

ZONING

490 Attachment 2

Town of Salem

Zoning Dimension Restrictions Table

District	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Width (feet)	Setbacks (feet)	Maximum Coverage	Maximum Height
Notes:	A	B	B	C and D	E	F
Residential Ref: § 490-301	25,000 single with sewer or 37,500 duplex with sewer	150 single + 40 extra unit; 125 curved street + 40 extra unit	100 at building line	Front: 30 Side: 15 Rear: 30	30% building 1 unit/lot	35 feet or 2 1/2 stories
Rural Ref: § 490-302	87,120 single with sewer or 174,240 duplex with sewer or 5 acres (see notes)	150 single + 20 extra unit; 125 curved street + 40 extra unit		Front: 30 Side: 30 Rear: 30	30% building 1 unit/lot	35 feet or 2 1/2 stories
Recreational Ref: § 490-303	25,000 single with sewer	100	100 at building line	Front: 30 Side: 15 Rear: 15		
Garden Apartment Ref: § 490-304	2 acres			Front: 40 Side: 30 Rear: 30	25% building	35 feet or 2 1/2 stories
Manufactured Housing Park Ref: § 490-305	15,000 with public water supply or else 25,000	100 with public water supply, or else 150		Front: 30 Side: 30 Rear: 30	30% building 1 unit/lot	
Business Office I and II Ref: § 490-401	25,000 single or business use or 37,500 duplex or mixed office/residential	150 single + 40 extra unit; 125 curved street + 40 extra unit		Front: 30 Side: 15 Rear: 30	50% lot	I: 35 feet or 2 1/2 stories II: 35 feet

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District	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Width (feet)	Setbacks (feet)	Maximum Coverage	Maximum Height
Notes:	A	B	B	C and D	E	F
LCSV Ref: § 490-402	1.5 acres	150		Front: 50 Side: 25 Rear: 25	30% building	35 feet or 2 1/2 stories
Town Center Ref: § 490-403	3 acres	150		Front: 100 Side: 75 Rear: 75	30% building	
Commercial-Industrial A Ref: § 490-501					90% lot	35 feet, 45 feet or 3 stories
Commercial-Industrial B, C Ref: § 490-501				Front: 30 Side: 20 Rear: 20	70% lot	35 feet, 45 feet or 3 stories
Industrial Ref: § 490-502		300		Front: 50 Side: 40 Rear: 40	30% building	35 feet or 3 stories
Seniors Housing Overlay Ref: § 490-601	10 acres	200		Front: 50 Side: 50 Rear: 50		35 feet

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Notes for Zoning Dimension Restrictions Table:

A. Minimum lot size.

Residential, Rural, Recreational, and Business Office Districts: If a lot is not served by the municipal sewerage system, the minimum lot size shall be as set forth in the table above or the minimum lot size determined by the lot's soil type and slope as set forth in the Subdivision Control Regulations, whichever is greater. **[Amended by the 1984 Town Meeting]**

Rural District: Some agriculture or other activities may require five acres. See § 490-302B(2).

Garden Apartment District: See § 490-304B for additional restrictions.

B. Minimum frontage.

Recreational District: In the area of Lot 6601, Map 41, each lot shall have a one-hundred-fifty-foot minimum frontage and a one-hundred-fifty-foot minimum width at the building line.

Business Office Districts: The minimum frontage for each lot is for one unit for all permitted uses. The added feet requirement is for each additional family unit.

Industrial District: See § 490-502C for additional restrictions.

C. Setbacks are for structures and are from any street or streets on which a lot abuts and from other lot lines. The following structures may be erected to within:

Residential District	
1. Swimming pool	15 feet of the rear lot line
2. Garage	10 feet of the rear lot line
Residential and Rural Districts [Amended by the 2013 Town Meeting]	
3. Utility shed (up to 100 square feet, 7 feet high)	1 foot of the rear or side lot lines
4. Utility shed (up to 200 square feet, 10 feet high)	10 feet of the rear lot line
Rural District	
5. Swimming pool	15 feet of the side or rear lot line
Recreational District	
6. Utility shed (up to 100 square feet, 7 feet high)	1 foot of the rear or side lot line
The rear lot line will not be construed to be a property line fronting on a body of water or fronting on a street.	
Garden Apartment District: see § 490-304B for additional restrictions	
Manufactured Housing District	
7. Garage	10 feet of the rear lot line
Limited Community Shopping Village District: see § 490-402D for additional restrictions	
Commercial-Industrial Districts: see § 490-501C(4)(a) for additional restrictions	

D. Other restrictions (for all districts, when applicable).

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1. Wetland (see § 490-706)	40 feet from edge of wetland
2. Prime wetland (see § 490-706)	100 feet from edge of prime wetland
3. Proximity to water bodies (see § 490-804)	40 or 50 feet
4. Leach fields	75 feet

E. Maximum coverage applies to principal and accessory buildings (see definition for "lot occupation," § 490-107).

Residential and Rural Districts: one residential structure allowed. However, the Chief Building Official may authorize an existing dwelling or mobile home to remain on a lot while a new dwelling is constructed on the same lot in the Rural and Residential Districts, provided that the existing dwelling or mobile home is removed no more than 30 days after issuance of an occupancy permit for the new dwelling and that a suitable performance guarantee or legal agreement is submitted to ensure such removal. **[Amended by the 2004 Town Meeting]**

Manufactured Housing District: one housing unit allowed, plus garage, carport, tool or utility building, awning or entry. **[Amended by the 1982 Town Meeting]**

F. Maximum height.

Garden Apartment District: see § 490-304B(1)(c) for additional restrictions.

Commercial-Industrial Districts: see § 490-501C(1)(d) for additional restrictions.

Business Office Districts: height restrictions apply to new buildings or additions to existing buildings.

Limited Community Shopping Village District: **[Amended by the 2012 Town Meeting]**