

# ZONING

## 190 Attachment 2

Table 2  
Wakefield Zoning Bylaw  
Table of Dimensional Regulations  
(Minimum requirements in feet, unless otherwise indicated)  
[Amended 6-7-1990 ATM by Art. 42]

District	Lot Area (square feet)	Maximum Density	Frontage and Width	Floor Area Ratio (FAR)	Minimum Yard Setback			Maximum Number of Stories	Maximum Height	Maximum Building Coverage	Minimum Open Area	Distance Between Buildings <sup>10</sup>
					Front	Side	Rear					
Special Single Residence	20,000	--	100 <sup>1</sup>	--	30	15	25	2.5	35	30%	40%	10
Single Residence	12,000	--	100	--	20	15	25	2.5	35	30%	40%	10
General Residence	8,000	--	80	--	15	10	20	3	35	35%	30%	--
Multiple Residence:												
MR-1	40,000	2	150	--	30 <sup>3</sup>	30 <sup>3</sup>	30 <sup>3</sup>	3	35	35% <sup>8</sup>	30%	50 <sup>7</sup>
MR-2	60,000	3	180	--	30 <sup>3</sup>	30 <sup>3</sup>	30 <sup>3</sup>	5	50	35% <sup>8</sup>	30%	50 <sup>7</sup>
Business <sup>6</sup>	--	6	40	1.5	--	7	7	--	60 <sup>8</sup>	80%	10%	--
Neighborhood Business	20,000	--	80	1.0	15	10 <sup>7</sup>	10 <sup>7</sup>	3	35	50%	20%	--
Limited Business	40,000	--	150	1.25	50 <sup>5</sup>	20	20	--	50	40% <sup>9</sup>	30%	--
Industrial	20,000	--	80	1.5	15	20	20	--	60	50% <sup>9</sup>	20%	--
Limited Industrial	80,000	--	150	1.5	50 <sup>5</sup>	20	20	--	60	40% <sup>9</sup>	30%	--

NOTES:

- <sup>1</sup> Frontage shall be 100 feet and lot width shall be 125 feet (at the building line).
- <sup>2</sup> See § 190-31 for complete requirements for multifamily and attached dwellings.
- <sup>3</sup> Or height of building, whichever is greater.
- <sup>4</sup> Or height of taller building, whichever is greater. (See § 190-31 for requirements for individual attached dwellings.)
- <sup>5</sup> Fifty feet from principal street; 20 feet from any other streets.
- <sup>6</sup> For multifamily and attached dwellings in the Business District, see § 190-31.
- <sup>7</sup> A minimum of 15 feet adjacent to a residential district, 10 feet of which shall not be paved.
- <sup>8</sup> Buildings over 50 feet shall provide a front yard setback of five feet plus one foot for each foot of height in excess of 50 feet.
- <sup>9</sup> Covered parking garages shall not count as part of building coverage, except that building coverage including parking garages shall not exceed 70%.
- <sup>10</sup> There is no minimum building separation between buildings on the same lot in the SR and SSR Zoning Districts. Additionally, all dwellings and accessory structures, other than fences, to be constructed on a lot in the SR and SSR Zoning Districts must maintain a minimum separation distance of 20 feet from any dwelling on any abutting parcel. This regulation shall not permit the reduction of any setback requirements but may increase those requirements.

# ZONING

## *190 Attachment 1*

### **Table of Zoning Map Amendments**

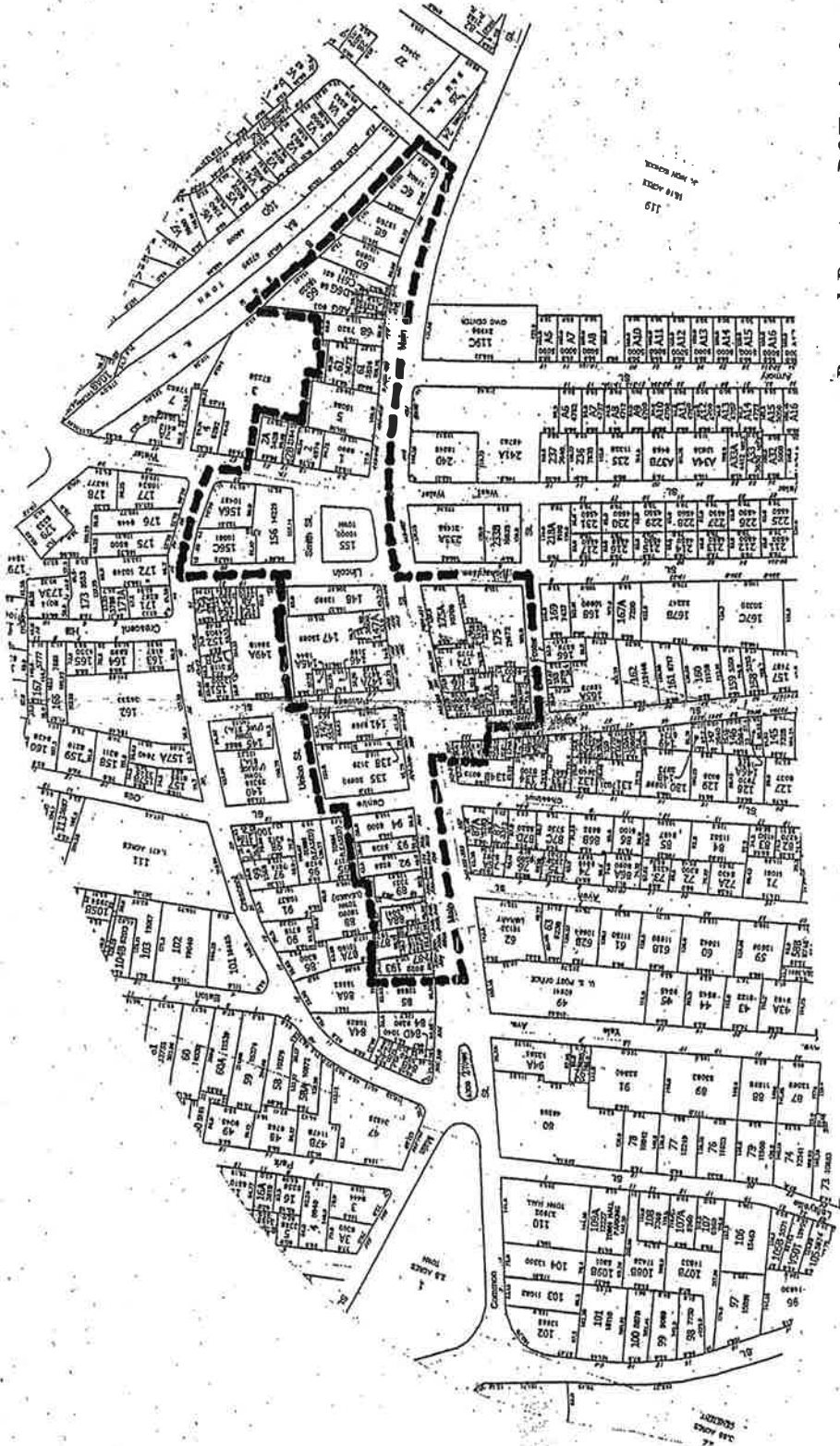
#### **Town of Wakefield**

The following table lists the amendments to the Zoning Map of the Town of Wakefield adopted since June 2, 1988. Amendments adopted prior to that date are on file with the Town.

<b>Adoption Date</b>	<b>Article No.</b>	<b>Change</b>
6-1-1989 ATM	46	B to SR
6-5-1989 ATM	47	B to NB
6-4-1990 ATM	35	B to NB
6-4-1990 ATM	36	Business zone extension
5-7-1992 ATM	40	Combined SSR and SR to SSR
6-23-1994 STM	3	I to GR
6-28-2001 STM	5	--
11-8-2004 RTM	32a 32b 32c	Downtown, D-3 Housing Overlay District North Avenue, D-3 Housing overlay District Greenwood, D-3 Housing Overlay District

TOWN CLERK  
WAKEFIELD, MA

2004 AUG -9 P 12:40



Proposed: Downtown, D-3 Housing Overlay District

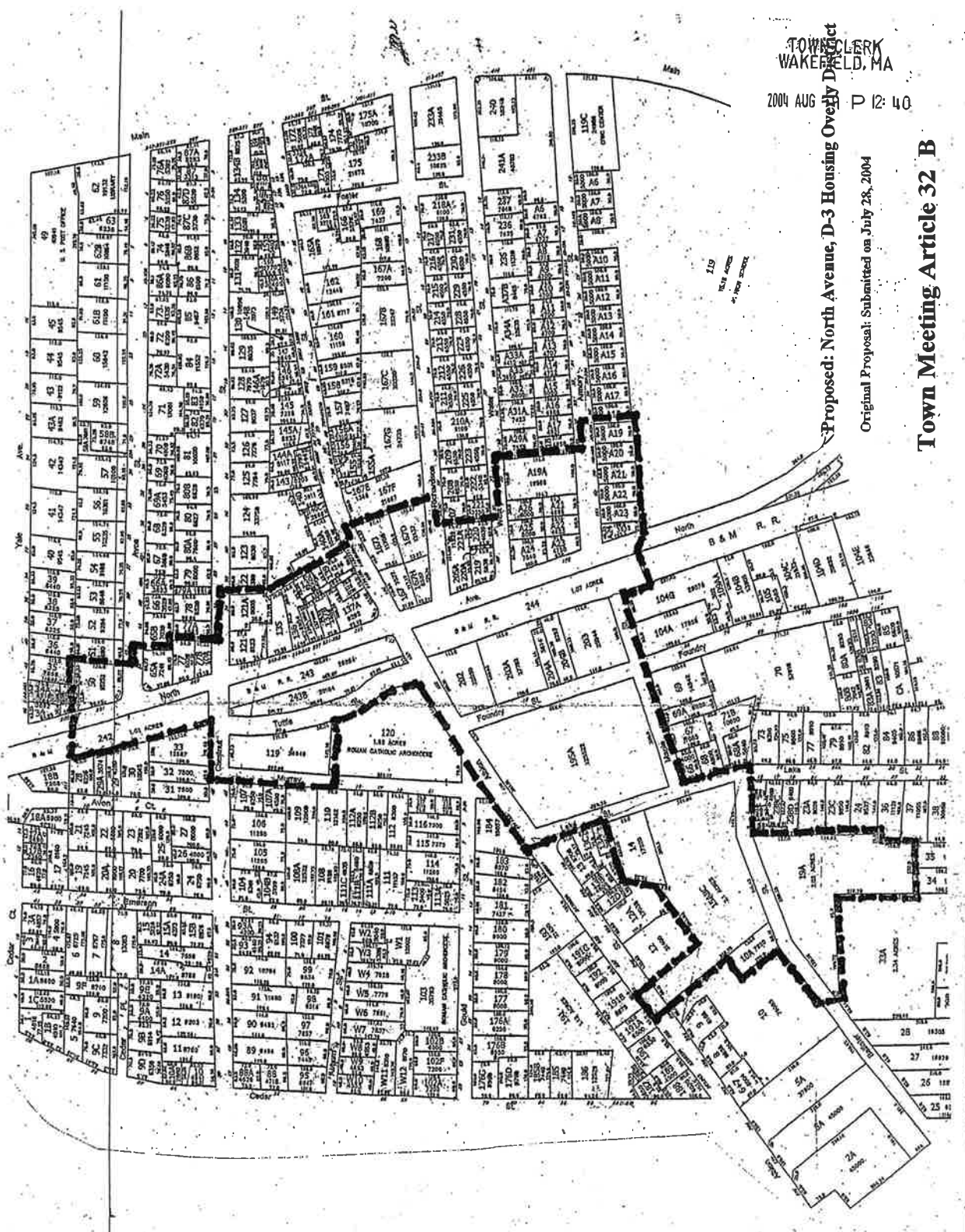
Original Proposal: Submitted on July 28, 2004

Town Meeting Article 32 A

Proposed: North Avenue, D-3 Housing Overlay District

Original Proposal: Submitted on July 28, 2004

Town Meeting Article 32 B



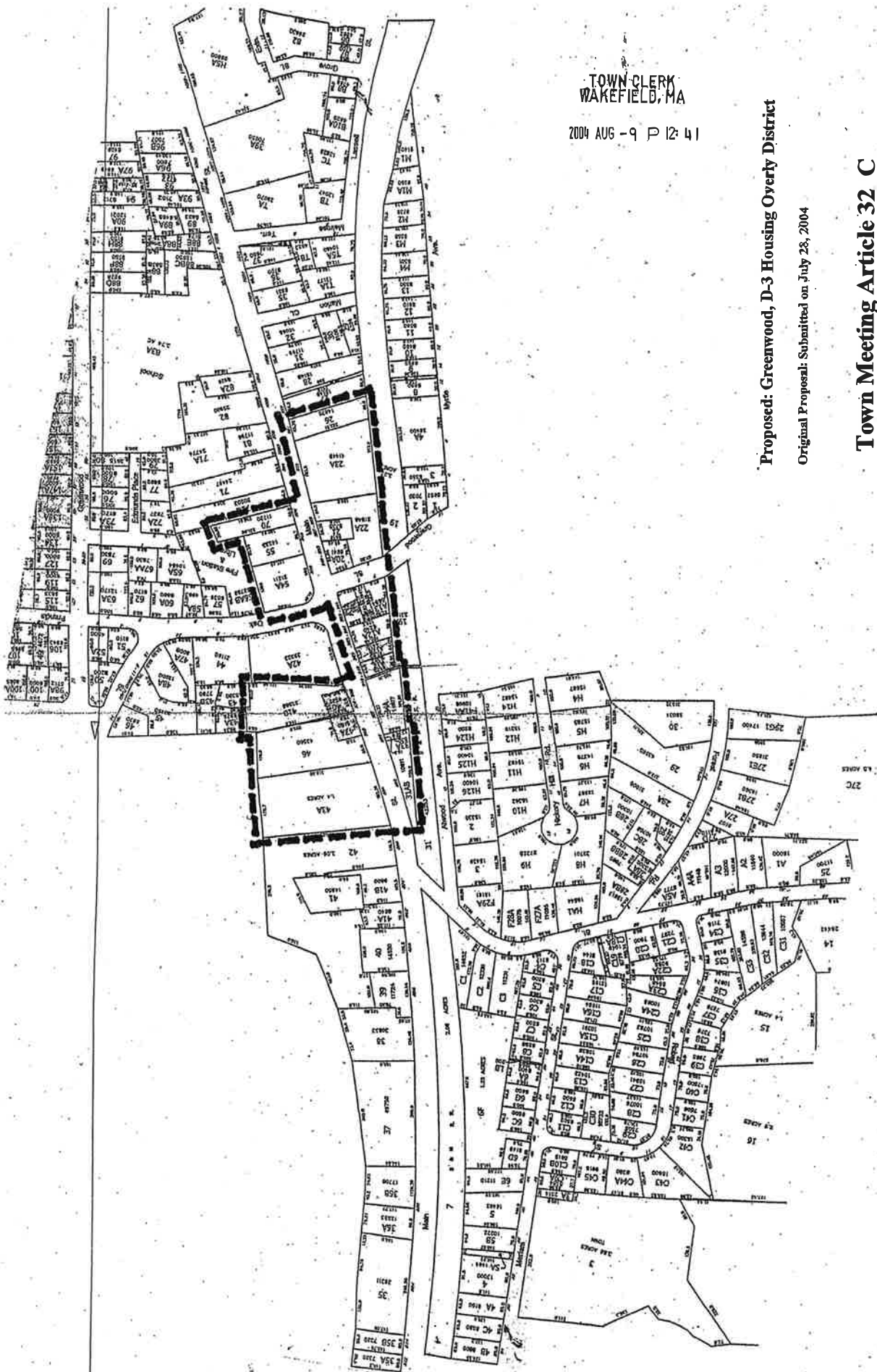
TOWN CLERK  
WAKEFIELD, MA

2004 AUG -9 P 12:41

Proposed: Greenwood, D-3 Housing Overlay District

Original Proposal: Submitted on July 28, 2004

Town Meeting Article 32 C



*Text as voted at Wakefield Town Meeting Session on November 8, 2007*

**Article 4**

***A substitute motion was made from the floor of Town Meeting.***

"I move that the following be added to the beginning of section 190-37.I (1):

'Unless authorized by special permit, which may permit a driveway of no more than 40 feet,'


so that the said provision, as amended, shall read as follows:

'Unless authorized by special permit, which may permit a driveway of no more than 40 feet, driveways serving parking facilities shall not exceed 30 feet in width at the street line and shall not be spaced closer than 100 feet to another driveway serving the same lot.'"

**I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE AMENDMENT TO THE ZONING BYLAWS VOTED AT THE NOVEMBER 8, 2007 SESSION OF THE REGULAR TOWN MEETING THAT BEGAN NOVEMBER 5, 2007.**

**VOTE:                    97    FOR THE AMENDMENT  
                              9    AGAINST**

**ATTEST:**

  
\_\_\_\_\_  
**Mary K. Galvin**  
**Town Clerk**

*Text as voted at Wakefield Town Meeting Session on November 5, 2007*

**Motion:**

"That the Town vote to rezone from the Municipal District to the Single Residence District the land known generally as the Montrose School property, which property is described in the Warrant under Article 2."

**Article 2**

That the Town vote to rezone from the Municipal District to the Single Residence District the land known generally as the Montrose School property, which property is described in the Warrant under Article 2. *To see if the Town will vote to rezone from the Municipal District to the Single Residence District the land known generally as the Montrose School property, having frontage on Lowell Street and consisting of 167,724 square feet, more or less, which land is identified on the Wakefield Assessors' Maps as Map 37, Block 52, Lot 40 and Map 37, Block 53, Lot 40A, and which is more particularly described as follows:*

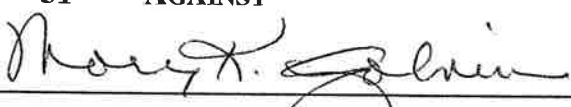
The land shown on a plan entitled "Site Plan of Land of 531 Lowell Street in Wakefield, Mass.," prepared by P.J.F. and Associates dated January 11, 2007 and sealed by Paul J. Finocchio on 1/11/07, bounded and described as follows:

Beginning at a bound located on the southern side of Lowell Street as shown on the said plan near the north west corner of the lot which is S61°06'26"E a distance of 13.23' to a point;  
Thence S61°06'26"E a distance of 194.38' to a point;  
Thence S69°02'37"W a distance of 52.82' to a point;  
Thence S20°57'34"W a distance of 140.00' to a point;  
Thence S62°41'16"E a distance of 61.68' to a point;  
Thence S20°55'14"W a distance of 10.00' to a point;  
Thence S19°54'04"W a distance of 94.73' to a point;  
Thence S32°06'44"W a distance of 74.10' to a point;  
Thence S20°49'45"W a distance of 53.79' to a point;  
Thence S18°05'45"W a distance of 185.81' to a point;  
Thence N77°52'40"W a distance of 244.19' to a point;  
Thence N07°56'30"E a distance of 75.00' to a point;  
Thence N83°28'00"W a distance of 97.75' to a point;  
Thence N83°44'26"W a distance of 46.19' to a point;  
Thence N00°39'30"E a distance of 30.14' to a point;  
Thence S83°51'00"E a distance of 123.99' to a point;  
Thence N00°39'30"E a distance of 80.00' to a point;  
Thence N00°39'30"E a distance of 89.00' to a point;  
Thence S70°00'44"E a distance of 55.84' to a point;  
Thence N21°03'00"E a distance of 156.68' to a point;  
Thence N21°03'00"E a distance of 220.00' to a point of curvature;  
Thence 26.77' along a curve to the right with a radius of 1131.46' to the point of beginning;

**I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE AMENDMENT TO THE ZONING BYLAWS VOTED AT THE NOVEMBER 5, 2007 SESSION OF THE REGULAR TOWN MEETING THAT BEGAN NOVEMBER 5, 2007.**

**VOTE:                    158      FOR THE AMENDMENT  
                             51      AGAINST**

**ATTEST:**

  
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**Mary K. Galvin**  
**Town Clerk**