

ZONING

440 Attachment 3

City of Taunton

Intensity of Use Table [Amended 7-9-2013; 6-14-2016; 4-5-2022]

| District | Minimum Lot Area *1 | Minimum Dry Lot Area*1 | Minimum Contiguous Frontage (feet) | Minimum Front Yard Setback (feet) | Minimum Side Yard Setback (feet) | Minimum Rear Yard Setback (feet) | Maximum Height (stories) | Maximum Height (feet) | Maximum Total Lot Coverage *2 | Maximum Structure Lot Coverage *3 | Maximum FAR to (GFA) Lot Size *4 | Other Density Standards *7 |
|---|---------------------|------------------------|------------------------------------|-----------------------------------|----------------------------------|----------------------------------|--------------------------|-----------------------|-------------------------------|-----------------------------------|----------------------------------|----------------------------|
| Rural Residential | | | | | | | | | | | | |
| All lots | 60,000 | 43,560 | 150 | 40 | 25 | 30 | 2.5 | 35 | 40% | 20% | 0.5 | — |
| Suburban Residential | | | | | | | | | | | | |
| All lots | 25,000 | 20,000 | 125 | 25 | 15 | 20 | 2.5 | 35 | 40% | 20% | 0.5 | — |
| Urban Residential | | | | | | | | | | | | |
| Residential (1 to 3 units) and nonresidential | 10,000 | 8,000 | 75 | 25 | 15 | 20 | 2.5 | 35 | 60% | 40% | 1.0 | — |
| Other residential *6 | 43,560 | 43,560 | 100 | 25 | 15 | 20 | 4 | 50 | 75% | 40% | — | 18 un/ac |
| Office | | | | | | | | | | | | |
| Residential (1 to 3 units) | 15,000 | 11,250 | 100 | 25 | 15 | 20 | 2.5 | 35 | — | 40% | — | — |
| Mixed use/ nonresidential | 10,000 | 7,500 | 100 | 25 | 15 | 20 | 5 | 70 | 80% | 40% | 1.2 | 12 un/ac |
| Business | | | | | | | | | | | | |
| Residential (1 to 3 units) | 15,000 | 11,250 | 100 | 25 | 15 | 20 | 2.5 | 35 | — | 40% | — | — |
| Other residential/ nonresidential | 5,000 | 5,000 | 50 | 10 | 5 | 10 | 3 | 40 | 90% | 90% | 2.5 | 32 un/ac |
| Highway Business | | | | | | | | | | | | |
| Residential (1 to 3 units) | 15,000 | 11,250 | 100 | 25 | 15 | 20 | 2.5 | 35 | — | 40% | — | — |
| Other residential | 15,000 | 11,250 | 150 | 40 | 25 | 50 | 2.5 | 35 | — | 20% | — | 12 un/ac |
| Mixed use/ nonresidential | 15,000 | 11,250 | 100 | 30 | 25 | 30 | 3 | 40 | 80% | 40% | 1.5 | 12 un/ac |

TAUNTON CODE

| District | Minimum Lot Area *1 | Minimum Dry Lot Area*1 | Minimum Contiguous Frontage (feet) | Minimum Front Yard Setback (feet) | Minimum Side Yard Setback (feet) | Minimum Rear Yard Setback (feet) | Maximum Height (stories) | Maximum Height (feet) | Maximum Total Lot Coverage *2 | Maximum Structure Lot Coverage *3 | Maximum FAR to (GFA) Lot Size *4 | Other Density Standards *7 |
|----------------------------|---------------------|------------------------|------------------------------------|-----------------------------------|----------------------------------|----------------------------------|--------------------------|-----------------------|-------------------------------|-----------------------------------|----------------------------------|----------------------------|
| Motel | 30,000 | 22,500 | 200 | 40 | 40 | 40 | 2.5 | 35 | — | 40% | — | — |
| Industrial | | | | | | | | | | | | |
| Residential (1 to 3 units) | 60,000 | 43,560 | 150 | 40 | 25 | 30 | 2.5 | 35 | — | 20% | — | — |
| Nonresidential/ mixed use | 1.5 AC | 1 AC | 150 | 35 | 35 | 50 | 3 | 50 | 80% | 60% | 1.0 | 6 un/ac |
| Central Business | | | | | | | | | | | | |
| Residential (1 to 3 units) | 10,000 | 5,000 | 50 | 15 | 5 | 10 | 2.5 | 35 | — | 40% | — | — |
| All other lots | 5,000 | 5,000 | 50 | 0 | 3 | 0 | 5 | 50 | 90% | 90% | 4.5 | 48 un/ac |

NOTES:

- *1. Square feet, unless identified as acreage by "AC"; dry lot refers to contiguous lot area, excluding wetlands as defined by the Massachusetts Wetlands Protection Act.
- *2. Total lot coverage is the coverage of any lot by all structures, parking areas, and impermeable surfaces.
- *3. Maximum lot coverage by structures includes all buildings and other structures, except for exterior surface parking.
- *4. Maximum gross floor area to lot size "GFA/lot size."
- *5. (Reserved)
- *6. "Other residential" also includes convalescent homes, nursing homes and rest homes.
- *7. "Un/ac" means "maximum units per acre." Maximum units per acre shall be calculated utilizing uplands only (i.e., no wetlands or water bodies can be included in the acreage of a lot for the purpose of determining the maximum number of permissible units).