



DARTMOUTH BUILDING DEPARTMENT

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SETBACK FRONTAGE AREA *

These setbacks are effective October 26, 1993

Zoning District	Frontage	Minimum Lot Size	Front Yard	Other Yard	Certain Accessory Structures (see by-law)	Driveway Setback	Minimum Off Street Parking Per Dwelling Unit
Single Residence A	150'	40,000	50'	20'	5'	10'	2
Single Residence B	200'	80,000	60'	20'	5'	10'	2
General Residence Single Family	100'	15,000	20'	20'	5'	10'	2
General Residence Two Family	150'	20,000	20'	20'	5'	10'	4
Accessory Apartment	see zoning by-law for specific residential zoning district						
Cluster Subdivisions	see zoning by-law section 6.205		15'	10'	5'	10'	2
Limited Industrial	150'	43,560	50'	25'	10'		
General Industrial	150'	43,560	50'	25'	10'		
General Business	150' ¹	43,560	40'	20'	10'		
Limited Business	100'	15,000	10'	10'	10'		
Neighborhood Business	100'	20,000	40'	20'	10'		
Office Park	150'	43,560	40'	20'	10'		
Maritime Industrial	150'	43,560	50'	25'	10'		

See Section 16

COMMENTARY

1. Lots laid out prior to April 25, 1978 are exempt.

"Grandfathered" lots are vacant lots only - having never been developed (built on). "Grandfathered" lots may be eligible for different requirements depending on date of creation and ownership. "Grandfathered" refers to lots which are in exclusively residential districts and only for one or two family residential dwellings and related accessory structures, in so far as, frontage, area, and setback are concerned. Any other restrictions particular to the Zoning District will apply. Residential lots with existing structures and "grandfathered" lots must be reviewed on a case-by-case basis. (ask for details) * Refer to M.G.L. Chapter 40A for the enabling legislation and the Local Zoning By-Law for the specific language. This summary sheet is included for quick reference use only; and not to be used in conflict with the language of the By-Law.