

ZONING

280 Attachment 2

Town of Dedham

Table 2 - Table of Dimensional Requirements
[Amended 5-19-2025 ATM by Art. 22]

	SRA	SRB	GR	LM/LMB		HB	LB	GB	CB
				RDO/AP ⁴					
Minimum Frontage (feet)	125 ¹³	95	*1	150 ⁴	200 ⁴	N/A ⁹	N/A	N/A ⁹	N/A ⁹
Minimum Lot Area (square feet)	40,000	12,500	*1	1 acre ⁴	1 acre ⁴	12,500	N/A ⁹	N/A ⁹	N/A ⁹
Minimum Lot Width as percentage of required Minimum Frontage	70 ^{12,13}	70 ¹²	*1 ¹²	70	70	70	70	N/A ⁹	N/A ⁹
Minimum Front Yard (feet)	25	25	20	30 ¹¹	30	5	5	*2	
Minimum Side Yard (feet)	25 ⁵	15 ⁵	15 ⁵	15 ¹¹	20	15 ⁶	N/A	N/A	N/A
1-st. Det. Accessory Building ¹⁵	5	5	5	15	15	5	N/A	N/A	N/A
Minimum Rear Yard (feet)	25 ⁵	25 ⁵	25 ⁵	25 ¹¹	25	25	N/A	N/A	N/A
1-st. Det. Accessory Building	5	5	5	25	25	20 ⁷	N/A	N/A	N/A
Maximum Lot Coverage ⁸ (%)	30	30	30	50	40	80	80	80	80
Maximum Floor Area Ratio	0.15 ¹⁴	0.5 ¹⁴	0.9	0.35 ¹⁰	0.35	1.5	1.5	2.4	2.4
Space between Buildings (feet) for buildings erected, moved, or added after January 22, 1990	10	10	10	15	15	10	15	N/A	N/A

* Dimensional requirements for each planned residential or commercial development to be specified in the Special Permit
 ** If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.

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See Footnote explanations at the end of this Table.

PRINCIPAL USE E. COMMERCIAL USES	Districts												
	SRA SRB	GR	PR	PC ¹⁷	RDO	AP	LMMA	LMB	HB	LB ¹⁶	GB	CB	
1. Small retail business	NO	NO	NO	YES	NO ²⁰	N O	SP	SP	YES ¹⁰	YES		YES	
2. Salesroom for automobiles, automotive sales	NO	NO	NO	NO	NO ²¹	N O	SP	SP	NO	NO	NO	NO	
3. Retail Business	NO	NO	NO	YES	NO ²⁰	N O	SP	SP	SP ¹²	YES	YES	YES	
4. Personal service establishment	NO	NO	NO	YES	SP ^{18,21}	N O	YES	YES	YES	YES	YES	YES	
5. General service establishment	NO	NO	NO	SP	NO ²¹	N O	YES	YES	NO	YES	YES	YES	
6. Trade shop	NO	NO	NO	NO	NO ²¹	N O	YES	YES	NO	YES ¹³	YES ¹³	SP	
7. Reserved													
8. Restaurant	NO	NO	NO	YES	YES	N O	SP	SP	SP	SP	SP	YES	
9. Animal or veterinary hospital	NO	NO	NO	NO	NO ²¹	N O	YES	YES	SP	SP	SP	NO	
10. Hotel or motel	NO	NO	NO	YES	SP	N O	YES	YES	NO	NO	NO	SP	
11. Convention or conference center, trade exhibit facility, theater, or motion picture theater	NO	NO	NO	YES	SP	N O	SP	SP	NO	SP	SP	SP	
12. Commercial boat rental or limousine livery	NO	NO	NO	YES	SP	N O	YES	YES	NO	YES	NO	NO	
13. Kennel	NO	NO	NO	NO	NO ²¹	N O	YES	YES	NO	NO	NO	NO	

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See Footnote explanations at the end of this Table.

Principal Use	Districts												
	SRA	SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB
H. MANUFACTURING AND PROCESSING USES													
1. Manufacturing	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
2. Limited manufacturing	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
3. Laboratory, Research and Development	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4. Laboratory, Research and Development (Manufacturing)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
5. Printing or publishing establishment with not more than 5,000 square feet of floor area used for production	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6. Bottling works for beverages and liquids of every kind (excluding alcoholic beverages)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
7. Brewery, Distillery, or Winery with Tasting Room	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
8. Major Nonresidential Project	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
9. Renewable and alternative energy manufacturing facilities ²⁵	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
10. Renewable and alternative energy research and development facilities	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

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See Footnote explanations at the end of this Table.

Principal Use	Districts												
	SRA	SRB	GR	PR	PC ²¹	RDO	AP	LMA	LMB	HB	LB ¹⁸	GB	CB
I. Table of Accessory Uses - Residential													
1. Private garage for more than three automobiles, or for more than one commercial vehicle, or for a commercial vehicle exceeding 2.5 tons in gross weight, provided that such garage is accessory to a permitted use and is not less than 50 feet from side and rear lot lines.	SP	SP	YES	YES	YES	YES	SP	YES	YES	YES	SP	YES	YES
2. Private garage for not more than three automobiles, one of which may be a commercial vehicle if not exceeding 2.5 tons in gross weight. The keeping of an unregistered automobile outside of an enclosed garage shall not be regarded as an accessory use in any residential district, nor after a period of three months except in accordance with a permit therefor by the Board of Appeals based on a finding that the further keeping of the automobile upon the premises complies with the requirements of this Bylaw and specifying a fixed term and such conditions as the Board of Appeals deem necessary to assure such compliance.	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
3. Private greenhouses, stable, tool shed playhouse, tennis court, boat house, or other similar building for domestic storage or use.	YES ²⁹	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4. The keeping of animals, livestock or poultry for personal enjoyment or household use.	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

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See Footnote explanations at the end of this Table.

Principal Use	Districts												
	SRA	SRB	GR	PR	PC ²¹	RDO	AP	LMA	LMB	HB	LB ¹⁸	GB	CB
5. The regular renting of rooms or the furnishing of table board in a dwelling by the owner-occupant thereof to not more than three persons	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6. Accessory dwelling unit (See § 280-7.7)													
7. Such industry of light manufacturing (including processing, assembling, and repairs) as is usual in connection with permitted principal use, provided that: a) Such accessory use does not occupy an area exceeding 25% of the total area occupied by the principal use; and b) The major portion of any products manufactured are sold at retail on the premises; and c) Not more than five operatives are regularly employed in such accessory use.	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES S	YES	YES	YES
8. Preparation and service of take-out food as an accessory use incidental to the operation of a grocery store	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES S	YES	YES	YES
9. A. Family or adult day care, small	YES	YES	YES	YES S	NO	NO	NO	NO	NO	NO	NO	NO	NO
10. B. Family or adult day care, large	SP	SP	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO
11. Home Occupation	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
12. (Reserved)													
13. Short Term Rentals (Private Swimming Pool)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

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See Footnote explanations at the end of this Table.

Principal Use	Districts														
	SRA	SRB	GR	PR	PC ²¹	RD	O	AP	LMIA	LMB	HB	LB ¹⁹	GB	CB	
14. Electric Vehicle Charging Station – Levels 1 and 2 ³¹	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
15. Electric Vehicle Charging Station – Level 3	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
II. Table Of Accessory Uses - Nonresidential															
1. Parking of motor vehicles incidental to the permitted principal use and subject to requirements of this Bylaw.	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
2. Outdoor dining area accessory to a permitted restaurant, but not including drive-in area for food consumption in automobiles.	NO	NO	NO	NO	YES	YES	NO	NO	NO	NO	YES	YES	YES	YES	
3. Dwelling accessory to the principal permitted use (such as the residence of a watchman, caretaker, or operator of a business or manufacturing establishment), if the dwelling conforms to the requirements applicable if it were located in a General Residence (GR) district.	NO	NO	NO	NO	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES	
4. Other accessory uses identified in this Bylaw or customarily incidental and necessary to principal permitted use.	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
5. Dining facility accessory to and serving solely the residents of a planned residential development	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	

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See Footnote explanations at the end of this Table.

Principal Use	Districts												
	SRA SRB	GR YE S	PR YES	PC ²¹ YES	RD O YES	AP YES	LMA YES	LMB YES	HB YE S	LB ¹⁹ YES	GB YES	CB YES	
6. Electric Vehicle Charging Station – Levels 1, 2, and 3	YES	YE S	YES	YES	YES	YES	YES	YES	YE S	YES	YES	YES	

See Footnote explanations in Section 3.1.6

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See Footnote explanations at the end of this Table.

Principal Use	Districts												
	SRA	SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB
F. WHOLESALE, STORAGE AND SHOWROOMS													
1. Wholesale office or showroom	NO	NO	NO	NO	YES	YES	NO	YES	YES	YES	NO	YES	SP
2. Commercial storage	NO	NO	NO	NO	SP	SP	NO	YES	YES	NO	NO	NO	NO
3. Warehouse	NO	NO	NO	NO	NO	SP ²⁴	NO	YES	YES	NO	NO	NO	NO
4. Major Nonresidential Project	NO	NO	NO	NO	PB	PB	PB	NO ²⁷	YES	SP	NO	NO	NO

See Footnote explanations at the end of this Table.

Principal Use	Districts												
	SRA	SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB
G. VEHICULAR AND AUTOMOTIVE SERVICES AND USES													
1. Full-service, self-service, or split island gasoline service stations with automotive repair bays but not performing body work ²²	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ¹⁵	NO	SP ¹⁵	SP ¹⁵
2. Garage for servicing trucks and trailers	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO
3. Auto body and paint shop, soldering or welding shop, and automotive repair garages	NO	NO	NO	NO	NO	SP	NO	YES	YES	YES	NO	SP	NO
4. Parking lot, as defined in Section 1-4, as a principal use, which is approved pursuant to Section VIII of this Bylaw	NO	NO	NO	NO	NO	SP	NO	YES	YES	YES	NO	SP	YE
5. Major Nonresidential Project	NO	NO	NO	NO	PB	PB	PB	PB	PB	PB	PB	PB	PB

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280 Attachment 1

Town of Dedham

Table 1 - Town of Dedham, Massachusetts Principal Use Regulations

[Amended 11-15-2021 ATM by Art. 13; 11-14-2022 ATM by Art. 6; 11-14-2022 ATM by Art. 7; 5-15-2023 ATM by Art. 12]

Principal Use		Districts														
		SRA	SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB		
A. RESIDENTIAL USES																
1.	Single family detached house.	YES	YES	YES	YES	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	
2.	Alteration and use of existing single-family house as a dwelling for not more than two families. (See § 280-7.2A)	SP	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	SP	YES	SP
3.	Two-family or semi-detached house consisting of two single family dwelling units separated by a party wall	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	SP	YES	SP
4.	Mixed Use Developments	NO	NO	NO	NO	SP	SP ²⁰	NO	NO	NO	NO	NO	SP	SP	SP	SP
5.	Assisted Living Residence (See § 280-7.5)	SP	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6.	Multi-Family Residential (See § 280-7.3)	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
7.	Dwelling Unit, Transient Occupant	SP	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	NO
8.	Lodging House	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
9.	Age Restricted Housing Development (See § 280-7.8)	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO

See Footnote explanations at the end of this Table.

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Principal Use	Districts												
	SR A	SRB	GR	PR	PC ¹⁷	RDO	AP	LM/A	LMB	HB	LB ¹⁶	GB	CB
B. EXEMPT AND INSTITUTIONAL USES													
1. Use of land or structures for religious purposes	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
2. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic, or by a religious sect or denomination, or by a nonprofit educational corporation	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
3. Child care facility	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4. Governmental administration building, fire or police station; use of land for recreational water supply by a public agency	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
5. Any municipal facility or governmental use not specifically listed; Essential services ⁴	SP	SP	SP	YES	SP	SP	SP	YES	YES	SP	SP	SP	YES
6. Hospital, nursing, or convalescent home, outpatient facility, charitable or philanthropic institution, or cemetery (but not including a place of detention or a correctional institution)	SP	SP	NO	NO	SP ²⁰	SP	NO	SP	SP	SP	SP	SP	SP
7. Public renewable and/or alternative energy generating facilities on	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

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See Footnote explanations at the end of this Table.

Principal Use	Districts													
	SR A	SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB	
8. Substance Abuse Treatment Center	NO	NO	NO	NO	SP ²⁰	SP	NO	NO	NO	NO	NO	NO	NO	NO

See Footnote explanations at the end of this Table.

Principal Use	Districts													
	SRA	SRB	GR	PR	PC ¹⁷	RD O	AP	LMA	LMB	HB	LB ¹⁶	GB	CB	
C. AGRICULTURAL AND OPEN LAND USES														
1. Orchard, truck garden, nursery, or similar open use of land on a parcel with less than five acres for agriculture, silviculture, viticulture, or horticulture, except the raising of swine, poultry, or fur animals, and not including any salesroom or road-side stand.	YES	YES	YES	YES	NO	NO	YES	YES	YES	YES	NO	YES	YES	YES
2. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area. ¹	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
3. Facility for the sale of produce, wine, and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

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See Footnote explanations at the end of this Table.

Principal Use	Districts													
	SRA SRB	GR	PR	PC ¹⁷	RD O	AP	LMA	LMB	HB	LB ¹⁶	GB	CB	CB	CB
containing more than five acres in area on which the facility is located ¹¹														
4. Other nonexempt salesroom or stand for the display and sales of agriculture and horticultural products, the major portion of which are grown on the premises ¹¹	SP	SP	NO	SP	NO	NO	SP	SP	NO	NO	NO	NO	NO	NO
5. Private recreational country or tennis club, when not conducted for profit.	YES	YES	YES	YES	NO	YES	YES	YES	NO	YES	YES	YES	YES	NO
6. Boat launching site, tennis court, riding academy, outdoor skating rink, ski ground, or golf course ² (but not a miniature golf course or a driving range).	SP	SP	YES	YES	SP	NO	YES	YES	YES	YES	YES	YES	YES	SP

See Footnote explanations at the end of this Table.

Principal Use	Districts													
	SRA SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB	CB	CB
D. OFFICE USES														
1. Medical Office	NO	SP ⁸	N	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
2. Business or professional office	NO	NO	N	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
3. Banks or financial institution	NO	NO	N	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4. Freestanding automatic teller machines, not accessory to use of the property for a bank	NO	NO	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
5. Major Nonresidential Project	NO	NO	N	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB