

SECTION 2.2. GENERAL RESIDENCE DISTRICTS

A. In General Residence Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following specified uses:

1. Any purpose authorized in Single Residence Districts;
2. Two-Unit Dwelling or a Duplex;
3. Townhouse Structure of three or more Town Houses subject to the following:

	CATEGORY A CONVENTIONAL UNITS (with or without assisted units not qualifying as Category B)	CATEGORY B CONVENTIONAL & 25% ASSISTED UNITS*	CATEGORY C 100% ASSISTED UNITS*
MAXIMUM RESIDENTIAL DENSITY (sq. ft. of lot size per Unit)	7,000	6,000	5,000
MINIMUM LOT OR BLDG. SITE (sq. ft.)	21,000	18,000	15,000
MINIMUM OPEN SPACE	65%	65%	65%
MAXIMUM LOT COVERAGE BY BUILDING	20%	20%	20%
MAXIMUM BLDG. HEIGHT (feet)	40	40	40
MINIMUM LOT FRONTAGE (feet)	120	100	100
MINIMUM BLDG. SETBACKS (ft. from property boundary lines)			
FRONT (STREET SETBACK)	35	30	30
SIDES AND REAR			
ABUTTING SINGLE RESIDENCE ZONING	35	30	30
ABUTTING OTHER ZONING	25	20	20

	CATEGORY A CONVENTIONAL UNITS (with or without assisted units not qualifying as Category B)	CATEGORY B CONVENTIONAL & 25% ASSISTED UNITS*	CATEGORY C 100% ASSISTED UNITS*
MINIMUM BLDG. SEPARATION (feet)	30	30	30
MINIMUM & MAXIMUM LENGTH OF ROW (Town Houses units)	3-6	3-8	3-8
<p><i>*To qualify for Category B a minimum of 25% of the dwelling units or 1 unit, whichever is greater, shall be assisted units. To qualify for Category C 100% of the units shall be assisted.</i></p>			

Off-street Parking shall be provided in accordance with Section 5.17.

4. Boarding or lodging house, but not a restaurant;
5. Such accessory uses as are customary in connection with any of the above subclauses and are incidental thereto, including a private garage and a private stable.
6. For any land with frontage on Washington Street or Worcester Street east of Cliff Road and west of Grantland Road Extension the following additional uses are permitted:
 - A. Offices for firms and organizations providing accounting, architecture, computer hardware and software design, counseling, dental, educational, engineering, graphic design, interior design, investment, law, management, medical, and tax preparation services, subject to Section 4.A.7.
 - B. Classrooms operated by for-profit or not-for-profit educational organizations, including after-school and supplemental subject-matter courses subject to Section 2.2.A.7.
 - C. Meeting spaces for use by for-profit or not-for-profit social organizations subject to Section 2.2.A.7.
 - D. The temporary open surface parking of passenger cars of employees, customers or guests of establishments which constitute a use permitted by this Zoning Bylaw in the district (a) in which such land is situated or, (b) on which it abuts or from which it is separated by a way, provided said cars are not serviced or held for sale or lease on such land.
7. For buildings used for purposes allowed under Section 2.2.A.6.A, 4.A.6.B, or 4.A.6.C, except as may be allowed by Special Permit in accordance with Section 6.3.

SPECIAL PERMIT GRANTING AUTHORITY,

- i. No sign advertising with respect to such uses shall be displayed on the property except Directory Signs in accordance with Section 5.18 of this Zoning Bylaw;
- ii. There shall be no outdoor storage of products or materials; and
- iii. There shall be no change in the outside appearance of the premises, including buildings and grounds, that is not in keeping with the residential character and appearance, provided that such restriction shall not apply to any repair of any building in existence as of July 1, 2022.

B. Project Approval

The provisions of Section 5.6 shall apply.

C. Large House Review

The provisions of Section 5.9 shall apply.

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