

address	zone	new build meet new lot setbacks?	need to build smaller for new lot standards	house now is built to new setbacks, lot cov, open space	bldg type	needed FAR bonus	other
46 Exeter	SR1	Yes	yes	no	demo	yes	doesn't meet new lot open space and lot coverage;
45 Glen	MR1	Yes	no	yes	new	no	2 units; within FAR
100 Langley	MR1	Yes	no	yes	demo	yes	was single family now 2 units; at FAR limit
205 Craft	MR1	Yes	no	yes	addition	no	
269 Jackson	SR3	no	no	no	demo	no	house built doesn't meet new lot setbacks
21 Shumaker Path	SR2	yes	yes	no	demo	no	doesn't meet new lot coverage;
593 Saw Brook	SR3	no	no	no	demo	yes	house built doesn't meet new lot setbacks
45 Fox Hill	SR2	no	yes	no	demo	no	house built doesn't meet new lot setbacks or lot coverage
27 Littlefield	SR2	yes	yes	no	demo	yes	doesn't meet new lot coverage;
659 Chestnut St	SR2	yes	no	yes	addition		
2 A Roadway	SR3	no	yes	no	demo	no	corner/end lot; setbacks wrong – should not have received address change; could not build per old address
819 Dedham	SR1	no	yes	no	demo	no	house built doesn't meet new lot setbacks; open space, lot coverage

	Current												
	SR1		SR2		SR3		MR1		MR2		MR3		MR4
	New Lot	Old Lot*	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot
Lot Area (min)**	25,000 sf	15,000 sf	15,000 sf	10,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf
Lot Frontage (min)	140 ft	100 ft	100 ft	80 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft
Lot Frontage (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage (max)***	15%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Open Space (min)	70%	65%	65%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Front Setback (min)	40 ft	25 ft	30 ft	25 ft	30 ft	25 ft	30 ft	25 ft	25 ft	25 ft	15 ft	15 ft	15 ft
Front Setback (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Setback (min)	20 ft	12.5 ft	15 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	7.5 ft	7.5 ft	10 ft
Rear Setback (min)	25 ft	25 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Frontage Buildout (min)^	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Old Lot = Lot created before 12/7/1953. New Lot = lot created on or after 12/7/1953