requirements for single-family zones are as follows:
  - RA District: 150 feet
  - RB District: 125 feet
  - RC District: 125 feet
  - RD District: 100 feet
  - RG District: 80 feet
  - MA District: 150 feet
  - MB District: 80 feet

Methuen Zoning Ordinance

**How is frontage measured or defined in residential subdivisions?**

The ends of uncompleted ways shall not be considered as frontage. According to Curt Bellavance, Director of Planning and Community Development, the developer needs to apply for variance from the Zoning Board of appeals in order for the uncompleted way to be included in frontage. Often, the Planning Board will require that the way be completed to town of Methuen standards.

Methuen Zoning Ordinance

Section II - Definitions

FRONTAGE, LOT : Frontage is the contiguous length of the lot line on a way which

- 1) complies with the definition of a way as specified in Chapter 41, Section 81L, M.G.L.,
- 2) meets the standards of street construction of the Department of Public Works, and
- 3) provides legal access, and

4) has adequate access and meaningful frontage within the standards attributable to the Application for Endorsement of Plan Believed not to Require Approval requirements under Chapter 41, Section 81P, M.G.L.. The ends of uncompleted ways shall not be considered as frontage.

Section VI-B General Regulations

6. Useable Open Space Requirements for All Districts

Each useable open space shall be a minimum of one thousand (1000) square feet in area and shall have a minimum width of twenty (20) feet. See Section II for the definition of useable open space.

**Middleborough**

**What is the longest frontage requirement for single family residential development in any district?**

- 200** Middleborough Zoning Bylaw

F. RESIDENCE R (RURAL) DISTRICT (Effective 6-4-73)

1. Except as provided in Section V-F-1-a, no dwelling or building having a permitted use in this District shall hereafter be erected,

placed, altered or converted on any lot having an area of less than eighty thousand square feet and continuous street frontage of less than two hundred feet. (Effective 4-25-78) (Amended ATM 6/13/94)

**A. RESIDENCE A. DISTRICT**

1. Except as provided in Section V-A-1-a hereof, no dwelling, building or structure having a permitted use in this District shall hereafter be erected, placed, altered, or converted on any lot having an area of less than sixty thousand square feet and continuous street frontage of less than one hundred and seventy-five feet. (Effective 9-1-77) (Amended ATM 6/13/94)

**B. RESIDENCE B. DISTRICT**

1. Except as provided in Section V-B-1-a hereof, no dwelling, building or structure having a permitted use in this District shall hereafter be erected, placed, altered or converted on any lot having an area of less than twenty thousand square feet and continuous street frontage of less than one hundred twenty-five feet. (Effective 4-25-78) (Amended ATM 6/13/94)

**F. RESIDENCE R (RURAL) DISTRICT (Effective 6-4-73)**

1. Except as provided in Section V-F-1-a, no dwelling or building having a permitted use in this District shall hereafter be erected, placed, altered or converted on any lot having an area of less than eighty thousand square feet and continuous street frontage of less than two hundred feet. (Effective 4-25-78) (Amended ATM 6/13/94)

**How is frontage measured or defined in residential subdivisions?**

Middleborough Zoning Bylaw

"LOT FRONTAGE" shall mean the frontage of a lot on a public or private street.

## Middleton

**What is the longest frontage requirement for single family residential development in any district?**

**150** Town of Middleton Zoning Bylaw, Section 5.1.3 (Last Amended 2003).

"5.1.3 Lot Frontage and Width:

A. The minimum lot frontage shall be one-hundred (100) feet for each dwelling in the R- 1a District; one hundred twenty-five (125) feet for each dwelling in the R- 1b District; and one-hundred fifty (150) feet for each dwelling the R-A District."

**How is frontage measured or defined in residential subdivisions?**

From ordinance.com:

5.0.4 Lot Frontage and Width

A. The establishment of minimum frontage and width shall be in accordance with this By-law.

B. Lot frontage is the portion of a lot which fronts on a street or way accepted by the Town, a street or way used as a public way, or a street or way which the Town Clerk certifies is maintained and used as a public way, or a street or way shown on a plan approved and endorsed by the Planning Board in accordance with the Subdivision Control Law. Lot frontage shall be measured along the length of the lot line that is conterminous with the above street or way line.

C. Lots abutting more than one street shall be provided with the required frontage on all such abutting streets.

## Milford

**What is the longest frontage requirement for single family residential development in any district?**

**120** Town of Milford Zoning Bylaw (Amended 2003)

Article Use and Intensity Regulations 2.5 Intensity of Use Schedule.  
Frontage: RA [80ft]; RB [90ft]; RC [120ft]; RD [120 ft]

**How is frontage measured or defined in residential subdivisions?**

Town of Milford Zoning Bylaw (Amended 2003)

Article IV Definitions:

Lot Frontage - That portion of a lot fronting upon a street or public way, to be measured continuously along one street line between its side lot lines and their intersection with the street line.

## Millbury

### What is the longest frontage requirement for single family residential development in any district?

150 Town of Millbury Zoning Bylaws (Updated 2003)

Section 23.3 In a Suburban District, no lot shall be built upon or changed in size or shape except in conformity with the following:

23.31 In a Suburban I District\*:

Min. Lot Frontage: 150 ft.

23.32 In a Suburban II District:

Min. Lot Frontage: 150 ft.

23.33 In a Suburban III District:

Min. Lot Frontage: 150 ft.

23.34 In a Suburban IV District

Min. Lot Frontage: 150 ft.

### How is frontage measured or defined in residential subdivisions?

Town of Millbury Zoning Bylaws (Updated 2003)

Section 5. Definitions:

Lot Frontage. The continuous linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot, or in the case of corner lots, between one side lot line and the midpoint of the corner radius, but not including frontage within utility or access roadway easements. When the lot is located on a cul-de-sac curve with radius of 50 feet or less, the lot frontage may alternatively be measured at the required front setback line provided that 75% of the requirement can be met at the street right-of-way line.

## Millis

### What is the longest frontage requirement for single family residential development in any district?

200 Michael Giampitro, building inspector, said that there is a 200 foot frontage requirement in the RT zone. (8/5/04)

### How is frontage measured or defined in residential subdivisions?

From ordinance.com:

LOT FRONTAGE : The distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line(s) (measured so as every point along the line is at the same elevation).

LOT LINE, FRONT : The property line dividing a lot from a street. ON a corner lot only one street line shall be considered as a front line and the shorter street frontage shall be considered the front line, except in those cases where a private deed restriction specified another line as the front lot line.

\*\*\*

Footnote to table of dimensional regulations:

2. No private way shall be used to meet minimum lot frontage requirements in order to avoid the creation of a public way.

## Millville

**What is the longest frontage requirement for single family residential development in any district?**

**200** OR: 200 feet  
VR: 200 feet  
VC: 150 feet

**How is frontage measured or defined in residential subdivisions?**

## Milton

**What is the longest frontage requirement for single family residential development in any district?**

**200** Zoning Bylaws Town of Milton, Section VI (Current Electronic Draft as of July 1, 2004) - Area Regulations:  
  
Residence A: 150 feet  
Residence B: 100 feet  
Residence C: 75 feet  
Residence D: 50 feet  
Residence D-1: 150 feet  
Residence AA: 150 feet  
Residence D-2: 300 feet

Survey corrected answer: "200 ft in AA district." Researcher found the following reference.

7. In a residence AA District, no dwelling shall be erected or maintained except on a lot, as hereinbefore defined, containing not less than 80,000 square feet and having a frontage of not less than 150 feet, and not more than one dwelling shall be erected on each such lot, provided that the minimum frontage of a lot on any street, for the construction of which approval under the Subdivision Control Law has been given subsequent to March 10, 1990, shall be 200 feet.

**How is frontage measured or defined in residential subdivisions?**

Zoning Bylaws Town of Milton, Section 1.A (Current Electronic Draft as of July 1, 2004) - Definitions

Frontage — Frontage of a lot is the distance measured in a straight line between the points where the side boundary lines of the lot intersect the side line of the street which provides access to the lot. At least 80% of the required frontage measured parallel to the aforementioned straight line must be maintained without interruption for a distance of at least 75% of the required frontage.

## Nahant

**What is the longest frontage requirement for single family residential development in any district?**

**125** The longest residential single-family frontage requirement is 125 feet in R-1 for all uses in R-1.  
  
R-1: 125'  
R-2: 75'  
B-1: 75'  
B-2: 75'  
NP: 75'  
Public: --

**How is frontage measured or defined in residential subdivisions?**

FRONTAGE : The front property line of a building or lot abutting on a public or private way approved by the Town.

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SECTION 5.02 - SPECIAL REGULATIONS

A. Number of Residential Buildings on a Lot - Any one lot in a residential district shall not contain more than one principal building plus not more than two allowed accessory buildings, except that the Board of Appeals may allow more than two accessory buildings by issuing a special permit.

B. Area and Frontage Requirements for All Districts 1. Upon approval of the Planning Board, the required frontage for lots on curved streets where the radius of the arc at its degree of greatest curve is less than 100 feet, and lots on turning circles, may be reduced by not more than 50%, provided that the required lot width is attained at the required minimum front setback line.

2. In determining the area and frontage of a lot there shall not be included any land within the limits of a street upon which such lot abuts, even if the title to such street is in the owner of the lot, except, that if a corner lot has its corner bounded by a curved line connecting other bounding lines which, if extended, would intersect the area and frontage shall be computed as if such bounding lines were so extended. Tidelands between mean high water and mean low water shall also be excluded when determining area and frontage.

3. A lot upon which is located a building or for which a building permit has been issued and is then outstanding shall not be subdivided or reduced in area in any manner unless there is retained for such lot sufficient area and frontage to meet the requirements of this bylaw and unless such lot as retained (and any structure thereon) meets all the other requirements of this bylaw. If land is subdivided, conveyed, devised, or otherwise transferred in violation hereof, no building permit shall be issued with reference to such transferred land until the lot retained meets the requirements of this bylaw. Any land taken by eminent domain or conveyed for a public purpose for which the land could have been taken by eminent domain shall not be deemed to be transferred in violation of the provisions hereof.

## Natick

### What is the longest frontage requirement for single family residential development in any district?

225 Zoning Bylaw Town of Natick, Section IV- B INTENSITY REGULATIONS BY ZONING DISTRICT (from Natick website as of August 19, 2004)

Continuous frontage (in feet)

- RSA - 110
- RSB - 140
- RSC - 120
- RSD - 200
- RSE - 225
- RG - 100
- AP - 120

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaw Town of Natick, Section 200 (from Natick website as of August 19, 2004)

Frontage: The linear extent of the front of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot. \*

## Needham

### What is the longest frontage requirement for single family residential development in any district?

150 Rural-Residence Conservation: 150'  
Single Residence A: 150'  
Single Residence B: 80'  
General Residence: 80'

The Land Use Ordinance of Needham

NORFOLK COUNTY, MASSACHUSETTS  
ZONING BY-LAW  
4. DIMENSIONAL REGULATIONS  
4.2 Dimensional Regulations for Rural Residence-Conservation, Single Residence A,  
Single Residence B, General Residence, and Institutional Districts.  
4.2.1 Table of Regulations

**How is frontage measured or defined in residential subdivisions?**

The Land Use Ordinance of Needham  
NORFOLK COUNTY, MASSACHUSETTS  
ZONING BY-LAW  
1. GENERAL  
Definitions - 1.3

Frontage – a continuous portion of a sideline of a way, public or private, between the sidelines of a lot in common ownership and in the case of a corner lot, between a sideline of such lot and the intersection of sidelines of ways or the midpoint of the curve connecting such sidelines. No lot shall be required to have frontage on more than one way. No lot shall be deemed to have frontage unless there exists safe and convenient vehicular access from said lot to a street or way.

## Newbury

**What is the longest frontage requirement for single family residential development in any district?**

**125** Town of Newbury Zoning Bylaw (Adopted 1959, Amended 1999)

Section 6. Use restrictions: Agricultural-Residential  
District

A. Area and frontage for single family residence: Each single family residence, with its appurtenant structure must occupy a lot having an area of not less than 40,000 square feet and have frontage of not less than 125 feet on a street or way.

**How is frontage measured or defined in residential subdivisions?**

A definition for frontage is not listed in the bylaw.

## Newburyport

**What is the longest frontage requirement for single family residential development in any district?**

**300** According to Dimensional Controls (Section VI-A, Table 1), the Agricultural/Conservation district requires a frontage of 300 feet for Single-family residences. The other frontage requirements for Single-family are as follows: R-1 (125 feet), R-2 (90 feet), R-3/B-3 (80 feet), and WMD (90 feet).

**How is frontage measured or defined in residential subdivisions?**

City of Newburyport Zoning Ordinance, Amended 2004

SECTION II. DEFINITIONS

19. FRONTAGE . Frontage is the length of the lot along the property line on a public or planning board approved subdivision street on which the lot has legal and physical access for pedestrians and four-wheeled vehicles; however the ends of incomplete streets shall not be considered as frontage.

## Newton

**What is the longest frontage requirement for single family residential development in any district?**

**140** In the Single Residence 1 District, the frontage requirement is 140 feet, as listed in Table 1 of the Newton Ordinance Chapter 30, Article 2, Section 30-5.

Researcher's note: the frontage requirement in lots created before 12/7/1953 was 100'.

**How is frontage measured or defined in residential subdivisions?**

## Norfolk

**What is the longest frontage requirement for single family residential development in any district?**

**200** 200 feet is the longest residential single-family frontage requirement in Norfolk's zoning bylaws.

ZONING BYLAW FOR THE TOWN OF NORFOLK, MASSACHUSETTS  
Section E. INTENSITY REGULATIONS  
E.1. Basic Requirements  
E.1.b. Schedule of Dimensional Requirements

Residence 1: 150 feet  
Residence 2: 200 "  
Residence 3: 200 "

**How is frontage measured or defined in residential subdivisions?**

ZONING BYLAW FOR THE TOWN OF NORFOLK, MASSACHUSETTS  
Section B. DEFINITIONS

FRONTAGE - That portion of a LOT contiguous with a STREET or STREET right of way line and providing access thereto. For the purposes of determining YARD requirements on corner LOTS and through LOTS, all sides of a LOT adjacent to or abutting STREETS shall be considered FRONTAGE and YARDS shall be provided under YARDS in this Section. FRONTAGE is to be measured continuously along one STREET line between side LOT lines and their intersection with the STREET line or, in the case of a corner LOT, to the midpoint of the corner arc.

\*\*\*

from ordinance.com:

E. INTENSITY REGULATIONS  
E.1. Basic Requirements

E.1.c.1. LOT FRONTAGE. For the purposes of this Section, FRONTAGE shall be the distance from one side of the LOT LINE to the other measured along the STREET line. FRONTAGE is to be measured continuously along one STREET line between side LOT lines and their intersection with the STREET line or, in the case of a corner LOT, to the midpoint of the corner arc.

E.1.c.5. The front LOT LINE must be located so as to be able to provide primary access to a LOT and the access to a LOT shall be from where the FRONTAGE is measured.

Notwithstanding the provisions of Section E.1.c.5. above, access to a Municipal BUILDING which is used as a library, is not required to be taken from where the FRONTAGE is measured.

\*\*Webmasters Note: The previous subsection has been amended as per an update approved at a town meeting held on 5/11/04.

## North Andover

**What is the longest frontage requirement for single family residential development in any district?**

**175** According to the Town of North Andover Zoning Bylaw, Table 2 Summary of Dimensional Requirements, (Adopted 1972, Last Amended 2003), there is a 175' minimum frontage requirement in the Residence 1 District, a 150' minimum frontage in the Residence 2 District and a 125' minimum frontage in the Residence 3 District.



## How is frontage measured or defined in residential subdivisions?

Town of North Andover Zoning Bylaw, Section 7.2.2 (Adopted 1972, Last Amended 2003).

### "7.2.2 Frontage exception

Exceptions for meeting the frontage and lot width requirements required by sections 7.1.2 and 7.2 may be granted upon the approval of a Special Permit. The permit granting authority shall be the Planning Board. A street frontage and lot width exception Special Permit may be granted for a lot in any residential district provided that:

- a) The area of the lot exceeds by three (3) times the minimum lot area required for that district;
- b) The lot has a minimum continuous street frontage of not less than fifty (50) feet and a width of not less than (50) feet at any point between the street and the site of the dwelling;
- c) There is not more than one other such lot with frontage contiguous to it; and
- d) It is so located as not to block the possible future extension of a dead end street.
- e) The creation of the frontage exception lot will not adversely affect the neighborhood;
- f) The creation of the frontage exception lot is in harmony with the general purpose and intent of this Bylaw;
- g) No such lot as described above on which a dwelling is located, shall be hereafter reduced in area below the minimum area required in Section 7.1 (1985/16)."

\*\*\*

From definitions on ordinance.com:

2.38 FRONTAGE The continuous distance between lot sidelines measured along the street line.

\*\*\*

### 7.2 Street Frontage

Minimum street frontage shall be as set forth in Summary of Dimensional Requirements (Table 2) and the lot line meeting these requirements shall constitute the street frontage for the lot. In no case shall actual street frontage at the street line be less than seventy five (75) feet; except as allowed by Section 7.2.2. Corner lots shall be required to have the required frontage only on one street.

In determining the fulfillment of the minimum area and minimum street frontage of a lot required in any zoning district, there shall not be included any land within the limits of a street upon which such lot abuts, even if the fee to such street is in the owner of the lot; except that if a corner lot at its street corner is bounded in part by a segment of curved line not more than seventy five (75) feet in length connecting other lines bounding such lot which if extended would intersect, the area and frontage required in such lot shall be computed as if such potentially intersecting lines were so extended; but if a curved line more than seventy five (75) feet in length is the whole of any one boundary line of a lot, the minimum area and minimum frontage required shall be determined entirely within the lines bounding such lot, including such curved line.

#### 7.2.1. Access across street frontage

Access to each lot, except for corner lots, must be provided across the street frontage. If access to a lot is not across the street frontage as of the date of the adoption of this Section 7.2.1, the lot will not be considered non-conforming as to use or as to an existing structure on that lot. (1994/39)

Exceptions to this requirement may be granted by the issuance of a Special Permit from the Planning Board. A street frontage access Special permit may be granted for a lot in any residential district provided that: a) The specific site is an appropriate location for access to the lot given the current and projected traffic on the roadway, and the site distance to adjacent driveways and roadways, and/or b) Special environmental conditions exist such as wetlands and/or steep slopes such that access across the street frontage would require wetland filling or extreme cutting and/or filling of slopes or would be otherwise detrimental to the environment, c) The access will not adversely affect the neighborhood; d) There will be no nuisance or serious hazard to vehicles or pedestrians; e) The access is in harmony with the general purpose and intent of this Bylaw.

#### 7.2.2 Frontage exception

Exceptions for meeting the frontage and lot width requirements required by sections 7.1.2 and 7.2 may be granted upon the approval of a Special Permit. The permit granting authority shall be the Planning Board.

A street frontage and lot width exception Special Permit may be granted for a lot in any residential district provided that: a) The area of the lot exceeds by three (3) times the minimum lot area required for that district; b) The lot has a minimum continuous street frontage of not less than fifty (50) feet and a width of not less than (50) feet at any point between the street and the site of the dwelling; c) There is not more than one other such lot with frontage contiguous to it; and d) It is so located as not to block the possible future extension of a dead end street. e) The creation of the frontage exception lot will not adversely affect the neighborhood; f) The creation of the frontage exception lot is in harmony with the general purpose and intent of this Bylaw; g) No such lot as described above on which a dwelling is located, shall be hereafter reduced in area below the minimum area required in Section 7.1 (1985/16)

## North Attleborough

### What is the longest frontage requirement for single family residential development in any district?

**150** Town of North Attleborough Zoning Bylaw (Adopted 1974, Amended 2001)

According to Section IV - Intensity Regulations (Intensity Schedule A), the minimum frontage requirements are as follows:

R-10 District: 75 feet  
R-10s District: 75 feet  
R-15 District: 120 feet  
R-20 District: 120 feet  
R-40 District: 150 feet

### How is frontage measured or defined in residential subdivisions?

Town of North Attleborough Zoning Bylaw (Adopted 1974, Amended 2001)

Section IX - DEFINITIONS

YARD, FRONT . A yard extending for the full width of the lot between the building line of the nearest principal building wall and the front lot line, or in the case of a corner lot, the street lot line.

## North Reading

### What is the longest frontage requirement for single family residential development in any district?

**160** Zoning Bylaw Town of North Reading, Section 12.8 (from ordinance.com as of August, 2004)

Table of Dimensional and Density Regulations:

RA 160  
RR 160  
RB 125  
RD 160  
RE 160

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaw Town of North Reading, Section 2.1.40 (from ordinance.com as of August, 2004)

40. LOT FRONTAGE : The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line. Frontage for purposes of this Zoning Bylaw shall be only continuous frontage and shall be measured only by one front lot line for the purposes of corner lots.

## Northborough

### What is the longest frontage requirement for single family residential development in any district?

**200** Town of Northborough Zoning Bylaw

Minimum Lot Frontage

Res A 200'  
Res B 150'  
Bus B 150'  
Bus C 150'  
Ind A 150'

Footnotes...

2' Except for retail group and hotel or motel, which shall have a minimum frontage of five hundred (500) feet:...

12.A minimum frontage of fifty (50) feet shall be permitted in all residential zones, provided that the building lot size is one hundred

seventy thousand (170,000) square feet or greater, and no part of the lot between the front line of the building and street line shall be less than fifty (50) feet in width. In addition, lots with reduced frontage shall require:

(1) A separate driveway for each lot. A common driveway to serve more than one (1) lot may be granted by special permit granted by the Planning Board. When more than three (3) lots are served by a common driveway; it shall meet the Town of Northborough's minimum road standards. In no case shall more than five (5) lots be serviced by one (1) common driveway. Design requirements shall meet the standards for common driveways as outlined in 10-36-130 of the Northborough Subdivision Rules and Regulations. Provision for adequate fire protection must be approved by the Fire Chief prior to the issuance of the special permit. [Amended 5-15-1989 ATM, - Art. 54; 5-22-1991-ATM, Art. 32]

(3) [2?] All common driveways to exit on the frontage street.

(3) The minimum lot width at the building line to be one hundred (100) feet.

(4) A thirty-foot setback from all lot lines.

#### **How is frontage measured or defined in residential subdivisions?**

Town of Northborough Zoning Bylaw

FRONTAGE — The linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot.

## Northbridge

#### **What is the longest frontage requirement for single family residential development in any district?**

**200** Town of Northbridge Zoning Bylaw Chapter 173 (Amended 2002)

District/Use/ Width (ft)  
R-1 /Any permitted structure or principal use/ 150  
[single family housing is allowed in R-1]

R-6 /One family detached dwelling/ 200

#### **How is frontage measured or defined in residential subdivisions?**

Town of Northbridge Zoning Bylaw Chapter 173 (Amended 2002)

ARTICLE II Definitions § 173-2. Terms defined.

FRONTAGE -- The length of the line dividing a lot from the right-of-way of the street on which it abuts. Lot frontage shall be measured continuously along the street right-of-way line between the side lot lines. [Added 5-1-2001 ATM, Art. 18]

## Norton

#### **What is the longest frontage requirement for single family residential development in any district?**

**150** Town of Norton Zoning Bylaw, 2004

According to the "Dimensional Regulations" single family districts R-80, R-60 and R-40 each have a minimum continuous frontage requirement of 150 feet.

#### **How is frontage measured or defined in residential subdivisions?**

Town of Norton Zoning Bylaw, 2004

##### ARTICLE II - DEFINITIONS

2.2 The following words and terms shall have the meanings indicated below:

g. FRONTAGE is the distance measured along the street line of a lot between the intersections with the sidelines or between the intersection of street line or street lines extended and either of the lot sidelines intersections. In the case of a lot located on a cul-de-sac or turnaround, the frontage shall be determined on the curves of the street line between the intersections of the sidelines of the lot with the street line, or by the length of the setback line, whichever is less. On a cul-de-sac, in no case shall the frontage line include more than two (2) curves centered on opposite sides of the street line within the minimum continuous frontage in feet dimension. A sketch entitled, "Frontage definition on a cul-de-sac" dated June 8, 1992 and a sketch entitled "Illustration of Yard

Definition and Measurements" dated November 7, 1972, as revised by Annual Town Meeting of June 8, 1992, illustrating these definitions is incorporated by reference into this paragraph.

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#### 6.10 MINIMUM STREET FRONTAGE EXCEPTIONS FOR LARGE LOTS IN R-80, R -60, AND R-40 DISTRICTS

A lot need not have the specified amount of street frontage providing all of the following apply:

6.10.1 The buildable area of the lot exceeds by five (5) times the minimum lot area required for that district; and

6.10.2 The lot has a continuous street frontage of not less than fifty (50) feet at any point between the street and the site of the dwelling; and

6.10.3 There is not another such lot of frontage less than that required by Section 6.2 contiguous to it on the same street; and

6.10.4 No such lot as described above on which a dwelling shall be hereafter reduced in area below the minimum area required in 6.10.1; and

6.10.5 Deleted 6/10/98

## Norwell

### What is the longest frontage requirement for single family residential development in any district?

**80** According to the Town of Norwell Zoning Bylaws, Article II, Section 2431 states: "[t]he minium frontage measured at the street line shall be 80 feet for lots in all districts. Street frontage shall be continuous and uninterrupted."

### How is frontage measured or defined in residential subdivisions?

Town of Norwell Zoning Bylaws, Article V (Definitions): "Frontage: a continuous and uninterrupted portion of a sideline of a way, public or private, between the sidelines of a lot in common ownership and in the case of corner lot, between a sideline of such lot and the intersection of the sidelines of ways or the midpoint of the curve connecting such sidelines."

Town of Norwood Zoning Bylaws, Article II, Section 2431 states: "[t]he minium frontage measured at the street line shall be 80 feet for lots in all districts. Street frontage shall be continuous and uninterrupted."

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2430. Lot Frontage and Width.

2431. The minimum frontage measured at the street line shall be 80 feet for lots in all districts. Street frontage shall be continuous and uninterrupted.

## Norwood

### What is the longest frontage requirement for single family residential development in any district?

**125** According to the Town of Norwood Zoning Bylaws, Section 4200, the maximum length of frontage in the single family residence districts is 125 feet. In S2-Single Residence Districts 2 (125 feet), S1 Single Residence Districts 1(100 feet), S Single Residence Districts(90 feet), G General Residence Districts(90 feet), and A Multifamily Districts(90 feet).

### How is frontage measured or defined in residential subdivisions?

Town of Norwood Zoning Bylaws, Section 8000:

LOT FRONTAGE : The boundary of a lot abutting on a legally and physically accessible street, measured continuously along one street line between side lot lines. In the case of corner lots, lot frontage is measured between the side lot line and the midpoint of the corner radius, measuring on the street which has been designated as the frontage street by the owner or, failing that, has been so designated by the inspector of buildings.

# Paxton

## What is the longest frontage requirement for single family residential development in any district?

200 Paxton Zoning Bylaw (Amended 2003)

### 4.2 Schedule of Dimensional Requirements

District	Minimum Frontage in feet
GRB	200
GRA	100
B	100 or 125
Watershed	200

## How is frontage measured or defined in residential subdivisions?

Paxton Zoning Bylaw (Amended 2003)

### 4.4 Exceptions to Dimensional Requirements

4.4.1 Lot Frontage, Width and Area: In all districts, no building except a one story accessory use building shall be constructed upon a lot which has a frontage of less than the "Minimum Frontage", or which has a width of less than the "Minimum Frontage" width at any point between the frontage street and the nearest part of the building constructed or to be constructed on said lot, or which has a lot width (measured through that part of said building where the lot is narrowest) of less than the "Minimum Lot Width through Building," or a lot area of less than the "Minimum Lot area," all as specified in the Schedule of Section 4.2 for the district in which said lot is located, except as otherwise provided in Sections 4.4.2 and 4.4.4 hereunder.

#### 4.4.2 Lot Size Exceptions:

1. Notwithstanding the dimensional requirements of this Bylaw, a single family dwelling may be constructed on a lot which does not comply with such minimum requirements, provided that all other provisions of this Bylaw are complied with, and provided further that said lot is grandfathered and legally protected as a buildable lot pursuant to, Section 6 of Chapter 40A, M.G.L.

2. If a definitive plan, or a preliminary plan followed within seven (7) months by a definitive plan, has been submitted to the Planning Board for approval under the Subdivision Control Law, and written notice of such submission has been given to the Town Clerk before the effective date of this Bylaw, the land shown on such plan shall be governed by the applicable provisions of the Zoning Bylaw in effect at the time of the first such submission while such plan or plans are being processed under the Subdivision Control Law; and, if such definitive plan or an amendment thereof is finally approved, for the length of time permitted in Section 6 of Chapter 40A, M.G.L.

3. Other exceptions not specifically allowed herein and certain rights of record owners of the land shall be those as provided in Section 6 of Chapter 40A, M.G.L.

4.4.4 Exception for Irregular Lots: An irregular lot with a frontage width of at least one hundred (100) feet, and a principal use building constructed or to be constructed thereon, shall be allowed provided.

1. the lot width does not decrease between the frontage width of the front lot line and the nearest part of said building constructed or to be constructed on said lot,
2. such lot meets the district requirement for lot area as computed for regular lots in that district,
3. all yards for such lot shall provide the same separation from lot lines as required for a regular lot in the same district. The minimum requirement for the "Lot Width through Building" as specified in Section 4.2 may be set aside with respect to a particular irregular lot in question, subject to approval of the Planning Board; and
4. complies with the provisions of section 4.2.1, Substantial Irregularity.

FRONT LOT LINE : The property line dividing a lot from a street. On a corner lot, the owner shall designate one street line as the front lot line.

FRONTAGE, LOT : The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line. The minimum required frontage shall be uninterrupted and continuous along one street. For corner lots, frontage shall be measured between one side lot line and the mid-point of the corner radius.

FRONTAGE STREET : A street to which the owner of the lot has a legal right of access and which provides the required lot frontage.

# Peabody

## What is the longest frontage requirement for single family residential development in any district?

125 Zoning Ordinance City of Peabody, Section 5.2 (Adopted 1978, Amended 2004) - Schedule of Dimensional Controls

R1 - 125  
R1A - 125  
R1B - 100

R2 - 50  
R3 - 60  
R4 - 75  
R5 - none

**How is frontage measured or defined in residential subdivisions?**

City of Peabody Zoning Ordinance, Section 2 (Adopted 1978, Amended 2004)

Frontage: The straight line distance between either the points of intersection of the side lot lines and the street right-of-way or the points of intersection of the side lot lines, and the rear line of the required front yard (see diagram under "yard"):

Frontage, lot: A continuous portion of the boundary between a lot and an abutting street between lot lines or, in the case of a corner lot, between a lot line and the intersection of street lines or of street lines extended. The measurement of lot frontage shall not include jogs in street width, back-up strips and other irregularities in street line, and in the case of a corner lot, may at the option of the owner extend to the midpoint of the curve connecting street lines, instead of to their intersection.

Frontage, street: A street which provides the required lot frontage for a building. When a lot is bounded by more than one street, any of them, but only one, may be designated as the frontage street by the owner, provided that the street meets the frontage requirements and the principal permitted building on the lot is numbered on such frontage street. However, in the case of a lot bounded by two streets forming an interior angle of more than one hundred thirty-five (135) degrees, their combined frontage between lot lines may be used to satisfy the lot frontage requirement.

## Pembroke

**What is the longest frontage requirement for single family residential development in any district?**

**150** Zoning Bylaws Town of Pembroke Section IV Use and Dimensional Regulations I. Residence District A

D. Dimensional Regulations

1. Lot Sizes: All uses require a minimum of 40,000 square feet of area and a minimum of 150' of frontage. [Amended 5/4/99]

**How is frontage measured or defined in residential subdivisions?**

Zoning Bylaws Town of Pembroke Section II Definitions

FRONTAGE : Land along the way which is:

- a. A public way which has been accepted at a town meeting or a way which the town clerk certifies is maintained and used as a public way.
- b. A way shown on a plan theretofore approved, endorsed and constructed in accordance with the Subdivision Control Law.
- c. A way, in existence when the Subdivision Control Law became effective in the town, which has been certified by the planning board as having sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby.

Frontage shall be used to provide access to the interior of the lot and shall be measured between side lot lines at the way.

## Pepperell

**What is the longest frontage requirement for single family residential development in any district?**

**200** RR - 200  
TR - 150  
RCR - 150  
SR - 150  
UR - 150

- Zoning By-Law, Town of Pepperell, Massachusetts (as amended 12/16/03). Section 4140 Table of Dimensional Requirements

**How is frontage measured or defined in residential subdivisions?**

"LOT FRONTAGE: A lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Vehicular access to a building site on the lot shall be exclusively through the frontage of the lot."

- Zoning By-Law, Town of Pepperell, Massachusetts (as amended 12/16/03). Section 10000 Definitions

## Plainville

### What is the longest frontage requirement for single family residential development in any district?

225 Town of Plainville Zoning Bylaw

According to 2.6 Intensity of Use Schedule, the frontage requirements in residential single-family zones are as follows:

RA: 225 feet  
RB: 140 feet  
RC: 100 feet  
RD: 140 feet  
CB: 125 feet  
IA: 200 feet  
IB: 200 feet

### How is frontage measured or defined in residential subdivisions?

Town of Plainville Zoning Bylaw

#### 4.1 - Definitions

LOT, FRONTAGE : That portion of a lot fronting upon a street or public way, to be measured continuously along one street line between its side lot lines and the intersection with the street line.

#### Subdivision 2.1 Definitions

FRONTAGE : For the purpose of these Regulations, physical access, or the demonstrated feasibility of safe physical access, to a property from a street designed for such purposes, i.e. Collector and Minor Residential Streets excluding wetlands, ledge, and areas of slope in excess of 10%.

## Plymouth

### What is the longest frontage requirement for single family residential development in any district?

200 Town of Plymouth Zoning Bylaw 2004

According to Table 5, District RR requires 200 ft. of frontage, while Districts R-40 requires 150 ft.

### How is frontage measured or defined in residential subdivisions?

Town of Plymouth Zoning Bylaw 2004

FRONTAGE - That portion of a lot contiguous with a street or street right of way line and providing access thereto.

LOT FRONTAGE - For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to or abutting street shall be considered frontage and yards shall be provided as indicated under yards in this section.

## Plympton

### What is the longest frontage requirement for single family residential development in any district?

200 Town of Plympton Zoning By-Laws (2001 Edition)

#### 5.1 Intensity of Use

All districts require a minimum of 200 feet frontage.

A lot or parcel of land having an area or frontage of lesser amounts than required by this table may be considered as coming within the area and frontage requirements of this section, provided such lot or parcel of land was shown on a plan or described in a deed duly recorded or registered at the time of the adoption of this By-law and did not at the time of such adoption adjoin other land of the same owner, available for use in connection with such lot or parcel.

#### How is frontage measured or defined in residential subdivisions?

Town of Plympton Zoning By-Laws (2001 Edition)

#### 5.2 Frontage

Frontage shall be defined as and determined by a continuous, uninterrupted measurement along the right of way line of either a public way maintained by the Town and recorded at the Plymouth County Commissioners' Office or a way shown on a subdivision plan duly approved by the Planning Board under Subdivision Control Statutes, and shall preclude segmented measurements along ways.

5.1 A lot or parcel of land having an area or frontage of lesser amounts than required by this table may be considered as coming within the area and frontage requirements of this section, provided such lot or parcel of land was shown on a plan or described in a deed duly recorded or registered at the time of the adoption of this By-law and did not at the time of such adoption adjoin other land of the same owner, available for use in connection with such lot or parcel.

## Princeton

#### What is the longest frontage requirement for single family residential development in any district?

225 Town of Princeton Zoning Bylaws (Adopted 1957, Amended 2002)

#### SECTION VI. AREA, YARD AND HEIGHT REGULATIONS:

##### 1. Area and Yard Regulations:

(B) Except as hereinafter specified, there shall be provided for each dwelling or other residential structure, each business building, and each industrial building or concern in the Town a lot having at least 225 feet of continuous frontage on a single street. Frontage shall be computed along the edge of the property line where it borders the street. On a corner lot, frontage shall be measured to the tangent point at the intersection of the two streets. (Amended July 20, 1973)

#### How is frontage measured or defined in residential subdivisions?

Town of Princeton Zoning Bylaws (Adopted 1957, Amended 2002)

#### SECTION VI. AREA, YARD AND HEIGHT REGULATIONS:

##### 1. Area and Yard Regulations:

Frontage shall be computed along the edge of the property line where it borders the street. On a corner lot, frontage shall be measured to the tangent point at the intersection of the two streets. (Amended July 20, 1973)

## Quincy

#### What is the longest frontage requirement for single family residential development in any district?

85 The Table of Dimensional Requirements (Section 17.20.040A in Quincy's zoning ordinance) lists 85 feet as the greatest frontage requirement in any of the City's residential single-family districts.

#### How is frontage measured or defined in residential subdivisions?



## Randolph

### What is the longest frontage requirement for single family residential development in any district?

**120** Letter received from Mary McNeil, Building Commissioner, on 5/17/05:

"In a moderate density residential district, the minimum frontage for a single family is 120'; in a high density district, it is 100'. (130' is the minimum required for a two family.)"

### How is frontage measured or defined in residential subdivisions?

From ordinance.com:

**LOT FRONTAGE** The property line dividing a lot from a street (right-of way). On a corner lot the owner shall designate one (1) street line as the front lot line. On a corner lot, where the junction of two (2) streets is formed by a curve, the frontage shall be measured along the tangent line of the curve from the point of intersection to the side lot line.

## Raynham

### What is the longest frontage requirement for single family residential development in any district?

**150** Town of Raynham Zoning Bylaw (Amended 2003)

According to Section 5.1 (Minimum Requirements), The minimum frontage requirements are as follows:

Residential A: 150 feet

Residential B: 150 feet

Residential D: 150 feet

### How is frontage measured or defined in residential subdivisions?

Town of Raynham Zoning Bylaw (Amended 2003)

**FRONTAGE:** That portion of a street, uninterrupted between the sidelines of a single lot. (added S.T.M. 2/12/90)

## Reading

### What is the longest frontage requirement for single family residential development in any district?

**200** The Zoning Bylaw Town of Reading, 5.1.2. Table of Dimensional Controls(2003)

In Single Family 40 Districts, the frontage requirement is 200 feet.

### How is frontage measured or defined in residential subdivisions?

The Zoning Bylaw Town of Reading, 5.2.2. Lot Frontage (2003).

#### 5.2. SUPPLEMENTARY REQUIREMENTS

All buildings, structures and uses shall be subject to the following additional requirements:

#### 5.2.1. Lot Shape:

In all residence districts no lot may be construed to be a building lot unless it fully contains a geometric shape which conforms with the following characteristics:

a. The geometric shape entirely complies with the area and frontage requirements of these By-laws;

b. One side of the geometric shape coincides with the street line of the lot for the entire length and depth of the required frontage; and

c. The product of the area (in square feet) of the geometric shape multiplied by 22 is greater than the square of the total length (in feet) of the perimeter of the geometric shape, expressed as: (Area of Geometric Shape) x 22 > (Perimeter of Geometric Shape)

5.2.2. Lot Frontage: In Single Family 20 Districts, the frontage may be reduced to not less than eighty (80) feet, where the street line is a curve having a radius of at least fifty (50) feet but not more than two hundred (200) feet, and the lot has a width of not less than one hundred twenty (120) feet, measured at the setback line.

## Rehoboth

### What is the longest frontage requirement for single family residential development in any district?

**200** Town of Rehoboth Zoning Bylaw (2004)

Residential/Agricultural, Business and Industrial Districts all require 200 foot frontage. In Residential/Agricultural and Business, lots must have 300 feet frontage, if duplexes are to be built.

### How is frontage measured or defined in residential subdivisions?

Town of Rehoboth Zoning Bylaw (2004)

"LOT FRONTAGE : That portion of a lot fronting upon and having access to a public way(s) or a way(s) in a definitive subdivision plan endorsed by the Planning Board. The minimum frontage must be continuous. The length of continuous frontage shall be the sum of all the straight line and curved segments of the street right-of-way between the sidelines of the lot.

\*\*Webmasters Note: The previous definition has been amended as per Case No. 1988 from town meeting dated 4/8/02."

## Revere

### What is the longest frontage requirement for single family residential development in any district?

**80** The Land Use Ordinance of Revere (City)  
SUFFOLK COUNTY, MASSACHUSETTS  
Title 17 ZONING  
Chapter 17.24 Dimensional Regulations  
17.24.010 Table of dimensional controls.

RA: 60  
RA1: 80  
RB: 80  
RB1: 70

### How is frontage measured or defined in residential subdivisions?

17.08.310 FRONTAGE . Frontage means the length of a lot along the street line of a public, private or planning-board-approved street, excluding the ends on incomplete streets. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall not be considered frontage, only the side of the legal address. Yards shall be provided as indicated under Chapter 17.24. (C.O. 83-3 Section 17-2(B)(29))

## Rockland

### What is the longest frontage requirement for single family residential development in any district?

**110** Town of Rockland Zoning Bylaw, Section V (B)(5) (Last Amended 2003).

"5. Frontage Requirements [Amended ATM 5/17/99, Art. 33]

Minimum required frontage for lots located in residence, business, and industrial districts shall be as follows:

District Minimum Width in Feet

R-1 110  
R-2 110  
R-3 110  
R-4 110  
B-1 110  
B-2 110  
I-1 110  
I-2 110  
I-3 110 [Added ATM 6/6/94, Art. 80]  
I-4 110 [Added ATM 5/19/97, Art.64]"

**How is frontage measured or defined in residential subdivisions?**

## Rockport

**What is the longest frontage requirement for single family residential development in any district?**

**150** Rockport Zoning Bylaw (Amended 2002)

SRAA - 150  
SR - 75  
RA - 75  
R - 50  
SMR - 50  
G - 50

**How is frontage measured or defined in residential subdivisions?**

Rockport Zoning Bylaw (Amended 2002)

"FRONT LOT LINES : For the purpose of calculating "front yard set backs" the term "front lot line" shall mean that lot line which provides the minimum required lot frontage of the zoning district where the lot is located and access for the lot."

## Rowley

**What is the longest frontage requirement for single family residential development in any district?**

**150** Town of Rowley Zoning Bylaw

6.0 INTENSITY OF LAND USE

6.1 Single Family and Non-Residential Uses

6.1.1 Lot Area and Frontage

6.1.1.1 Except as provided by section 6.1.1.2, each principal building or structure for non-residential use and each single family dwelling shall be located on a lot in conformance with the following requirements:

(a) In the Central District, at least thirty thousand (30,000) square feet of area and one hundred and twenty-five (125) feet of frontage are required.

(b) In the Residential District, the Outlying District, and the Coastal Conservation District, at least sixty thousand (60,000) square feet of area and one hundred and fifty (150) feet of frontage are required.

(c) In the case of a corner lot, the required frontage need be provided only on one street, and shall be measured from the side lot line to the point of tangency of the required corner radius.

**How is frontage measured or defined in residential subdivisions?**

Town of Rowley Zoning Bylaw

Section 2.0 - Definitions

FRONTAGE : The continuous distance, unencumbered by easements or otherwise, measured between the side lot lines at the street line on a way that qualifies for frontage under M.G.L., Ch. 41, § 81 L.

FRONTAGE . The linear extent of a lot measured along the street right-of-way from the intersection of said right-of-way with one side lot line to the intersection with the other side lot line of the same lot, but not including any portion thereof devoted to a right-of-way or a driveway serving more than one (1) lot or dwelling unit. Frontage must provide vehicular access to the lot from the right-of-way counted for frontage unless otherwise approved by the Planning Board.

## Salem

### What is the longest frontage requirement for single family residential development in any district?

**200** According to survey received from Salem on 4/22/05: 200 feet.

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#### TABLE I RESIDENTIAL DENSITY REGULATIONS

200 feet in RC.

### How is frontage measured or defined in residential subdivisions?

LOT : A parcel of land occupied or designed to be occupied by a principal building and the accessory buildings or uses customarily incident to the principal building, including such yards and other open spaces as me arranged and designed to be used with such buildings. Such lot shall have frontage on an improved public street and may consist of a single lot of record, a portion of a lot of record, or a combination of such lots or portions of lots of record, provided that such lot is used for only one (1) principal use.

City of Salem Zoning Ordinance, Section 8.2 (Last Amended 2001).

Sec.8.2. Nonconforming lot.

Where a lot or lots exist which could not be built upon for residential purposes under the terms of this ordinance by reason of restrictions on lot area or lot width, such lot or lots may be used, subject to the following provisions:

(1) Any increase in area, frontage, width, yard or depth requirements of a zoning ordinance or by-law shall not apply to a lot for single- and two-family residential use which, at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to then-existing requirements and had less than the proposed requirement but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage. The provisions of this section shall not be construed to prohibit a lot being built upon if, at the time of the building, building upon such lot is not prohibited by the Salem Zoning Ordinance.

(2) If two (2) or more lots, or combinations of lots and portions of lots, with continuous frontage in single ownership are of record less than five (5) years at the time of adoption of this ordinance, and if all or part of the lots do not meet the requirements for lot width and area as established by this ordinance, such lots may be built upon for single-family residential use within a period not exceeding five (5) years from the date of such recording, provided that the lots each have a minimum area of five thousand (5,000) square feet and a minimum frontage of fifty (50) feet.

## Salisbury

### What is the longest frontage requirement for single family residential development in any district?

**200** Town of Salisbury Zoning Bylaw

#### Section VI Dimensional Regulations

##### Dimensional Control Table

District	Minimum allowable frontage
R1	200
R2	150
R3	40
BC	--

C 100  
C2 150

\*Researcher listed all districts that allow single family homes.

#### How is frontage measured or defined in residential subdivisions?

Town of Salisbury Zoning Bylaw

##### SECTION II GENERALLY

##### Definitions

20. LOT FRONTAGE : The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line.

## Saugus

#### What is the longest frontage requirement for single family residential development in any district?

**100** 100 feet is the required minimum frontage for all of Saugus's residential zones.

The Land Use Ordinance of Saugus  
ESSEX COUNTY, MASSACHUSETTS  
ZONING BY-LAWS (Incorporated 1815; June 1999; With amendments through 12/4/2000 ATM)  
ARTICLE VI - DIMENSIONAL AND DENSITY REGULATIONS  
TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

#### How is frontage measured or defined in residential subdivisions?

Frontage: The distance measured along the property line that divides a lot from a right-of-way, and between the points of intersection of the side lot lines and right-of-way. To be considered as frontage, this distance shall be continuous and must at all points have at least a minimum front yard depth (setback) required in the Table of Dimensional and Density Regulations for the district; same at Lot Width (see definition).

## Scituate

#### What is the longest frontage requirement for single family residential development in any district?

**100** Town of Scituate Zoning Bylaw, Section 610.2(A) (as amended 2003):

"In all districts, except as herein provided, no dwelling shall hereafter be erected on a lot which does not abut on at least one street or way for a distance of at least one hundred feet."

#### How is frontage measured or defined in residential subdivisions?

From ordinance.com:

LOT FRONTAGE : That portion of a lot fronting upon and having rights of access to a way providing legally sufficient frontage for a division of land under the requirements of MGL Ch 41, Sec. 81L., to be measured continuously along a single street line.

\*\*\*

##### 610.2 Lot Frontage Requirements

##### A. General Requirements

In all districts, except as herein provided, no dwelling shall hereafter be erected on a lot which does not abut on at least one street or way for a distance of at least one hundred feet. No dwelling shall be hereafter erected on a lot which has a width of less than one hundred feet at any point between the frontage street or way and the nearest part of the dwelling erected or to be erected on said lot. In the case of a cul-de-sac lot, the exterior line of the way on which a lot abuts shall be a curve having a radius of one hundred fifty feet or less, the frontage abutting the way shall be at least sixty feet, and the lot shall have the required lot width at the setback

line. In a "GB," General Business District and a "C," Commercial District, no nonresidential use or structure shall be hereafter permitted or erected, respectively, on a lot which does not abut on at least one street or way for a distance of at least sixty feet.

## Seekonk

### What is the longest frontage requirement for single family residential development in any district?

**200** Seekonk Zoning Bylaw

Minimum lot width, measured at the street line:

R1 100'  
R2 120'  
R3 150'  
R4 200'

#### SECTION 6. RESIDENCE DISTRICTS

##### 6.1 USES PERMITTED

1. Single-family dwellings (but not including mobile homes with the following exception): ..

### How is frontage measured or defined in residential subdivisions?

Seekonk Zoning Bylaw

#### 4.5 REDUCTION OF LOT AND YARD AREAS PROHIBITED

No lot, yard, frontage, required open space, or parking area shall be so reduced, diminished, or maintained that yards, other open spaces, total lot area or parking area shall be smaller than prescribed by this bylaw. After the date of adoption of this by-law, land in all residence districts shall be subdivided so that every lot conforms to this by-law.

#### 6.10 ALTERNATE TO STANDARD MINIMUMS

This alternate is offered to encourage more normally acceptable lot configurations, increased open space, decreased density, reduced lengths of roads, utilities and drains, and to legalize potential nonconforming uses.

6.10.1 The minimum lot area must be increased by 250 square feet for each foot, or fraction thereof, of reduction of the minimum required lot width measured at the street line.

6.10.2 The minimum lot area must be increased by 250 square feet for each foot, or fraction thereof, of reduction of the minimum required lot width measured at the rear of the required front yard.

6.10.3 The minimum required lot width at the street line may be reduced to not less than 75% of the standard minimum of the affected zone, but not to less than 100 feet.

6.10.4 The minimum required lot width at the rear of the required front yard may be reduced to not less than 75% of the standard minimum of the affected zone, but not to less than 100 feet.

6.10.5 Any lot designed under 6.10 must be prominently identified on plans submitted for approval and/or endorsement.

## Sharon

### What is the longest frontage requirement for single family residential development in any district?

**175** Sharon Zoning Bylaws  
2400. DIMENSIONAL REGULATIONS.  
2420. Rural and Suburban 2 District Requirements. (See Section 4300 for Flexible Development).  
2422. Minimum Lot Width:  
- If fronting on street with State or County Layout: two hundred (200') feet.  
- If fronting on any other street: one hundred seventy-five (175') feet.

### How is frontage measured or defined in residential subdivisions?

Sharon Zoning Bylaws  
ARTICLE II. DISTRICT REGULATIONS  
2400. DIMENSIONAL REGULATIONS.  
2410. General Regulations.  
2412. Lot Width and Frontage.  
d. In any residential district, the minimum frontage and the minimum lot width may be reduced to twenty-five (25') feet provided that

the lot conforms to each of the following:

- (1) Contiguous lots having reduced lot frontage as provided by this Section shall not be maintained in common ownership.
- (2) The minimum street setback shall be increased by one hundred (100') feet over the minimum street setback otherwise required by all other provisions of this By-Law.
- (3) The minimum setback from side lot lines and the minimum setback from rear lot lines shall be increased over the setbacks otherwise required by all other provisions of this By-Law as follows: In Single Residence A and Suburban 1 Districts by one hundred twenty-five (125') feet additional; in Single Residence B and General Residence Districts by seventy-five (75') feet additional; in Rural 1 and Suburban 2 Districts by one hundred fifty (150') feet additional; and in Rural 2 District by two hundred (200') feet additional.
- (4) The minimum lot area shall be increased by one hundred percent (100%) over the lot area otherwise required by all other provisions of this By-Law.
- (5) The minimum distance between lot side lines from the frontage to the front of the primary structure on the lot shall be twenty (20') feet.

## Sherborn

### What is the longest frontage requirement for single family residential development in any district?

**250** Town of Sherborn Zoning Bylaws, Section 4.2 Schedule of Dimensional Requirements (2004): frontage requirements are 150' for Residence A districts, 200' for Residence B districts, 250' for Residence C districts and 300' for Residence M districts where single family homes can be built by right.

Survey received from Sherborn on 3/28/05:

"250. Note: The 300' minimum applies to the Residence M district, but as a practical matter the EA district has supplanted the M district (though the M district still exists.)"

### How is frontage measured or defined in residential subdivisions?

From ordinance.com:

Lot Line, Front (Amended 1996)

The line defining a street right-of-way, whether it be a public way, where a street layout exists. Where no street layout exists, it shall be the line defining where the rights of others begin.

\*\*\*

#### 4.3 Special Requirements

4.3.3 In the case of a lot abutting more than one street, the lot must have the entire required minimum frontage on one of the streets but need not have it on more than one.

## Shirley

### What is the longest frontage requirement for single family residential development in any district?

**225** According to Shirley Protective Zoning Bylaws Draft , a property in the Residential Rural Zone requires 225 feet of frontage, while one in Residential Zone 1 requires 175 feet of frontage.

### How is frontage measured or defined in residential subdivisions?

Shirley Zoning Bylaw

#### 3.2.4 Frontage-Access

A building lot in any district shall have frontage on and rights of access to one or more of the following for the distance required under Dimensional Controls:

- a. A way legally accepted by Town Meeting vote, or

- b. A way established by county, state, or federal authority, or
- c. A way established by a subdivision plan approved in accordance with the Subdivision Control Law, or
- d. Any other way or portion of a way in existence when the Subdivision Control Law became effective which, because of unusual conditions such as limitations upon the extent or type of land use to be served, the Planning Board, following consultation with the Highway Surveyor, Police Chief, Fire Chief and Board of Selectman, has determined to be sufficient for the needs for access and utilities to serve potential needs of land abutting on or served thereby.

The Planning Board shall also make such determinations with respect to the ways described in a, b, c, herein above.

Any determination made by the Building Inspector or Planning Board under this Section may be appealed to the Board of Appeals by any party having standing as provided in Section 8 of Chapter 40A, MGL.

The Town Clerk shall maintain a list of ways and portions thereto which have been determined to qualify to provide frontage under the provisions of this Section. The Planning Board may specify that its determination of adequacy applies only to given premises and not generally to all properties served by that way in cases where the limitations or other conditions justifying access adequacy for those premises are not generally true for other properties served by that way.

### 3.2.5 Frontage-Measurement

Frontage shall be measured along a straight line connecting points of intersection of the side lot lines with the street line on which the lot is located, and with not less than the required distance between said lot lines at all points from the street line to the dwelling or main non-residential structure, except as hereafter provided in Section 4.3.1 for hammerhead lots.

### 3.2.6 Frontage- Dead End Streets

A lot on a turning circle of a dead end street may have a frontage of not less than eighty (80) ft. provided that the shortest distance between side lot lines shall be at least 120 ft. at every point more than thirty-five (35) ft. from the street line to the dwelling or main non-residential structure.

### 3.2.7 Frontage/Setback- Two Streets/Corner Lot

A lot having frontage on two (2) streets which do not intersect shall have two (2) front yards, each of which shall comply with the minimum front yard setback requirements of this Bylaw, but need to meet the minimum frontage requirement only with respect to one of the streets. A corner lot having frontage at the intersection of two (2) streets must have the minimum frontage on at least one of the streets and shall be deemed to have two (2) front yards, each of which shall comply with the minimum front yard setback requirements of this Bylaw; one of the remaining yards shall be a rear yard.

## Shrewsbury

### What is the longest frontage requirement for single family residential development in any district?

125 Town of Shrewsbury Zoning Bylaw (Adopted 1967, Amended 2004)

SECTION VII - DEVELOPMENT OF SITES AND LOCATION OF BUILDINGS AND STRUCTURES B. Area, Frontages, Yard and Lot Coverage Requirements: TABLE II - Greatest frontage requirement in any of Shrewsbury's single family zones is 125 feet.

### How is frontage measured or defined in residential subdivisions?

Town of Shrewsbury Zoning Bylaw (Adopted 1967, Amended 2004)

#### SECTION II - DEFINITIONS

Lot, Frontage of: The horizontal distance measured along the front lot line between the points of intersection of the side lot lines or an intersecting street lot line of a corner lot with the front lot line. The minimum required lot frontage shall be provided along one street lot line and cannot be accumulated along two (2) or more streets.

## Somerset

### What is the longest frontage requirement for single family residential development in any district?



100 Town of Somerset Zoning Bylaw (2003)  
5.0 Dimensional Requirements

**How is frontage measured or defined in residential subdivisions?**

Town of Somerset Zoning Bylaw (2003)

Definitions

FRONTAGE : at portion of a lot fronting upon and having legal rights of access to a street to be measured continuously along one street line between side lot lines and their intersection with the street line, or in the case of a corner lot, to the point of intersection of street side lines extended. Frontage requirements for lots at the end of cul-de-sacs may be reduced to no less than 75% of the required linear minimum for the district in which it is located as measured in a straight line from side lot lines where they intersect with the street.

\*\*Webmasters Note: The previous definition has been amended as per an update approved at a town meeting held on 5/19/03.

Definitions in Subdivision section

FRONTAGE : For the purpose of these Regulations, physical access, or the demonstrated feasibility of safe physical access, to a property from a street designed for such purposes, i.e. Collector, Local and Minor Streets excluding wetlands, ledge, and areas of slope in excess of 10%.

## Somerville

**What is the longest frontage requirement for single family residential development in any district?**

50 The frontage requirement in all single family districts, as set forth in the Somerville Zoning Ordinance, Article 8, Section 8.5 (adopted 1990, as amended 2003), is 50 feet.

**How is frontage measured or defined in residential subdivisions?**

## Southborough

**What is the longest frontage requirement for single family residential development in any district?**

150 According to Zoning Chapter of the Town of Southborough, Massachusetts, Section 174-8, the following are the residential single family zone frontage requirements:  
RA Residence A District: 150 ft.  
RB Residence B District: 125 ft.

**How is frontage measured or defined in residential subdivisions?**

Zoning Chapter of the Town of Southborough, Massachusetts, Section 174-2.

"FRONTAGE - The distance along a continuous portion of a street line between intersections with lot side lines, provided that for lots abutting more than one (1) street, frontage shall be required and measured along one (1) street only, but the yard required by Article III hereof shall be provided along each street the lot abuts, and that for corner lots, frontage shall be measured to the intersection of street lines or to the middle of the corner rounding curve connecting such street lines, and further provided that a lot shall only be deemed to have "frontage" along any street to which it has both legal and physical access."

## Sterling

**What is the longest frontage requirement for single family residential development in any district?**

**225** Town of Sterling Protective Zoning Bylaw, 2002  
2.5 TABLE OF DIMENSIONAL CONTROLS  
2.5.1 Single Family and Nonresidential Buildings  
Neighborhood Residence: 125'  
Rural Residence: 225'

**How is frontage measured or defined in residential subdivisions?**

Town of Sterling Protective Zoning Bylaw, 2002

ARTICLE 5. DEFINITIONS  
FRONTAGE shall mean the continuous boundary of a lot coinciding with the street lines if there are both rights of access and potential vehicular access across that boundary as measured continuously along said lot lines between side lot lines. Lot Frontage must therefore be on a Street as defined herein.

## Stoneham

**What is the longest frontage requirement for single family residential development in any district?**

**90** The Land Use Ordinance of Stoneham (Town of)  
MIDDLESEX COUNTY, MASSACHUSETTS  
CHAPTER 15 ZONING  
5.0 INTENSITY REGULATIONS  
5.2 Dimensional Regulations By District:  
5.2.1 Table One - Dimensional Requirements  
Residence A: 90 feet  
Residence B: 75 feet

**How is frontage measured or defined in residential subdivisions?**

The Land Use Ordinance of Stoneham (Town of)  
MIDDLESEX COUNTY, MASSACHUSETTS  
CHAPTER 15 ZONING  
2.0 DEFINITIONS  
2.1 Definitions:  
2.1.28 FRONTAGE : The linear extent of a lot measured along a street right-of-way from the intersection of one side lot line to the intersection of the other of the same lot, which can be used for access to the lot, but not including any portion thereof serving more than one (1) lot or dwelling unit.

## Stoughton

**What is the longest frontage requirement for single family residential development in any district?**

**150** Town of Stoughton Zoning Bylaw, TABLE OF DIMENSIONAL AND DENSITY REGULATIONS. (Last Amended 2001).  
In the Residence A district, there is a frontage requirement of 150'.

**How is frontage measured or defined in residential subdivisions?**

LOT FRONTAGE : The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line.  
LOT LINE, FRONT : The property line dividing a lot from a street (right-of-way). On a corner lot the owner shall designate one street line as the front lot line.

## Stow

### What is the longest frontage requirement for single family residential development in any district?

**200** According to the Town of Stow Zoning Bylaw, Section 4.4 Table of Dimensional Requirements (Last Amended 2003), there is a 200' frontage requirement in the Residential District and a 150' frontage requirement in the Recreation Conservation District.

### How is frontage measured or defined in residential subdivisions?

Town of Stow Zoning Bylaw, Section 4.3.2.2 (Last Amended 2003).

"4.3.2.2 Frontage shall be contiguous and measured along the STREET LINE.

a) For a corner LOT, frontage shall be measured along one STREET only, including one half of the corner arc, or that portion of the corner arc not exceeding twenty-five (25) feet, whichever is less.

b) If a LOT has frontage on more than one STREET, the frontage on one STREET only may be used to satisfy the minimum LOT frontage.

4.3.2.3 Area Suitable for BUILDINGS - Except in the case of hammerhead LOTS as permitted in a Residential District, each LOT in a Residential District shall have sufficient area suitable for BUILDING. The area suitable for BUILDINGS shall be considered sufficient if: (a) a circle of 150 feet in diameter, or, (b) a rectangle with an area of 20,000 square feet and a minimum side of 80 feet can be drawn on the LOT plan without overlapping any LOT line or any wetlands or Flood Plain/Wetlands District."

## Sudbury

### What is the longest frontage requirement for single family residential development in any district?

**210** Sudbury's longest residential single-family frontage requirement is in the Single Residence "C" district where the minimum lot area is 60,000 sq ft and the frontage is 210 ft and the Wayside Inn Historic Preservation Zone (WI) where the minimum lot area is 5 acres and the frontage is 210 ft.

ZONING BYLAW  
ARTICLE IX  
2003  
TOWN OF SUDBURY  
MASSACHUSETTS

ARTICLE 2000. USE, DIMENSIONAL AND TIMING REGULATIONS

SECTION 2600 APPENDIX B  
TABLE OF DIMENSIONAL REQUIREMENTS:

Single Residence "A" (A-RES): 180 feet  
Single Residence "C" (C-RES): 210 feet  
Wayside Inn Historic Preservation (WI): 210 feet  
Village Business (VBD): 50 feet

### How is frontage measured or defined in residential subdivisions?

ZONING BYLAW  
ARTICLE IX  
2003  
TOWN OF SUDBURY  
MASSACHUSETTS

ARTICLE 7000. DEFINITIONS

Lot, corner: A lot with two (2) or more sides abutting upon streets. When a lot is bounded by more than one street, any one of them, but only one, may be designated as the lot frontage by the owner, provided that the street meets the frontage requirement and that the principal permitted building on the lot is numbered on such frontage street.

Lot frontage: The uninterrupted linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line. The measurement of lot frontage shall not include jogs in street width, back-up strips and other irregularities in street line, and in the case of a corner lot shall extend to the point of intersection of the sideline of the rights-of-way. The legal right and physical ability to cross this line must exist. For purposes of calculation, the frontage length at the intersection of two streets is to be measured to the point of intersection of the two tangents. The point of intersection of the tangents at the intersection of two streets is considered to have frontage on each street.

#### ARTICLE 2000. USE, DIMENSIONAL AND TIMING REGULATIONS

##### 2600. DIMENSIONAL REQUIREMENTS.

##### 2640. Other Requirements.

2647. In A-RES, C-RES or Wayside Inn Historic Preservation Districts, a lot having frontage on two or more streets must have the minimum frontage required by the district on only one street and a minimum of one half the required frontage on the other street or streets.

## Sutton

### What is the longest frontage requirement for single family residential development in any district?

**250** Town of Sutton Zoning Bylaw 2003

Section III. Use and Dimensional Regulations Table 2. Area Regulations: R-1 (250ft) and R-2 (175ft)

### How is frontage measured or defined in residential subdivisions?

Town of Sutton Zoning Bylaw 2003

#### Section I. General

##### B. Definitions

Lot Frontage: The horizontal distance continuously measured along the front lot line between the points of intersection of the side lot lines. The minimum required frontage shall be provided along one street lot line and can not be accumulated along two(2) or more streets.

Lot line, Front: The property line dividing a lot from a street (right-of-way). On a corner lot only one street line shall be considered as a front line.

Lot Frontage: The horizontal distance continuously measured along the front lot line between the points of intersection of the side lot lines. The minimum required frontage shall be provided along one street lot line and can not be accumulated along two(2) or more streets

## Swampscott

### What is the longest frontage requirement for single family residential development in any district?

**125** According to the Swampscott Zoning Bylaws, Section 2.3.2.0 Appendix B, the maximum frontage requirement in residential, single family zones is 125 feet. That requirement is in the A-1 zone, the A-2 zone requires 100 feet, while the A-3 zone requires 80 feet.

### How is frontage measured or defined in residential subdivisions?

LOT, FRONTAGE OF : A lot line coinciding with the sideline of a street, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. See figure 2 in Appendix B. (5/2003)

## Swansea

**What is the longest frontage requirement for single family residential development in any district?**

**150** Swansea Zoning Bylaw (Adopted 1953, Amended 2002)

F. Lot frontage shall be as required for the particular district or not less than one hundred fifty (150) feet and shall be measured along the street lot line between the side lot lines, provided that the width of the lot shall not be less than one hundred twenty (120) feet for that part of the lot between the street and the straight line connecting the points of the side lot lines distance fifty (50) feet from the street, measured at right angles thereto.

**How is frontage measured or defined in residential subdivisions?**

Swansea Zoning Bylaw (Adopted 1953, Amended 2002)

Section VIII. Lot and building provisions applicable to all districts.

"F. Lot frontage shall be as required for the particular district or not less than one hundred fifty (150) feet and shall be measured along the street lot line between the side lot lines, provided that the width of the lot shall not be less than one hundred twenty (120) feet for that part of the lot between the street and the straight line connecting the points of the side lot lines distance fifty (50) feet from the street, measured at right angles thereto."

## Taunton

**What is the longest frontage requirement for single family residential development in any district?**

**150** City of Taunton Zoning Ordinance

Intensity of Use Table

All lots in Rural Residential, "Other Residential" in Urban Residential "Other Residential" in Highway Business and all lots in the Industrial District have a minimum contiguous frontage requirement of 150'.

**How is frontage measured or defined in residential subdivisions?**

City of Taunton Zoning Ordinance

Definitions

LOT LINE, FRONT - the line of any lot continuously abutting a street line as defined. On any lot bounded on more than one side by a street line, the front lot line shall be the street boundary designated "front lot line" on any building permit application for such lot.

## Tewksbury

**What is the longest frontage requirement for single family residential development in any district?**

**200** Town of Tewksbury Zoning Bylaw, Appendix B, Table of Dimensional Requirements (Last Amended 2004): There is a 200' frontage requirement in the Residence 80 zone, and a 150' frontage requirement in the Residence 40 district.

**How is frontage measured or defined in residential subdivisions?**

Definition of frontage from ordinance.com:

FRONTAGE : The lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Vehicular access to a building site on the lot shall be exclusively through the legal frontage of the lot.

## Topsfield

**What is the longest frontage requirement for single family residential development in any district?**

**200**      Topsfield Zoning Bylaw, Article IV, Section 4.02:

"According to the Table of Dimensional Regulations, the following are the frontage requirements in each of the residential districts:

- O-R-A: 200 feet
- I-R-A: 150
- C-R: 100."

**How is frontage measured or defined in residential subdivisions?**

Topsfield Zoning Bylaw, Article I, Section 1.42: "LOT LINE, FRONT . The property line dividing a lot from a street (right-of-way). On a corner lot the owner shall designate one street line as the front lot line."

Topsfield Zoning Bylaw, Article I, Section 2.10: "LOT FRONTAGE : The horizontal distance measured along that lot line adjacent to the street right-of-way, which is the front lot line, between the points of intersection of the side lot lines with this front lot line. For the purposes of these Rules and Regulations, this horizontal distance shall be considered an acceptable, or legal, frontage only if it is continuous and permits physical access across it to the affected lot."

## Townsend

**What is the longest frontage requirement for single family residential development in any district?**

**200**      Town of Townsend Zoning Bylaw (Amended 2004)

- Land Space Requirements Table
- Minimum Lot Frontage
- RA: 200'
- RB: 200'

**How is frontage measured or defined in residential subdivisions?**

Town of Townsend Zoning Bylaw (Amended 2004)

LOT FRONTAGE - The lot frontage shall be, measured along a straight line connecting points of intersection of the side lot lines with the front lot line.

## Tyngsborough

**What is the longest frontage requirement for single family residential development in any district?**

**200**      Tyngsborough Zoning Bylaw (2001)

Minimum Lot Frontage			
	R1	R2	R3*
(Lin. Feet)	200	75	75

\*Multi-family development must comply with Section 4.12.00 of this By-law. Single family homes in the R-3 district shall require 44,000 square feet of area and 200 feet frontage, and duplexes in the R-3 district shall require 88,000 square feet of area and 400 feet of frontage.

**How is frontage measured or defined in residential subdivisions?**

Tyngsborough Zoning Bylaw (2001)

- 2.12.42 Frontage - Frontage shall be measured in a continuous line along the sideline of a street between the points of intersection of the side lot lines within the street. (See Figure 2)
- A. Common Driveways can not be used as part of the frontage.
- B. Frontage that has no real and actual access from the street to each lot is illusory

and that particular lot has no frontage.

Tyngsborough Zoning Bylaw (2003)

2.12.43 Frontage for a corner lot may be measured either to the point of intersection of the extension of the sideline of the rights of way or to the middle of the curve connecting the sideline of the intersecting streets. (See Figure 3)

2.12.44 If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage.

## Upton

### What is the longest frontage requirement for single family residential development in any district?

**240** Town of Upton Zoning Bylaw (Amended 2002)

#### SECTION IV INTENSITY REGULATIONS

##### A. Residential

###### Table A.1

###### Minimum Lot Dimensions

###### Districts: Front LF

Single Res A: 100

Single Res B: 150

Single Res C: 180

Single Res D: 210

Agricultural Res: 240

#### SECTION III USE REGULATIONS

##### B. Single Residence District Uses.

In a single Residence A, B, C, and D District, the following uses are permitted:

1. One-family house, with not more than one such house located on any lot.

##### C. Agricultural-Residential District Use

1. Permitted Uses.

a. Those uses permitted and regulated by Section III B (1 through 10) inclusive.

### How is frontage measured or defined in residential subdivisions?

Town of Upton Zoning Bylaw (Amended 2002)

Frontage: The linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot.

## Uxbridge

### What is the longest frontage requirement for single family residential development in any district?

**200** Town of Uxbridge Zoning Bylaws (Revised 2004)

Residence A Zones: 140 feet

Residence B Zones: 185 feet

Residence C Zones: 200 feet

### How is frontage measured or defined in residential subdivisions?

Town of Uxbridge Zoning Bylaws (Revised 2004)

LOT, FRONT OF : The front of a lot shall be considered to be that boundary of the lot which abuts on a street. In the case of a corner lot, the narrowest boundary fronting on a street shall be considered to be the front of the lot. If the corner lot has equal frontage on two (2) or more streets, the lot shall be considered to front either on the principal street or on the street on which the greatest number of buildings have been erected within the same block.

## Wakefield

### What is the longest frontage requirement for single family residential development in any district?

- 100** The following are the descriptions of the Single Family Residence Zones, as set forth in Wakefield Zoning Bylaw, Article III, Section 190-6, "(1) Special Single Residence (SSR). The Special Single Residence District is composed of those areas intended for single-family residences and allowed accessory uses. Minimum lot size is twenty thousand (20,000) square feet and minimum street frontage is one hundred (100) feet.
- (2) Single Residence (SR). The Single Residence District is also composed of areas intended for single-family residences and allowed accessory uses. Minimum lot size is twelve thousand (12,000) square feet and minimum lot frontage is one hundred (100) feet.
- (3) General Residence (GR). The General Residence District is composed of specific areas primarily adjacent to Wakefield Center and Greenwood which are intended for single-family residences, two-family residences and specified complementary and accessory uses. Minimum lot size is eight thousand (8,000) square feet and minimum lot frontage is eighty (80) feet."

### How is frontage measured or defined in residential subdivisions?

## Walpole

### What is the longest frontage requirement for single family residential development in any district?

- 200** Town of Walpole Zoning Bylaw, Section 4 (Last Amended 2003)

Rural District has a frontage requirement of 200 feet.  
Residence A district has a frontage requirement of 150 feet.

Type 2 - Residential Districts

R - Rural Resident Districts: The primary purpose of this district is to provide an area for agriculture, open space and low density, single family residential land use.

RA - Residence A District: The primary purpose of this district is to provide an area for medium low density, single family residential land use.

### How is frontage measured or defined in residential subdivisions?

Town of Walpole Zoning Bylaw, Section 4(c)(6,10) (Last Amended 2003)

"(6) Sideyard Exception at Corner Lots

In the case of a lot which abuts the point of intersection of two (2) streets, and where the included angle is less than forty-five (45) degrees, such intersecting lines shall then be considered as "side lines" of the lot, from which the "required side yard width" shall be measured."

"(10) Side Yard Exceptions

On an existing lot specifically exempted from the frontage requirements hereof (by Section 4-C-5) the required side yard width for a main building may be reduced one (1) foot for each ten (10) feet in a Rural or Residence A District and for each five (5) feet in a Residence B or General Residence District by which the frontage of said lot is less than the minimum specified for its district, provided, however, that the side yard distance shall not be so reduced to less than fifteen (15) feet in a Rural or Residence A District, or less than ten (10) feet in a Residence B District, or less than six (6) feet in a General Residence District, and provided further that if the width of said lot at any point through the building exceeds the frontage thereof, said width (rather than frontage) shall be used in determining the amount of side yard reduction. (5) Other Exceptions

Notwithstanding the foregoing provisions, a dwelling for not more than one (1) family (where otherwise lawful), or any other permitted building may be constructed on a lot having less than the required area and frontage, if all other requirements of this by-law are complied with, and prior to the effective date of the requirements in question, said lot was laid out and recorded in conformity with the area and frontage requirements, if any, applicable to the construction of such dwelling or other building on said lot at the time of said recording, and provided further that said lot did not, on said effective date, adjoin other land of the same owner available



for use in connection therewith, and has less than the proposed requirement but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage."

\*\*\*

(3) Determination of Lot Frontage and Lot Area

(a) Lot Frontage and Area

For the purposes of this section, lot frontage shall be measured along the exterior street line from one side of the lot to the other, and also between said side lines along a line which marks the required building setback on such lot, and the longer of said distances shall be considered as the frontage of such lot. However, the shorter of such measurements shall not be less than eighty percent (80%) of the required frontage. Frontage for a corner lot shall be measured along the exterior street line from one side of the lot to the point of intersection of the tangents on the radius. In determining lot area, no portion thereof within the exterior line of any street shall be included.

## Waltham

**What is the longest frontage requirement for single family residential development in any district?**

**100** According to General Ordinances of the City of Waltham, Article IV, Section 4.11, the greatest frontage requirement is 100 feet -- in the RA-1 District.

**How is frontage measured or defined in residential subdivisions?**

2.323 FRONTAGE - The width of a lot measured along a public street or private way.

## Watertown

**What is the longest frontage requirement for single family residential development in any district?**

**80** ZONING ORDINANCE  
Watertown Planning Board  
Watertown, Massachusetts  
ARTICLE V  
SECTION 5.04 TABLE OF DIMENSIONAL REGULATIONS

Residence Districts -

S - Single Family:

S-10: 80

S-6: 65

T - Two Family: 50

SC - Single Family Conversion: 50

R - Residential multi-family:

R.75: 50

R1.2: 50

CR - Cluster Residential: 100

For the new construction of 3-4 family dwelling structures, townhouses, and rowhouses in T, SC, R.75, and R1.2, the frontage changes to 100'.

For lots legally created after 5/29/96,

S-6: 65 (lot size is now 6,000)

SC: 50 (lot size is now 7,500)

T: 50 (lot size is now 7,500)

**How is frontage measured or defined in residential subdivisions?**

## Wayland

### What is the longest frontage requirement for single family residential development in any district?

- 210** Town of Wayland  
Table of Dimensional Requirements
- R District (20,000) 120'  
R District (30,000) 150'  
R District (40,000) 180'  
R District (60,000) 210'

### How is frontage measured or defined in residential subdivisions?

Code of the Town of Wayland, Massachusetts, Section 104 (June 25, 2004)

FRONTAGE -- The linear extent of the front of a lot measured along the street lot line of the right-of-way from the intersection of one side lot line to the intersection of the other lot line of the same lot along the same right-of-way. Noncontiguous frontage shall not be considered with regard to meeting frontage requirements. A building lot that is located on more than one street shall meet the frontage requirement on one such street. [Added 5-5-1999 STM by Art. 11; amended 5-3-2000 ATM by Art. 32]

## Wellesley

### What is the longest frontage requirement for single family residential development in any district?

- 200** Zoning Bylaws of the Town of Wellesley, Massachusetts, Section II A.3.b(Amended 2003)
- SECTION II. Single Residence Districts  
b. Minimum frontage as defined in Section XIX., shall be 100 feet.
- Zoning Bylaws of the Town of Wellesley, Massachusetts, Section XIX (B) Table 3 (Amended 2003)
- The minimum frontage in the 40,000 sf district is 200 feet. In the 30,000 sf district, 175 ft.

### How is frontage measured or defined in residential subdivisions?

Zoning Bylaws of the Town of Wellesley, Massachusetts, Section XIX A (Amended 2003)

Frontage - A lot boundary line which abuts a public way; or a way which the Town Clerk certifies is maintained and used as a public way; or a way shown on a plan approved and endorsed in accordance with the Subdivision Control Law; or a way in existence when the Subdivision Control Law became effective in the Town of Wellesley having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby, and for the installation of municipal services to serve the land and the buildings erected or to be erected thereon; Certification of the adequacy of a way by the Planning Board shall be required prior to the issuance of a building permit for:  
Construction of a new one or two-family dwelling;  
Reconstruction of a one or two-family dwelling in conjunction with removal of 50% or more of the existing building coverage (footprint); or  
Addition to a one or two-family dwelling where total building coverage (footprint) would be increased by 50% or more.  
and across which line there is legal access.

(After chart of yard requirements)

Provided however, that a lot having its only frontage on the curved sideline of a cul-de-sac bulb having a sideline radius of less than 100 feet may have a reduced frontage provided:

- a. The minimum frontage shall be 50 feet;
- b. The minimum front yard width is maintained at the street setback line (house line);
- c. The maximum number of lots with frontage exclusively on the bulb of any cul-de-sac shall be three;
- d. All other dimensional zoning requirements are satisfied.

\*Where, on a frontage of 500 feet including the lot to be affected, or on a frontage between two intersecting or entering streets if such frontage is less than 500 feet, all existing buildings (if they are not less than three in number) have front yards of a depth greater than 30 feet, the minimum depth thereof shall be the depth required.

## Wenham

### What is the longest frontage requirement for single family residential development in any district?

- 170** According to Kathy Tuell, permitting coordinator in Wenham, (7/14/04) Wenham's zoning bylaw states that there is a 170 foot frontage requirement in residential zones.

### How is frontage measured or defined in residential subdivisions?

G. FRONTAGE : The boundary of a lot coinciding with a street line, being an unbroken straight line distance along a way currently maintained by the Town of Wenham, the county or the state, or along a way shown on a Definitive Subdivision Plan of an Approved Subdivision and the way has been determined by the Planning Board to provide adequate access for fire, police, and emergency vehicles. (as amended 1/9/78 and 5/4/91)

\*\*\*

Section X - Yards and Area Regulations  
E. Lot size.

Land laid out in the Residential District subsequent to the adoption of this bylaw shall provide for each dwelling the following lot areas and dimensions: (As amended 3/11/74)

2. Not under 170 linear feet of frontage and not under 100 linear feet between the side lot lines at any point. No house shall be built on any lot, nor permit therefor issued, until the street or streets upon which the frontage is measured is constructed in accordance with plans and specifications approved by the Planning Board or security acceptable to the Planning Board furnished to assure completion of such construction. No house shall be occupied until such street or streets are constructed in accordance with such plans and specifications. If the subdivision plan for the lot in question shows a way plotted along any boundary, the lot shall not only have the required frontage set forth above but shall also have the required frontage after construction of said plotted way. (As amended 1/9/78 and 3/26/80)

## West Boylston

### What is the longest frontage requirement for single family residential development in any district?

- 120** Minimum frontage from the Schedule of Dimensional Requirements in Section 4.2:

General Residence-120 ft  
Single Residence-120 ft  
Business-150 ft  
Industrial-150 ft  
Aquifer Protection-150 ft

## How is frontage measured or defined in residential subdivisions?

Common driveways are excluded from the frontage requirements for zoning calculations.

### "H. Common Driveways

For lots to be used for residential dwelling purposes where adequate access is provided across the frontage, the Planning Board may grant a Special Permit to allow common driveways for no more than four (4) lots that meet the zoning requirements. Common driveways shall not be used to satisfy zoning frontage requirements. Common drives may be permitted to allow for more efficient traffic flow, to reduce traffic hazards from numerous individual driveways, to consolidate access to lots across wetland resources, and otherwise where, in the Planning Board's judgment, such an arrangement will be more advantageous to the neighborhood than separate driveways." From the Town of West Bolyston's Zoning Ordinance, Section 4.3 (H) (Amended 2003).

## "SECTION 4 DIMENSIONAL REQUIREMENTS

### 4.1 Basic requirements

Except as otherwise provided in the General Laws, Chapter 40A, Section 5A and Section 7A, any lot used for dwelling purposes shall meet the requirements of Section 4.2.

A. The frontage of a lot shall be measured as the straight line distance between the points of intersection of the side lot lines and the street line.

B. On all corner lots the required front yard dimensions shall apply from both street lines. The required side yard dimension shall apply from all other lot lines. In all cases one street line shall be accepted as the front street line for the measurement of another frontage.

C. The minimum front yard dimensions required in the following schedule are to be measured from the street line where a plan for the street is on file with the Registry of Deeds, or in absence of such plan, from a line twenty-five feet (25') from and parallel with the apparent centerline of the traveled way or street.

D. The direction of side lot lines shall be as close as possible to perpendicular to the street line or to its tangent at the point of intersection of the side lot line. In no case shall the direction of the side lot line form an angle of less than 75 degrees with the street line or the aforesaid tangent. \*48 This angle must be maintained for a distance of at least 25 feet.

E. The minimum lot width, which is the shortest distance between side lot lines, when measured anywhere between the lot frontage and the existing or proposed main building on the lot, shall not be less than the required minimum lot frontage." From the Town of West Bolyston's Zoning Bylaw, Section 4 (Last Amended 2003).

## West Bridgewater

### What is the longest frontage requirement for single family residential development in any district?

**150** There is only one residential district in West Bridgewater: General Residential and Farming District. It allows single-family and two-family dwellings by right. The minimum lot frontage is 150 feet.

The Land Use Ordinance of West Bridgewater  
PLYMOUTH COUNTY, MASSACHUSETTS  
ZONING BY-LAWS

### 5.0. INTENSITY OF USE REGULATIONS

5.2. DIMENSIONAL AND DENSITY REQUIREMENTS  
5.2.1 Table of Dimensional and Density Requirements

**How is frontage measured or defined in residential subdivisions?**

The Land Use Ordinance of West Bridgewater  
PLYMOUTH COUNTY, MASSACHUSETTS  
ZONING BY-LAWS

2.0. DEFINITIONS  
2.1. TERMS AND WORDS

FRONTAGE : The Linear extent of a Lot measured in a continuous Line along the street right-of-way from the intersection of one side Lot Line to the intersection of the other side Lot Line of the same Lot.

LOT :

c. Lot Corner: A lot at the intersection of, and abutting one (1), two (2) or more streets where the angle of intersection is not more than one hundred and thirty-five (135) degrees, or where the intersection is bounded by a curve having a radius of less than one hundred (100) feet.

f. Lot Line: The established division line between Lots or between a lot and a street.

3. Lot Line, Side: The line, or lines, bounding a lot which extends from the street toward the rear in a direction approximately perpendicular to the street. In the case of a corner lot, or through lots, all lines extending from streets shall be considered side Lot Lines.

5.0. INTENSITY OF USE REGULATIONS  
5.2. DIMENSIONAL AND DENSITY REQUIREMENTS  
5.2.2. Other Dimensional and Density Provisions

b. On a lot having frontage on more than one street, there shall be a setback (depth) for the district in which each street frontage is located.

## West Newbury

**What is the longest frontage requirement for single family residential development in any district?**

**200** West Newbury Zoning Bylaw (Revised 2003)

Section 6.0 Intensity of Use:  
6.A.1 Table of Dimensional Control

Res A: 200 ft  
Res B: 200 ft  
Res C: 150 ft

**How is frontage measured or defined in residential subdivisions?**

West Newbury Zoning Bylaw (Revised 2003)

SECTION 2.0. DEFINITIONS

FRONTAGE. The linear extent of a lot measured along a constructed street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot, which can be used for access to the lot but not including any portion thereof devoted to a right-of-way or a driveway serving more than one lot unless a special permit for a common driveway has been approved by the Planning Board.

\*\*Webmasters Note: The previous definition has been amended as per an ordinance approved at a town meeting held on 4/30/01.

6.A.9 Frontage must provide access to the lot from the right of way counted for frontage unless otherwise approved by the Planning Board on a Definitive Plan submitted in accord with Chapter 41, General Laws or approved by the Planning Board in the same manner as a Definitive Plan. When a lot or lots has a minimum required frontage pursuant to the West Newbury Zoning By-Law (or relief from such) on a street and there are no physical impediments for a vehicle to physically pass over the legal frontage onto the lot, the Planning Board may determine that there is adequate access. A valid Order of Conditions pursuant to MGL, Ch.131 from the Conservation Commission allowing the crossing of a wetland to access a lot is sufficient for the Board to make this finding.

\*\*Webmasters Note: The previous paragraph 6.A.9 has been added as per Case No. 1860 approved at the special town meeting 10/29/01.

## Westborough

### What is the longest frontage requirement for single family residential development in any district?

**200** In all single family districts, the Dimensional Schedule lists the required frontage as 200 feet.  
Westborough Zoning Bylaw (2004)

### How is frontage measured or defined in residential subdivisions?

Westborough Zoning Bylaw (2004)

LOT FRONTAGE shall mean that portion of a lot fronting upon and having access to a street. Lot frontage shall be measured continuously along one (1) street line between side lot lines. In the case of a corner lot, lot frontage shall be measured between one (1) side lot line and the midpoint of the arc made by the corner radius.

## Westford

### What is the longest frontage requirement for single family residential development in any district?

**200** According to the Town of Westford Zoning Bylaw, Appendix C, Table of Dimensional and Density Regulations (Last Amended 2004):  
Residence A district: 200 feet

### How is frontage measured or defined in residential subdivisions?

Definition of frontage:

LOT FRONTAGE The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line and to a minimum depth of the minimum front setback for the building in that zoning district

## Weston

### What is the longest frontage requirement for single family residential development in any district?

**250** Weston zoning ordinance. Section VI Dimensional and other requirements. B. Single Family Residence Districts (A,B,C and D). 2. Table of Conventional Dimensional Requirements. VI.B.2  
Minimum street frontage, and minimum lot width at street setback line 250 ft, 200ft, 175 ft., 150 ft.

### How is frontage measured or defined in residential subdivisions?

Town of Weston Zoning By-Law and Map Section VI (A) (2) (Adopted 1928, Amended 2003)

2. In the case of a lot fronting on more than one street, the lot must have the entire required minimum frontage on one of the streets but need not have it on more than one.

From ordinance.com, under definitions:

FRONTAGE/FRONTING : The line measured continuously along the street sideline from the point where one sideline of the lot intersects the street sideline to the point where the second sideline of the lot intersects the street sideline. Where the continuous sideline is broken by a backup area, the frontage line shall be measured across the mouth of the backup area and not around its perimeter.

## Westwood

### What is the longest frontage requirement for single family residential development in any district?

175 According to Diane Beecham, town planner, the frontage requirement in Residence E is 175 feet.

### How is frontage measured or defined in residential subdivisions?

From ordinance.com:

LOT, FRONTAGE OF The length of common boundary between a lot and a way legally qualifying to provide frontage for the division of land, pursuant to M.G.L: Chapter 41, section 81 L, to be measured continuously along the street layout between side lot lines and their intersection with the street line, which is capable of providing safe and adequate vehicular access from said way to the principal use of the lot.

## Weymouth

### What is the longest frontage requirement for single family residential development in any district?

120 According to the Town of Weymouth, Massachusetts, Table 1, Schedule of District Regulations, in the single family zones, the longest frontage requirement is 120 feet - in the Resident District R-1 zone.

### How is frontage measured or defined in residential subdivisions?

From ordinance.com:

FRONTAGE : The lot line separating a lot from a street layout line providing vehicular access and egress between the lot and the street. [Added May 1985 ATM by Art. 44, approved 7-25-1985]

FRONTAGE WIDTH : The horizontal distance parallel to the front lot line or, in the case of a curved or irregular lot line, a line parallel to a straight line drawn between the front lot corners, measured between the side lot lines starting at the front lot line and extending to the minimum lot width at the building line, [Added May 1997 ATM by Art. 42, approved 8-11-1997]

## Whitman

### What is the longest frontage requirement for single family residential development in any district?

150 Town of Whitman Zoning Bylaw

SECTION VI Dimensional and Density Regulations  
6-5 Dimensional and Density Regulations Table

Singles Residence A-1: 150'  
Singles Residence A-2: 120'  
General Residence GR: 90'  
Highway Business HB: 90'  
General Business GB: 100'  
Limited Industrial LI: 100'  
Industrial I: 100'

### How is frontage measured or defined in residential subdivisions?

Town of Whitman Zoning Bylaw

FRONTAGE : That portion of a lot contiguous with a street or street right-of-way line and providing access thereto.

LOT FRONTAGE : The horizontal distance measured along the front lot line between the points of intersection of the side lot lines

with the front lot line.

## Wilmington

### What is the longest frontage requirement for single family residential development in any district?

**200** Wilmington Zoning Bylaw (2002)

The frontage requirements in the Residential zones are:  
R-10: 100'  
R-20: 125'  
R-60: 200'

### How is frontage measured or defined in residential subdivisions?

Wilmington Zoning Bylaw (2002)

#### SECTION 5. DIMENSIONAL REGULATIONS

5.2.2 Frontage - Frontage shall be measured in a continuous line along the sideline of the street right of way between the points of intersection of the side lot lines with said street. If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage. Frontage for a corner lot shall be measured to the point of intersection of the extension of the sideline of the street right of way.

5.3.3 Frontage Exception Lots - In the residential districts the minimum frontage and minimum lot width for a standard lot may be reduced to not less than 80 percent of the required frontage and lot width (frontage and lot width reduced in the Residence 10 to 80 feet, Residence 20 to 100 feet and Residence 60 to 160 feet) provided that the standard minimum lot area required for each lot is increased by a minimum of 5,000 square feet (lot area increased in the Residence 10 to 15,000 square feet, Residence 20 to 25,000 square feet and Residence 60 to 65,000 square feet).

## Winchester

### What is the longest frontage requirement for single family residential development in any district?

**100** Winchester Zoning Bylaw (2003)

100 feet is the longest residential single-family frontage requirement in Winchester's zoning -- RDB and RDC.

### How is frontage measured or defined in residential subdivisions?

## Winthrop

### What is the longest frontage requirement for single family residential development in any district?

**75** According to Zoning Bylaw of the Town of Winthrop, Massachusetts, Chapter 145 of the Winthrop Town Code, Table of Dimensional Regulations, the minimum frontage for the single family residential district is 75 feet.

### How is frontage measured or defined in residential subdivisions?

FRONTAGE -- The front property line of a building or lot abutting on a public or private way approved by the town.



## Woburn

### What is the longest frontage requirement for single family residential development in any district?

**100** For single family homes, the longest minimum street frontage is 100 feet -- in the R-1 District.

### How is frontage measured or defined in residential subdivisions?

FRONTAGE : The length of continuous linear feet of a lot which runs along a street. See also "LOT LINE FRONT".

a) LOT LINE. FRONT: The lines separating a lot from the right-of-way of a street. On a corner lot, the shorter street frontage shall be considered the front lot line unless otherwise specified by deed restriction.

## Worcester

### What is the longest frontage requirement for single family residential development in any district?

**80** City of Worcester Zoning Ordinance (Adopted 1991, Amended 2004)

Table 4.2 - Permitted Dimensions by District

### How is frontage measured or defined in residential subdivisions?

City of Worcester Zoning Ordinance (adopted 1991, Amended 2004)

FRONTAGE, STREET : A continuous portion of a lot abutting one (1) street measured along the front lot line dividing the lot from the right of way.

## Wrentham

### What is the longest frontage requirement for single family residential development in any district?

**200** According to Wrentham Zoning Bylaw, Section 6.1 Dimensional Requirements/Table (adopted 1978), the R-30 District has a frontage of 125 feet, the R-43 District has a frontage of 150 feet, and the R-87 has a frontage of 200 feet.

### How is frontage measured or defined in residential subdivisions?

According to Wrentham Zoning Bylaw, Section 6.1 Dimensional Requirements/Table (adopted 1978), note 4(a):

"[4] a. A LOT located at the intersection of two STREETS meeting at an angle of less than 135 degrees (a CORNER LOT) shall have two FRONT YARDS, one on each STREET. The required FRONTAGE for the LOT must be provided on only one STREET, however, the FRONT YARD SETBACK applies to both STREETS."

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STREET FRONTAGE : The portion of a LOT contiguous with a STREET LAYOUT and providing access to said LOT, unless otherwise specifically allowed within this bylaw. FRONTAGE shall be measured along the STREET LAYOUT and connecting the two points created by the intersection of the side lines with the STREET LAYOUT, as set forth in s.6.1. (Amended STM 10/18/99)

\*\*\*

[3]a. FRONTAGE of all STREETS and ways shall be measured along a continuous line ("STREET FRONTAGE line") connecting points of intersection of the side LOT lines with the STREET LAYOUT on which the LOT is located, and there will not be less than the required STREET FRONTAGE distance between the side LOT lines at all points from the STREET FRONTAGE line to the minimum front SETBACK distance. The front SETBACK shall be measured from a line parallel to the "STREET FRONTAGE line".

b. Further, FRONTAGE on cul-de-sacs or along the curvature of a road shall be established by measuring along the arc of the curve established by the STREET LAYOUT between the points of intersection created by the side LOT lines and the STREET. The

front SETBACK shall be measured from a line parallel to the "STREET FRONTAGE line". (See Figure 1).

c. In any case where the points of intersection are uncertain, the Planning Board shall, in its best judgment, determine these points.

d. FRONTAGE for road stubs for subdivision DEVELOPMENT shall meet the taking requirements for minor, collector, arterial, or INDUSTRIAL STREETS as set forth in the Rules and Regulations Governing Subdivision of Land in the Town of Wrentham (1987) but not less than 45 feet. e. No new LOT shall be deemed to conform to FRONTAGE or area unless it conforms to the BUILD FACTOR requirement set forth in Article