

Lot Shape

Are there any requirements for the shape of lots?

Issue Overview There are a number of ways that municipalities regulate the shape of lots. Many zoning bylaws include a section in the dimensional regulations that specifically addresses lot shape. “Circle tests” and perimeter area ratios are the most common form of the requirement.

Circle tests require that a circle of a given diameter (generally 75-80% of minimum required frontage) can be a) placed tangent to the frontage without crossing any side lot lines or b) “passed along a continuous line from the lot frontage to the rear yard setback without the circumference intersecting any lot lines” (Southborough).

In the equations given for perimeter-area ratios, “a” is actual lot area (square feet), “p” is perimeter (feet) and “r” is required lot area (square feet). Some equations have been algebraically rearranged from the standard form:
$$p^2/a \leq X.$$

Research Coding Researchers located the relevant language in sections on dimensional requirements, often as a footnote to the table of dimensional requirements. Researchers searched the text for the words “circle,” “shape,” “perimeter,” and “irregular.” Relevant sections were often titled “lot shape,” “lot shape factor,” “lot regularity,” “lot perimeter” or “irregularly shaped lots.”

Municipalities also use setbacks and lot width as tools for ensuring regularity in lot shape, but since width and setbacks are fairly universal tools, they are not coded as Yes. Some municipalities will not count the area in irregular parts of lots towards minimum lot size requirements to discourage irregular lots, but this is not included as a Yes since it is an incentive, not a mandate.

Many bylaws/ordinances include special exceptions for “hammerhead,” “flagpole” or “rear” lots which usually exempt a lot from the full frontage requirement if the lot area meets a minimum standard such as 3 or 5 acres. These “exceptions” are not included in this answer.

Abington *Are there any requirements for the shape of lots?*

No According to Dan Crane, Abington Town Planner, (6/29/04) there is not a requirement for special shapes, perimeters, or ratios in determining the shape of the lot. He indicated that some developments in Abington include odd shaped lots, so the Board is considering options to address the issue.

From ordinance.com:

LOT - A single or contiguous tract of land held in the same ownership throughout and defined by bounds or lot lines ascertainable by recorded deed or plan.

LOT AREA - For all lots created after April 2, 2001, the horizontal area exclusive of any area in a street or recorded way open to public use. At least 50% of the area required to meet the minimum lot area requirement in the zoning district in which the lot is located must be contiguous upland as defined in this Bylaw and not part of a detention and/or retention basin or easement for drainage purposes, land under water, or land subject to flooding.

LOT, CORNER - A lot at the point of intersection of and abutting on two or more intersecting streets, the interior angle of intersection of the street lot lines, or in the case of a curved street, extended lot lines, being not more than 135 degrees.

LOT DEPTH - The mean horizontal distance between the front lot line and the rear lot line.

LOT FRONTAGE - The horizontal distance measured continuously along the front lot line between the points of intersection of the side lot lines with the front lot line.

LOT LINE, FRONT - The property line dividing a lot from a street (right-of-way).

LOT LINE, REAR - The lot line or lines opposite from the front lot line.

LOT LINE, SIDE - Any lot line not a front or rear lot line.

LOT, NONCONFORMING - A lot lawfully existing at the effective date of this bylaw or any subsequent amendment thereto which is not in accordance with all provisions of this bylaw.

LOT, WIDTH - The horizontal distance between the side lot lines as measured at the minimum front yard depth (required setback distance) required by this bylaw.

Footnote from the Table of Dimensional and Density Regulations on ordinance.com:

(8) Minimum lot width shall be provided at the minimum front yard depth and the street line as to any lot created after date of enactment.

Acton *Are there any requirements for the shape of lots?*

Yes 5.2.3 LOT Width - LOT width shall be determined by measuring the diameter of the largest circle which can be located along a continuous, but not necessarily straight line from the LOT FRONTAGE to the principal STRUCTURE on the LOT without the circumference intersecting the side LOT lines.

The minimum lot width is 50 feet in residential districts. This requirement is only for the front yard part of the lot.

Amesbury *Are there any requirements for the shape of lots?*

No "Lot, Width Minimum: In all districts, the minimum lot width from the front property line to rear setback line will be equal to or greater than the frontage required for the zoning district."

Amesbury Zoning Bylaw and Map, Adopted April 12, 1971 with Revisions Through October 14, 2003. Definitions.

Andover *Are there any requirements for the shape of lots?*

No Section 4.1.3(2) 2. Yards.

a. Each lot shall have a width of not less than eighty percent (80%) of the required frontage at all points between the street line along which the frontage of the lot is measured and the furthest point of the rear wall of the dwelling upon such lot. Such width shall be measured along lines which are parallel to the street line.

P. Materazzo indicated that the design of this provision is to prevent lots that come to points in the front of the lot. The second provision is to avoid lots that come to a point in the back - no lot shall have a distance of less than 50 feet between two points. This prevents there being a very large frontage and a sliver in the back.

LOT WIDTH : The horizontal distance between side lot lines, measured parallel to the lot frontage.

Arlington *Are there any requirements for the shape of lots?*

No Laura Weiner, Planner, confirmed that Arlington does not require any special shapes for lots.

Ashland *Are there any requirements for the shape of lots?*

Yes According to Bill Hill, Ashland Building Inspector, (7/22/04) Ashland has the rule of 22. This rule states that you take the lineal perimeter of the lot, square it, then divide by the acreage of the lot. If the number is greater than 22 you have to get a variance to build, if less than 22 then the lot is not irregular. If the lot is over 2 acres, the rule of 22 does not apply.

From the Rules & Regulations governing the subdivision of land in the Town of Ashland, Section 344.4:

RULE OF 22 FOR A LOT The square of the lot perimeter divided by the gross area of the lot does not exceed twenty-two (22).

Also in the zoning bylaw:

Section 282-24. Dimensional regulations.

F. Lot shape. No lot shall be so irregularly shaped or extended that the square of the lot perimeter exceeds twenty-two (22) times the gross lot area.

Attleboro *Are there any requirements for the shape of lots?*

Yes City of Attleboro Zoning Ordinance §17-11.2 DEFINITIONS-

Lot: An area or parcel of land or any part thereof, including an internal pond wholly on the lot, designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Bristol County Registry of Deeds.

Lot, Width: The horizontal distance from lot line to lot line measured parallel to the street lot line at the minimum frontyard depth required by this ordinance, provided that the distance between side lot lines or a side lot line and the opposite street lot line is not less than the minimum required lot frontage at any point within the required front-yard depth.

[City of Attleboro Zoning Ordinance, last amended November 2002]

E. The minimum lot width as required by §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS shall not apply to lots on a cul-de-sac which can be shown to contain a minimum of fifty (50') feet of frontage, and a square measuring 120 feet by 120 feet, the nearest part of which is within two hundred (200') feet of the street lot line, and provided, however, that at no point between the street lot line and the said square is the distance between the side lot line less than the required frontage (see figure entitled "Lot Width Exception" for explanation only).

Auburn *Are there any requirements for the shape of lots?*

Yes "5.3.2 Hammerhead Lots – In the residential districts hammerhead lots may be authorized by special permit from the Planning Board. Each hammerhead lot shall at a minimum contain: a minimum lot frontage and lot width of 50 feet; and meet the square footage dimensional requirements of the zone in which it is located, except in the RA and RB districts where the lot area must be twice that usually required in those districts. Such building location shall contain an area of land which provides, in the opinion of the Planning Board, a suitable dwelling site. No more than two hammerhead lots shall have contiguous frontage and the special permit shall provide that the hammerhead lot shall not be further divided to reduce its area or to create additional building lots. Access to a

hammerhead lot must be across the frontage of the lot. A Special Permit may not be issued to permit the creation of a hammerhead lot upon which there is already an existing dwelling.

5.3.3 Substantial Irregularity – No lot shall be created which is substantially irregular in shape. For the purposes of this section a lot is “substantially irregular” if it has a regularity factor which is less than 0.4 as determined by the formula: $r = 16A/p^2$ where r = regularity factor; A = area of the lot (in square feet); and p = perimeter of the lot (in feet) The provisions of this section shall not apply to lots shown on plans recorded in the Registry of Deeds before May 4, 1995. Lots shown on such plans shall not be considered to be nonconforming for the purposes of this By-law."

"5.2.3 Lot Width – Lot width shall be determined by measuring the diameter of the largest circle which can be located along a continuous but not necessarily straight line from the lot frontage to the principal structure on the lot without the circumference intersecting the lot lines."

- Auburn Zoning By-law. As amended through August, 2004.

Avon *Are there any requirements for the shape of lots?*

No Answer based on 6/25/04 phone conversation with Mr. Comeau -- he said that there are not any special shape requirements as long as you meet setback requirements and frontage requirements. He did mention certain ratios in the dimensions chart, but they do not apply to the question.

LOT WIDTH : The horizontal distance between the side lot lines as measured at the minimum front yard depth (required setback distance) required by this By-Law.

Ayer *Are there any requirements for the shape of lots?*

No LOT, MINIMUM WIDTH OF : The distance between the side lot lines measured line at right angles to the mean direction of such side lot lines. which line of measurement shall touch, but not be in front of, the building line. In the case of a corner lot, for the purpose of the measurement only, the front lot line which has the least dimension shall be considered the front lot line and the lot lines adjacent thereto shall be considered as side lot lines.

Bedford *Are there any requirements for the shape of lots?*

No Town of Bedford Zoning Bylaw, Section 6.2.5 (from ordinance.com, updated 2002)

6.2.5 Lot Width

Each lot shall have a width of not less than eighty percent (80%) of the required frontage at all points between the sideline of the right of way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot. In the case of Cluster Developments, each lot shall have a lot width of not less than 50 feet and nearest point on the front wall of the dwelling shall be set back on its lot at least to a point where the lot width is a minimum of 125 feet in the Residence R District, 100 feet in the Residence A District, and 75 feet in the Residence B or C District. Lot width shall be measured along lines which are parallel to such sideline.

6.2.2 Minimum Lot Area

When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by

such straight line and such lot lines shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet.

Bellingham *Are there any requirements for the shape of lots?*

Yes 2590. Lot Shape Factor.
No lot shall be created so as to be so irregularly shaped or extended that it has a "Shape Factor" in excess of twenty-two (22). Shape Factor equals the square of the lot perimeter divided by the lot area (before deduction for wetlands, etc.). That portion of the lot in excess of the required lot area may be excluded from the computation of Shape Factor using an imaginary lot line, provided that the entire required frontage is included in the portion used for the calculation.

Section V - Definitions

Lot

An area of land in one ownership with definite boundaries ascertainable by recorded deed or plan and used or set aside and available for use as the site of one or more buildings or for any other definite purpose.

Lot Area

The horizontal area of the lot exclusive of any area in a street or way open to public use. At least 90% of the lot area necessary for compliance with minimum lot area requirements shall also be exclusive of areas subject to protection under the Wetlands Protection Act, Section 40, Chapter 131, G.L. for reasons other than being subject to flooding. If the distance between any two points on lot lines is less than 50 feet, as measured in a straight line, the smaller portion of the lot as divided by that line shall not be included in lot area unless the two points are separated by less than 150 feet measured along lot lines.

Yard, Front

A yard extending between side lot lines across the front of a lot on each street it adjoins, measured perpendicular to a line connecting the foremost points of the side lot lines.

Yard, Rear

A yard abutting a rear property line, that is, typically a line or set of lines approximately parallel to the frontage street, and separating lots whose frontage is established on different streets. Yards on irregularly shaped lots where "side" versus "rear" is indeterminate shall be construed as rear yards.

Yard, Side

A yard abutting a side property line, typically a line or set of lines which intersect a street line, separating lots whose frontage is established on the same street, extending between side and rear yards. Corner lots commonly have two side yards and no rear yard.

Code of By-Laws, Division II Zoning

<http://www.bellinghamma.org/townclerkbylzo.htm>

(Revised by Town Clerk 09/2002)

Belmont *Are there any requirements for the shape of lots?*

Yes Town of Belmont Zoning Bylaws, Section 4.3.9 (January 20, 2004)

4.3.9 Lot Shape

No lot shall be created so as to be so irregularly shaped or extended that it has a "Shape Factor" in excess of twenty-two (22). The Shape Factor equals the square of the lot perimeter divided by the lot area (before deduction for wetlands, etc.). That portion of the lot in excess of the required lot area may be excluded from the computation of Shape Factor using an imaginary lot line, provided that the entire required frontage is included in the portion used for the calculation.

Belmont also does not count narrow sections of the lot towards minimum lot area requirements:

LOT AREA - The horizontal area of a lot exclusive of any area in a street or recorded way open to public use. At least 90% of the lot area required for compliance shall also be exclusive of areas subject to protection under the Wetlands Protection Act, Section 40, Ch. 131, G.L. for reasons other than being subject to flooding. If the distance between any two points on lot lines is less than 50 feet, as measured in a straight line, the smaller portion of the lot as divided by that line shall not be included in lot area unless the two points are separated by less than 150 feet measured along lot lines.

4.3.1 Lot Width

Any lot to be used for a dwelling shall, between the street and the rear line of the dwelling, maintain a lot width measured between side lot lines no smaller than the required street frontage for the district in which the lot is located.

Berkley *Are there any requirements for the shape of lots?*

No WIDTH OF A LOT : straight line distance between lot lines at points 75 feet from the street line, measured at right angles or radially from the street line.

Information from: Ordinance for Town of Berkley, MA (last updated 9/18/2002) at: www.ordinance.com

Berlin *Are there any requirements for the shape of lots?*

Yes 644 Lot Width
Each building lot shall be configured such that the center of a circle having a diameter equal to the minimum lot width for the zoning district can be passed along a continuous (but not necessarily straight) line from the sideline of the street along which the frontage of the lot is measured to any point of the proposed or existing principal structure on the lot without the circumference of the circle intersecting any side lot line.

[Town of Berlin Zoning Bylaws - revised through 2004] bylaws obtained from ordinance.com

Beverly *Are there any requirements for the shape of lots?*

No In an e-mail on 6/21/04, Tina Cassidy, Planner City of Beverly, wrote: "The city's definition of frontage influences the shape of lots to the extent that they must hold the frontage distance at both the street and the front setback requirement of the zone."

Beverly Zoning Ordinance, Definitions, from www.ordinance.com (pasted on 10/21/04)

25. FRONTAGE - The distance between either the points of intersection of the side lot lines and the street right-of-way or the points of intersection of the side lot lines and the rear line of the required front yard extended to the street right-of-way, whichever is smaller. For the purpose of this ordinance, only sufficient frontage on one of the following types of ways shall be recognized for zoning purposes:

- a public way or a way with certified by the City Clerk that is maintained and used as a public way
- a way shown on a plan approved and endorsed by the Beverly Planning Board in accordance with the Subdivision Control Law, or
- a way physically in existence when the Subdivision Control Law became effective in Beverly having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected upon.

When a lot is bounded by more than one street, any one of them, but only one, may be designated as the frontage street by the owner, provided that street provides sufficient frontage as required by the Zoning Ordinance; however, in the case of a lot bounded by two streets forming an interior angle of more than one hundred and thirty-five degrees (135 degrees), their combined frontage between lot lines may be used to satisfy the lot frontage requirement. (Amended 3/14/00)

b. LOT WIDTH: see frontage definition in this section.

I. Pork Chop Shaped Lots

1. The Beverly Planning Board may authorize Pork Chop Shaped Lots by Special Permit in residential and industrial districts on streets in existence at the date of adoption of this Ordinance (December, 1984) and on new streets in industrial zoning districts if the following conditions are met:

- a. That the site is an appropriate location for the proposed use and that the character of adjoining uses will not be adversely affected.
- b. That no factual evidence is found that property values in the district will be adversely affected by such use.
- c. That no undue traffic and no nuisance or unreasonable hazard will result.
- d. That adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed uses.
- e. That there are no valid objections from abutting property owners based on demonstrable fact.
- f. That the minimum lot area of the Pork Chop Shaped Lot be at least the minimum lot area required in the zoning district in which the pork chop shaped lot is located except the portion of the lot which is the narrow strip or portion of the lot to the way, shall not be included in the lot area calculation.
- g. That the width of the Pork Chop Shaped Lot measured at the shortest distance between side lot lines is no less than seventy-five (75) feet at any point between the street and the existing or proposed building on the lot. Pork Chop lots approved by the Planning Board previous to December, 1984, with less than the required frontage but at least 20 feet of frontage shall be considered valid building lots for a period of fifteen (15) years from the date of adoption of this zoning amendment (9/5/91). On September 5, 2006, any pork-chop lot approved by the Planning Board prior to December 1984 which is vacant or for which a valid building permit has not yet been issued, shall lose its status as a "grand fathered" lot and be considered unbuildable. 9/5/91
- h. All front, rear, and side yard setbacks shall be the same as the minimum setbacks specified for the zone in which the lot is located. 6/26/87
- i. That the depth of that portion of the lot which fails to satisfy the lot frontage requirements set forth in Section 29-2B.22 between the street and the existing or proposed building on the lot cannot exceed a distance of two hundred and fifty (250) feet from the street.

That there is not more than one (1) other Pork Chop Shaped Lot with frontage contiguous to it.

2. The Planning Board shall follow the procedural requirements for Special Permits as per Massachusetts General Law Chapter 40A and as per the Beverly Zoning Ordinance Section 29-27 and Section 29-28 which includes notice and public hearings.

Billerica *Are there any requirements for the shape of lots?*

Yes SECTION 7. DIMENSIONAL REGULATIONS
B. IN GENERAL

- 7. All lots shall be so far as possible regular and symmetrical.
- 8. All buildable lots shall be able to encompass a circle that touches the frontage and has a diameter equal to 80% of the lot's frontage requirement within the interior of the lot.

Blackstone *Are there any requirements for the shape of lots?*

Yes Section.123-12. Intensity of use regulations.

...
H. Lot shape. No lot shall be created so as to be so irregularly shaped or extended that it has a "shape factor" in excess of thirty (30) for any lot having area in excess of 80,000 square feet, or in excess of twenty-two (22) for any other lot. The shape factor equals the square of lot perimeter divided by the lot area (before deduction for wetland, etc.). That portion of the lot in excess of the required lot area may be excluded from the computation of the shape factor using an imaginary lot line, provided that the entire required frontage is included in the portion used for calculation. [Added by 4-25-88 ATM, Art. 34; Amended 5-28-96 ATM, Art. 24]

Zoning Bylaw for Town of Blackstone, MA (last updated 5/28/2002) at: www.ordinance.com

Bolton

Are there any requirements for the shape of lots?

Yes

2.3.5.7 Lot Shape

a. The shape of all lots, except for the exceptions listed below, shall conform to the following formula:

$$16(A) / P^2 > 0.5$$

(Sixteen times the area in square feet divided by the square of the perimeter in feet must be greater than one-half) where:

A = Area of the lot in square feet; and,

P = Perimeter of the lot in feet.

b. Exceptions:

1. This requirement shall not apply to lots greater than four and one-half (4.5) acres in size.
2. This requirement shall not apply to backland lots created in accordance with Section 2.3.5.5, Backland Zoning.

2.6 Definitions

Lot - a portion of subdivided land, shown on a plan submitted by a Registered Land Surveyor, which conforms to the bylaws of the Town of Bolton.

Lot Area - the horizontal area of the lot exclusive of any area in a street or recorded way open to public use within the Town of Bolton. The minimum lot area for permitted uses within the Town of Bolton must be met by contiguous horizontal area within the Town of Bolton. However, see exception in Note B

of Section 2.3.5.2.

Lot Coverage - Percentage of total lot area, within the zone of proposed use, that is covered by structures or roofed.

Lot Frontage - That portion of a lot fronting upon and providing rights of access to a street shown on the Base Map, and listed on the Schedule of Town Roads on file with the Town Clerk, or to an approved or accepted new right-of way laid out in accordance with the Rules and Regulations Governing the Subdivision of Land in the Town of Bolton, to be measured continuously along a single street line. Owners of lots fronting upon two streets may select that which shall be considered "frontage". On a corner lot frontage shall be measured to the point of intersection of the extension of the side lines of the streets. The minimum frontage for permitted uses within the Town of Bolton must be met by contiguous frontage within the Town of Bolton on an approved or accepted right-of-way in the Town of Bolton.

Researcher could not find any definition of "width" or "lot width."

Information from: Town of Bolton Bylaws, May 2004

Boxborough

Are there any requirements for the shape of lots?

Yes

Boxborough Zoning Bylaw (Adopted 1965, Amended 2004)

Article II, 2310

No building lot shall be laid out, and no building shall be erected on a lot, unless the center of a circle having a minimum diameter for the particular zoning district can be passed along a continuous line from the Lot Frontage to at least one point of the building or proposed building site without the circumference intersecting any side lot line. This subsection shall not apply to an existing building or lot, or a building for which a building permit has been issued, as of May 11, 1992, or to any alteration, extension, or structural change thereto.

(Article II, 2300)

Yard, Front shall mean an open space extending between side lot lines across the front of a lot adjoining a street. Depth of required front yards shall be measured at right angles from the front lot line or lines.

Yard, Rear shall mean an open space extending between side lot lines along the rear lot line. Depth of the required rear yard shall be measured at right angles to the rear lot line. In the case of a triangular lot, the depth of the rear yard shall be measured from the corner of the lot farthest from the front lot line along the bisector of that corner angle; and the innermost rear yard line shall be perpendicular thereto.

Yard, Side shall mean an open space extending along the side lot line between the front yard and the rear yard of a lot. Depth of the required side yards shall be measured at right angles from the side lot line or lines.

AR R1 B B1 OP TC IC

Minimum front setback (ft.) 40 40 50 50 50 252 50
Minimum side setback (ft.) 30 30 30 30 50 202 50
Minimum rear setback (ft.) 40 40 40 40 50 202 50

Minimum setbacks from Stow Road and Burroughs Road are 50 feet. Minimum setbacks from Massachusetts Avenue (Route 111) are 75 feet. Where the lot line in the Town Center District abuts the Agricultural-Residential District, the minimum building setback for a residential building shall be 40 feet; the minimum building setback for a nonresidential building shall be 75 feet; and, the minimum parking lot setback shall be 50 feet. Parking shall not be allowed in the front yard, and all parking shall be screened from ways and adjacent properties by vegetative buffers. For commercial or mixed use structures in the Town Center District, there shall be no front or side minimum setback.

2320. Reduced Frontage Lots.

The Board of Appeals may permit construction on a reduced frontage lot pursuant to a special permit in accordance with Section 5300 of this By-Law in accord with the intensity regulations and requirements set forth below. It is the intent of this section that the intensity regulations, set forth below, be used only at the discretion of the Board of Appeals in those cases where the use of the intensity regulations of 2300 will not serve the best interests of the Town. Such lots shall only be permitted in the Agricultural - Residential District.

2321. The lot shall have a minimum of 120,000 sq. ft.

2322. Where the lot has an area of at least 120,000 sq. ft., but not more than 200,000 sq. ft., the frontage requirement shall be 75 feet. Lots greater than 200,000 sq. ft. may have frontage of not less than 50 feet.

2323. The building line shall be at least 150 ft.

2324. Setbacks shall be 40 ft. for front yards, 30 ft. for side yards, and 40 ft. for rear yards.

2360. Lot Regularity.

Except for Reduced Frontage Lots, no building lot shall be created in the Agricultural-Residential District or the Residential 1 District, after the effective date of this Bylaw, that does not conform to the following requirements: a) the lot contains a quadrangle, which includes 70% of the lot area required for the district in which the lot is located; and b) all principal buildings, accessory buildings and structures and their above and underground appurtenances, with the exception of signs, driveways, utility service connections, drainage, fences and light standards are located within the quadrangle. Requirements of this section shall not apply to building lots shown on plans endorsed or recorded before the effective date of this amendment. Such lots that do not conform to this subsection shall not be considered to be nonconforming for other applicable sections of this Bylaw.

From definitions:

Lot Width shall mean the mean width, at the site of a principal building, measured at a ninety degree angle to the mean direction of the side lot lines.

Boxford

Are there any requirements for the shape of lots?

Yes

Boxford Town Code, Chapter 196, Zoning, Article VI, Section 196-24(K): Irregularly shaped lots. [Added 5-14-1986 ATM, Art. 36; amended 5-2-1987 ATM, Art. 146; 5-22-1997 ATM, Art 66]

(1) Following acceptance of this subsection, no lot for residential use shall be laid out which is irregular in shape:

(a) A lot with at least 250 feet of street frontage is substantially irregular in shape if the area of the lot is less than 50% of the area of a square lot of the same perimeter.

(b) A lot with less than 250 feet of street frontage is substantially irregular in shape if the area of the lot is less than 20% of the area of a square lot of the same perimeter.

(2) The aforementioned percentage standards may be applied to the entire lot or, at the discretion of the owner, to the minimum lot area which conforms to all other requirements of this bylaw.

Section 196-24. Area, frontage and yard regulations.

D. Lot frontage and width.

(2) Minimum width of lot.

(a) Each lot for residential use in an R-A Residence-Agricultural District shall contain a minimum diameter area of 200 feet within which any dwelling shall be built, subject to all setback and other provisions of this bylaw. The diameter area of 200 feet shall be designated on any plans for the lot. [Amended 5-15-1985 ATM, Art. 26; 5-14-1986 ATM, Art. 38; 5-2-1987 ATM, Art. 44]

(b) No lot laid out after adoption of this amendment shall have a lot width measured between side lot lines of less than 100 feet at any point in the buildable portion of said lot.

(c) Each lot for residential use in an R-A Residential-Agricultural District shall have a minimum depth of at least 50 feet along its minimum required frontage for a minimum of 200 contiguous feet along such frontage. [Amended 5-18-1988 ATM, Art. 55; 5-2-1987 ATM, Art. 45; 5-10-1995 ATM, Art. 39]

Boylston *Are there any requirements for the shape of lots?*

No Zoning Bylaws Town of Boylston Section 1.04.30 Definitions: LOT WIDTH
The distance measured wholly within said lot as the shortest distance between side lot lines and extending from the street line to the rear of the main building or structure erected on said lot.

[Zoning Bylaws Town of Boylston - October 2004]

Braintree *Are there any requirements for the shape of lots?*

No Zoning Bylaw Town of Braintree, Section 135-701 (From Ordinance.com, Last updated 2003)

2. At no point shall the lot width between the street line and the principal building be less than 40% of the minimum lot width. No portion of a principal building shall be located on a portion of a lot where the lot width is less than the minimum lot width and said minimum lot width shall be maintained to a point 20' beyond the rear portion of the principal building.

**Webmasters Note: The previous note has been amended as per an update approved at a town meeting held on 5/6/02.

LOT A designated parcel, tract or area of land established by plan, subdivision or as otherwise permitted by law to be used, developed or built upon as a unit.

LOT AREA The total area within the perimeter of a lot, excluding any street or way.

LOT, CORNER A lot or parcel of land abutting two or more streets at their intersection or abutting two parts of the same street forming an interior angle of less than 135 degrees.

LOT COVERAGE That portion of a lot covered by structures or impervious surfaces. Lot Depth The average horizontal distance between the front and rear lot lines.

LOT LINE The division line between adjoining properties or streets or ways.

LOT LINE, FRONT The dividing line between a public or private way and an adjacent lot.

LOT LINE, REAR The lot line(s) opposite and most distant from the front lot line. In the case of a corner lot, the "rear lot line" shall be the line opposite the street line of the street on which the principal building faces.

LOT LINE, SIDE Lot lines connecting front and rear lot lines.

LOT WIDTH The width as measured across the lot from side line to side line at any point.

Bridgewater *Are there any requirements for the shape of lots?*

Yes Bridgewater Zoning Bylaw

2.22 LOT-LINE, FRONT - A line dividing a lot from a street. On any lot bounded on more than one side by a street, the street boundary that is to be the lot "Front" shall be so designated in any application for a permit to build on such lot.

2.23 LOT FRONTAGE - The required lot frontage distance shall be measured entirely along a continuous section of the front lot line adjoining one street. (Amended 11/14/94)

2.24 LOT WIDTH - The width of any lot shall be measured parallel to the front lot line at the required yard depth.

2.26 LOT DEPTH - The depth of any lot shall be measured as the shortest distance between the front lot line and the rest lot line within a width at least equal to the required lot width. (Adopted 5/4/98)

2.27 LOT COVERAGE - Is the amount of impervious area on a individual lot covered by buildings, structures, parking and/or storage areas. The maximum percentage of lot coverage allowable on a lot shall be set forth in Section 8.40 (Land Space Requirements Table) of the Zoning By-Law. (Adopted 5/3/99)

2.31 FRONT YARD - An area extending the entire width of a lot from side lot line to side lot line and from the street line to the front line of a building for the required front yard distance, established under Section 8.4.

2.32 REAR YARD - An area extending the entire width of a lot from side lot line to side lot line and from the rear line of a building to the rear lot line for the required rear yard distance as established under Section 8.4.

2.33 SIDE YARD - An area extending along a sideline of lot (between the front yard and the rear yard on such lot), and extending between the side lot line to the nearest point of the building for a side yard distance as established under Section 8.4.0

2.40 BUILDING COVERAGE - The measured exterior horizontal footprint of buildings and or structures (covered or enclosed) located on any lot. The maximum percentage of building coverage allowable on a lot shall be set forth in Section 8.40 (Land Space Requirements Table) of the Zoning By-Law. (Adopted 5/3/99)

2.41 STRUCTURES - Any construction, erection, assembly or other combination of building construction materials upon the land.

Section 8.40

1. Frontage may be measured at the front yard setback line if the lot width increases from an arc of a curve along a street with a radius of three hundred feet or less to the setback line provided there may be in any event not less than fifty feet width at the front lot line. (Amended 6/21/93)

2. Not less than the frontage requirements shall be maintained throughout the minimum front yard depth, except as provided for in (1) above, for uses described in 6.30 A.11, and for lots recorded prior to October 1, 1994. (Amended 11/14/94)

6. A dwelling need not be set back more than the average of the setbacks of dwellings on the lots adjacent to either side. If a vacant lot exists on one side, it shall be considered as a dwelling set back the depth of the required front yard.

Researcher found mention of shape of lot in subdivision regulations:

SUBDIVISIONS REGULATIONS
SECTION II. DEFINITIONS AND DIRECTIVES
A. DEFINITIONS

LOT BUILDING AREA - All new lots created by a Form B 'plan (approval required under subdivision control) shall be required to contain a building area in the form of a circle with a minimum diameter of eighty (80) feet. This building area shall be contiguous land, within which no land is subject to protection under the Wetlands Protection Act, General Laws 131, section 40, which must contain at a minimum, seventy-five (75%) percent of the building footprint of any dwelling, building or structure, not including accessory structures, located on the lot.

Brockton *Are there any requirements for the shape of lots?*

No

From ordinance.com:

Sec. 27-13A. Minimum lot width.

The minimum width of any lot shall be one hundred twenty-five (125) feet, and said width shall be maintained for a distance of one hundred (100) feet back from the lot front. (Ord. No. E016, § 3, 1-26-01)

From definitions on ordinance.com:

d. Lot width. The distance between the two (2) side lot lines measured at the required setback line.

Brookline

Are there any requirements for the shape of lots?

No

LOT WIDTH : The horizontal distance between side lot lines measured perpendicular to the mean direction of the side lot lines.

SECTION 5.13 LOT WIDTH

Where a minimum lot width is specified in Section 5.00 no main building shall be erected on any part of a lot which has a width less than is specified in said Section, except as may be permitted by Section 5.15, and except that under a special permit the Board of Appeals may permit lot widths less than the minimum specified for one-family attached dwellings.

Burlington

Are there any requirements for the shape of lots?

No

On 7/21/04 Kristin Hoffman, Assistant Planner, confirmed that Burlington does not require any special shapes. "Just general dimensional requirements," she said. "There is no exact shape rule. Sometimes we think there should be."

Definition of width from ordinance.com:

2.50 LOT WIDTH The horizontal distance between the side lot lines as measured at the required front set back line.

Cambridge

Are there any requirements for the shape of lots?

No

LOT . A parcel of land in identical ownership throughout, bounded by other lots or by streets, which is designated by its owner to be used, developed or built upon as a unit.

LOT DEPTH . The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

LOT LINE, FRONT . A line separating the lot from the street or from a building line if such has been established.

LOT LINE, REAR . A line most distant and opposite from the front lot line; where the lot is irregular, a line perpendicular to the mean direction of the side lot lines, and at least ten (10) feet in length within the lot.

LOT WIDTH . The horizontal distance between the side lot lines measured perpendicular to the mean direction of the side lot lines.

5.20 STANDARDS FOR DIMENSIONAL REGULATIONS

5.21 Lot area and width

5.21.1 On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width

regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

5.21.2 No building shall be erected on a lot which does not have at least twenty (20) feet of frontage on a street. This paragraph does not apply to townhouse developments. This requirement shall not be applicable in the Cambridge Center MXD District.

Canton *Are there any requirements for the shape of lots?*

Yes Zoning Bylaw Town of Canton, Section 4.21 (Adopted 1998, Amended 2003)

4.21 Lot Area and Width in Residential Districts⁸⁷

In all Residential District, no building except a one-story building of accessory use, shall be constructed on lot having less area than the "Required Lot Area" or having less width, measured through that part of the building where the lot is narrowest, than the "Required Lot Width Through Building", or having less area than the "Minimum Required Non-Wetland Area" specified in the following table for the district in which said lot is located, and not more than one building constructed as a dwelling, or so used, shall be located on each such lot except that an apartment house may, subject to the conditions of a special permit, be authorized to consist of more than one building on a lot.

Lot Width Minimum Required

Lot Area Through Non-Wetland

District Required Required Building Area

Single Residence AA 45,000 sq. ft. 200 ft. 20,000 sq. ft.

Single Residence A 30,000 sq. ft. 150 ft. 15,000 sq. ft.

Single Residence B 15,000 sq. ft. 115 ft. 10,000 sq. ft.

Single Residence C 10,000 sq. ft. 100 ft. 7,500 sq. ft.

General Residence 10,000 sq. ft. 100 ft. 7,500 sq. ft.

Zoning Bylaw Town of Canton, Section 4.28 (Adopted 1998, Amended 2003)

4.28 Build Factor 91.1

In all Residential Districts, no building except a one-story building of accessory use, shall be constructed on a lot which has a Build Factor of more than 23.00. The purpose of the Build Factor is to limit the degree to which a lot may have an irregular or odd shape.

The Build Factor is a ratio of lot perimeter to lot area and is calculated according to the following formula:

Lot Perimeter (Squared) == Build Factor

Actual Lot Area

90 4.26 Amended ATM 1963, under Article 34 (Section VII-G)

91 4.27 Amended ATM 1987, under Article 60 (Section VII-H)

91.1 4.28 Inserted ATM 1999 under Article 26

Carlisle *Are there any requirements for the shape of lots?*

Yes There is a shape factor for lots in the General Residence District B, which is the 2 acre lot size district. This district covers most of the area of the Town of Carlisle.

Town of Carlisle Zoning Bylaw, Section 4.1

4.1.3. Shape Requirements for Lots Laid Out as Dwelling Sites in General Residence District B

4.1.3.1. The width of any lot shall not be less than forty (40) feet at any point between the street which provides its frontage and the site of the dwelling thereon.

4.1.3.1.2 The depth of a lot shall be at least forty (40) feet measured normal to the street at all points along at least eighty percent (80%) of the frontage used to satisfy the minimum requirements.

4.1.3.3 The site of the dwelling shall be completely within an ellipse, which ellipse shall.

1) be completely within the lot; 2) have an area of at least 1.12 acres; 3) have a minor diameter of at least one hundred fifty feet (150');

4.1.3.4 This requirement shall not apply to lots of record on May 2, 1988, effective date of this section of the zoning bylaw. The shape of all lots shall conform to the following requirement:

$16A/P(2) > 0.4$

Where

A= the lot area in square feet

P= the lot perimeter in feet

4.1.3.4.1 The formula may be applied only to that portion of the lot that conforms to the minimum dimensional requirements of the bylaw (frontage and area), thus allowing greater irregularity on large parcels where that irregularity is not used to meet minimum requirements.

4.1.3.4.2 This requirement shall not apply to lots subject to the exceptions of Section 4.1.2.4 (Pork Chop Lots), or to Conservation Clusters, as provided in Section 5.5, or to lots of record on or before May 2, 2000, and such lots shall not be considered to be non-conforming for purposes of this Section 4.1.3.4.

Carver *Are there any requirements for the shape of lots?*

No

Chelmsford *Are there any requirements for the shape of lots?*

No

The Land Use Ordinance of Chelmsford
MIDDLESEX COUNTY, MASSACHUSETTS
Chapter 195 ZONING

[HISTORY: Adopted by the Annual Town Meeting of the Town of Chelmsford 10-22-1998 by Arts. 22 to 26. Amendments noted where applicable.]

ARTICLE IV Dimensional Regulations

Section 195-15. Rear lots.

Rear lots shall be allowed only in the RA and RB Districts by special permit issued by the Planning Board. Individual lots need not have the required amount of street frontage, provided that all of the following conditions can be met for each individual lot lacking such frontage:

- A. The area of said lot is at least 80,000 square feet.
- B. The front, rear and side yards shall be at least 40 feet.
- C. A building line is designated on the plan, and the width of the lot at that line equals or exceeds 125 feet.
- D. Lot width is at no point less than 50 feet, and lot frontage is not less than 50 feet. No section of the lot with a width of less than 100 feet shall be used to compute the minimum lot area set forth above.
- E. Not more than one rear lot shall be created from a property or a set of contiguous properties held in common ownership as of October 22, 1998. In order to be eligible for a rear lot, such property or set of contiguous properties held in common ownership as of October 22, 1998, shall not have been divided after such date. No further division of said property or properties shall be permitted after the creation of a rear lot. Documentation to this effect shall be submitted to the Inspector of Buildings. The Inspector of Buildings shall not issue a building permit for any rear lot without first establishing that compliance with this provision has been determined by the Planning Board.
- F. At the time of the creation of the rear lot, it shall be held in common and contiguous ownership with the front lot.
- G. There shall be a turnaround at the house site suitable for an SU30 vehicle. There shall be a pullout on the access driveway every 250 feet.

LOT, WIDTH OF - The horizontal distance between side lot lines, measured parallel to the lot frontage at the front yard setback line.

Chelsea *Are there any requirements for the shape of lots?*

No LOT WIDTH : The shortest distance between the side lot lines of the lot measured at the minimum set back line.

Clinton *Are there any requirements for the shape of lots?*

No Town of Clinton Zoning Bylaws (Amended 2001)

4200. SPECIAL DIMENSIONAL REGULATIONS

4253 Irregular Lots -Side Lot Lines In the event of an irregularly shaped lot and a question as to the identification of the appropriate side lot lines for measurements, the matter shall be decided by the Building Commissioner

4260. Minimum Lot Width. In any district, the minimum width of the lot at the building shall be measured as the shortest distance between side lot lines taken through the front wall of the dwelling or main non-residential structure on said lot

HAMMERHEAD LOT A lot with reduced frontage and special dimensional requirements, as specified in Section 6200 of this By-Law

Cohasset *Are there any requirements for the shape of lots?*

No From definitions on ordinance.com:

LOT WIDTH The horizontal distance between the side lot lines as measured at the actual front yard depth which may or may not coincide with the required front setback line. The lot width must be parallel with the center line of traveled way. 11-13-78 Art. 8

5.2 GENERAL PROVISIONS

2. No lot may have a width of less than the required frontage as set forth in 5.3 at any point between the frontage street and the nearest point of the Building. 4-3-82 Art. 14

Concord *Are there any requirements for the shape of lots?*

No "LOT An area of land in one ownership with definitive boundaries ascertainable from a recorded deed or recorded plan." Also: " LOT an area of land in one ownership with definite boundaries used, or available for use, as the site of one or more buildings. Areas endorsed by the Board upon a plan as "Not available for building purposes" shall not be considered lots."

Lot width requirement only applies in the front yard setback area.

"6.2.5 Lot width: Each lot shall have a width of not less than eighty (80) percent of the required frontage at all points between the sideline of the right-of-way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot. Such width shall be measured along lines, which are parallel to such sideline and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees."

**Webmasters Note: The previous subsection has been amended as per an update approved at a town meeting held on 4/28/03.

Narrow parts of the lot cannot be counted toward minimum lot area requirements.

6.2.2 Minimum lot area:

6.2.2.2 When the distance between any two (2) points on lot lines is less than fifty (50) feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two (2) points is less than one hundred fifty (150) feet.

Danvers *Are there any requirements for the shape of lots?*

Yes The town of Danvers in the Town of Danvers Zoning By-laws (Adopted 1987, Amended 2003)

"Any new lot created shall not be so irregularly shaped or extended that the square of the perimeter (as measured in feet) exceeds twenty-two times (22X) the gross lot area (expressed in square feet), except for those lots having twice the required frontage and/or twice the required lot size."

This language appears in the by-law sections relating to Residence I (sec. 10), Residence II(sec. 12), Residence III(sec. 14), and Residence IIIA (sec. 17). In a copy of the Town of Danvers 2003 Zoning By-Law Amendments Adopted by Special Town Meeting on November 23, 2003, the foregoing language is referred to as a "shape factor."

Dedham *Are there any requirements for the shape of lots?*

No 4.9 IRREGULARLY SHAPED LOTS

When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall be excluded from the computation of the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet.

Footnote to the Table of Dimensional Requirements:

*12. The minimum lot width for the required front yard in the SRA, SRB and GR districts shall be equal to the minimum frontage requirement.

Therefore: MINIMUM WIDTH IS REQUIRED FOR THE FRONT YARD.

According to the Town of Dedham Bylaw, Section VI-3 SPECIAL LOT SIZE EXCEPTIONS FOR DWELLINGS

Notwithstanding the foregoing provisions, a single family detached house or a single family dwelling unit of a semi-detached or row house may be constructed, where permitted by the use regulations of the district, on a lot having less than the required area and frontage, provided that all other provisions of this by-law are complied with, and provided further that, prior to the effective date of the area and frontage requirements in question, said lot was:

1. Laid out by Plan or Deed duly recorded with the Norfolk Registry of Deeds or in the Norfolk Registry of the Land Court which were in conformity with lot size requirements, if any, that were applicable to the construction of a dwelling on said lot at the time of said recording and provided further that:
a. Said lot has an area of at least 5,000 sq. ft. and a frontage of 50 ft. b. That at the time this amendment to the Zoning By-Law became effective, said lot was not in common ownership with abutting vacant lot or lots which can or could have been combined with said undersized lot to comply with or more nearly comply with the Zoning requirements in effect at the time this amendment was adopted.

WIDTH : The distance between lot lines, measured along a straight line connecting the front corners of the lot for the depth equal to the required minimum frontage.

Dighton

Are there any requirements for the shape of lots?

No

"LOT AREA : The horizontal area of the lot exclusive of any area in a street or recorded way open to public use. At least a piece of land of 30,000 square feet for the lot area required for zoning compliance shall be contiguous land other than that under any water body, bog, swamp, wet meadow, marsh, or other wetland, as defined in §40, Chapter 131, G.L., as amended. No pork chop, rat tail, or excessively funnel-shaped or otherwise unusually gerrymander lots shall be allowed if their shape is caused solely by the attempt to meet lot size or frontage requirements of these by-laws while evading the by-law's intent to regulate building site density: such a lot being, for example, a pork chop or rat tail lot which does not contain a squared building area which is at least 100' by 100'."

From the Town of Dighton's Zoning Bylaw, Section VI

Douglas

Are there any requirements for the shape of lots?

Yes

Town of Douglas Zoning Bylaw (Adopted 2004)

4.3 Lot Frontage Exception

4.3.4 Lot Shape

The lot creation plan shall demonstrate that a circle with a diameter of one hundred and fifty (150) feet can be drawn on the lot in the RA zone and of seventy-five (75) feet in the VR zone.

4.3.5 Lot Width

Lot width is at no point less than 40 feet, and lot frontage is not less than 40 feet. Egress over the frontage shall create no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area or safe access must be demonstrated via an easement or common drive from an adjacent parcel.

Dover

Are there any requirements for the shape of lots?

Yes

According to the Code of the Town of Dover, Part III, Chapter 185, Table of Dimensional Regulations, there is a 'perfect square rule.' This rule requires there to be a buildable area in the shape of a perfect square in order to meet the lot area requirement. The size of the perfect square differs depending on which residential district the property is located. In the R district (1/2 acre lot size), the square must be 100 ft x 100ft. In the R-1 District (1 acre lot sizes), the square must be 150ft x 150ft. In the R-2 District (2 acre lot sizes) the square must be 200ft x. 200ft.

Dracut

Are there any requirements for the shape of lots?

Yes

Dracut Zoning Bylaw

2.12.30 Lot Perimeter

In all districts any lot created after the adoption of the By-law shall have no more than one foot of perimeter for every 40 square feet of lot area and shall not be less than 50 feet in width in any location within the lot except in a portion of the lot where two lot lines meet at a point. Any lot created before adoption of this By-law and conforming to then applicable requirements shall be considered a conforming lot for purposes of this zoning By-law.

2.12.40 Methods for Calculating Dimensional Requirements

The following shall apply:

2.12.41 Lot Area - Lot area shall be determined by calculating the area within a lot including any area within the lot over which easements have been granted, provided that no area within a street shall be included in determining minimum lot area. When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet. See Figure 1.

Dunstable *Are there any requirements for the shape of lots?*

Yes ““11.3.1. In computing the area of any lot, no part of a public road or way, or other way used in the manner thereof, provided that this exclusion shall not include driveways, and no part of a pond or stream shall be included. In addition, at least forty thousand (40,000) contiguous square feet of every lot laid out for residential use shall be land exclusive of wetland area subject to the protection under either the Dunstable General Wetlands By-Law or Massachusetts General Laws, Chapter 131, Section 40, (the "Wetlands Protection Act"). In addition, each lot shall be capable of containing a 150 foot diameter circle within which there is not wetland subject to protection under the Dunstable General Wetlands By-Law or Massachusetts General Law, Chapter 131, Section 40, (the 'Wetlands Protection Act'), and within which any principal building shall be located.
11.3.2. It is the intent of this bylaw to prohibit the use of long, narrow strands of land not part of the substantial body of a lot as a means for satisfying minimum area requirements. Therefore, when any portion of a lot is defined by parallel lines, or irregular lines that generally oppose one another, such that the mean distance between points on the lines is less than fifty (50') feet, the land lying within such lines shall be excluded in the computation of minimum lot area; furthermore, in the event that such sections of lot lines connect separate portions of a lot in a dumbbell configuration, the smaller of the connected sections shall also be excluded; provided that these exclusions shall not be applicable to lots on which the aggregate linear distance along such sections of width less than fifty (50') is less than one hundred fifty (150') feet. This subsection is subject to the additional provisions of subsection 6.3.(a).”
- Dunstable Zoning Bylaws, Development Rules and Regulations for All Districts. October 2004 Edition.

11.3.3. Frontage shall be measured along the street line, connecting points of intersection of the side lot lines with the street line, and the distance between said lot lines shall not be less than the minimum frontage requirement, as defined elsewhere in this section, between the street line and the principle building on the lot.

Duxbury *Are there any requirements for the shape of lots?*

Yes Lot Shape – The following shall apply to all lots for residential use except those created under special permits, such as created in planned development and Residential Conservation Cluster Developments.
1. Lot width shall be at least one-hundred sixty feet at the required setback line, to the way. (1987)
2. The lot shall contain at least forty-five hundred square feet between the required setback line and the right-of-way line from which the lot takes its frontage.
3. Each single-family dwelling shall be located on a lot containing an imaginary circle one-hundred and fifty feet in diameter within its lot lines. (1987)

-Town of Duxbury, MA Zoning ByLaws, March 2003

East Bridge *Are there any requirements for the shape of lots?*

Yes Town of East Bridgewater Zoning Bylaw, Section 6(A)(7)(Last Amended 2004).

“(7). LOT SHAPE: [Amended 4/5/99; approved 8/31/99]

All new lots, created either by a "Form A" plan ("approval not required"), or a "Form B" plan (approval required under the subdivision control law), shall be required to meet each of the following three "lot shape" requirements:

(a). REQUISITE BUILDING SQUARE REQUIREMENT:

Each new lot must contain a requisite building square the side of which measures 75.0% of the minimum lot frontage in the zoning district where the lot is being created. Additionally, no part of this requisite building square may be located within the minimum required front yard setback area.

In a case where a new lot will be in two (2) or more zoning districts the minimum lot frontage for the most restrictive district shall be used to determine the minimum requisite building square size.

(b). MINIMUM LOT WIDTH AT SETBACK REQUIREMENT:

Any new lot shall have a minimum lot width at setback dimension (as measured at front yard setback distance and parallel to the front lot line) whose length is equal to the minimum lot frontage in the zoning district where the lot is being created.

In the case where a new lot will be in two (2) or more zoning districts the minimum lot frontage for the most restrictive district shall be used to determine the minimum lot width at setback dimension.

(c). MINIMUM LOT WIDTH REQUIREMENT:

No portion of any new lot shall have a minimum lot width (as measured parallel from the frontage line) whose length is less than 25% of the minimum lot frontage in the zoning district where the lot is being created.

In the case where a new lot will be in two (2) or more zoning districts the minimum lot frontage for the most restrictive district shall be used to determine minimum lot width dimension."

(B). MINIMUM LOT WIDTH AS SETBACK REQUIREMENT: [Amended 4/5/99; approved 8/31/99]

Any new lot shall have a minimum lot width at setback dimension (as measured at front yard setback distance and parallel to the front lot line) whose length is equal to the standard minimum lot frontage in the zoning district where the lot is being created.

In the case where a new lot will be in two (2) or more zoning districts the standard minimum lot frontage for the most restrictive district shall be used to determine the minimum lot width at setback dimension under this section.

Easton

Are there any requirements for the shape of lots?

No

Easton Zoning Bylaw, Section 6-3(adopted 1967): "(12) Continuous minimum Lot Width shall require that each RESIDENTIAL LOT shall have 150 feet of frontage width, and at least 100 feet of horizontal distance between the side lot lines at the minimum front yard depth of 100 feet for residential lots."

LOT, WIDTH The horizontal distance between the side lot lines as measured at the minimum front yard depth (required setback distance) required by this by-law.

Footnote to table of dimensional regulations:

(12) Continuous minimum Lot Width shall require that each RESIDENTIAL LOT shall have 150 feet of frontage width, and at least 100 feet of horizontal distance between the side lot lines at the minimum front yard depth of 100 feet for residential lots.

Essex

Are there any requirements for the shape of lots?

No

The Land Use Ordinance of Essex
ESSEX COUNTY, MASSACHUSETTS
Zoning by-laws of the Town of Essex

6-3 DEFINITIONS
6-3.27 LOT MEASUREMENTS.

a. DEPTH. Depth of a lot shall be considered to be the distance between the midpoint of straight lines connecting the foremost points of the side lot line in front and the rearmost points of a side lot line in the rear.

b. WIDTH. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard.

There is a width requirement of 150 feet for lots for single family homes.

6-6.2 RESIDENTIAL LAND USES, SINGLE FAMILY.

a. DIMENSIONAL REQUIREMENTS.

1. Lot area 40,000 square feet minimum. Lot area for land on street in existence on June 7, 1972, minimum 30,000 square feet.
2. Lot frontage minimum 150 feet.
3. Lot width minimum 150 feet.
4. Lot depth minimum 100 feet.
5. Front yard, all buildings, minimum 25 feet.
6. Side yard, principle building, minimum 20 feet.
7. Side yard, accessory building, minimum 10 feet.
8. Rear yard, principle building, minimum 30 feet.
9. Rear yard, accessory building, minimum 10 feet.
10. Building height, principle building, maximum two and one-half stories or 35 feet.
11. Building height, accessory building, maximum two stories or 25 feet.
12. Lot coverage of all buildings, maximum 25 percent of lot area.

Everett *Are there any requirements for the shape of lots?*

No

Foxboroug *Are there any requirements for the shape of lots?*

No According to Mark Resnick, Planning Administrator, (7/19/04) Foxborough has a lot width requirement, which draws a line across the frontage to create a "reasonably sized box" for the lot width. Mr. Resnick stated that the rest of the lot outside the lot width requirements can be oddly shaped

Lot width requirements are listed on the table of dimensional requirements, but nothing else is included in the text about the width requirement. Lot width is not defined.

Framingha *Are there any requirements for the shape of lots?*

Yes G. DIMENSIONAL REGULATIONS

4. Lot Frontage and Width Regulations

b. Lot Width Requirement

Each lot shall have a width such that the center of a circle having a minimum diameter of 80% of the required frontage of the lot can be passed along a continuous line from the sideline of the street along which the frontage of the lot is measured to any point of the building or proposed building on the lot without the circumference intersecting any side lot line. In addition, each lot shall have a width such that the entire portion of the parcel from the lot frontage to the required front setback line shall have a minimum width equal to the required lot frontage as specified in Section IV.G.2., and such that the portion of the lot where any line passes through a principal building on the lot shall also have a minimum width equal to the required lot frontage as specified in Section IV.G.2. (Amended ATM 4/25/00, approved 7/24/00)

Town of Framingham
Zoning By-Laws (Last updated 3/17/2003)

IV. SPECIAL REGULATIONS

G. Dimensional Regulations

3. Lot Area Regulations

c. Irregularly-Shaped Lots

When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall be excluded from the computation of the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet in such cases where the Minimum Lot Area is less than 20,000 square feet, as set forth in the Table of Dimensional Regulations, Section IV.G.2. Otherwise, when the distance between any two points is less than 80 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall be excluded from the computation of the minimum lot area, unless the distance along such lot lines between such two points is less than 240 feet. In all cases, the principal use shall not be located on such excluded area of the lot.

Franklin

Are there any requirements for the shape of lots?

Yes

Town of Franklin Zoning Bylaw, Table of Lot, Area, Frontage, Yard and Height Requirements (Last Amended 2001) bylaw specifies that there must be a minimum circle diameter for the lot width.

The requirements are as follows:

Rural Residential I: 180
Residential VI: 180
Rural Residential II: 135
Single Family Residential III- 112.5
Single Family Residential IV-90
General Residential V- 90

From definitions on ordinance.com:

LOT WIDTH [Added 5-20-1998 by Bylaw Amendment 98-357]:

A. The lot width is the diameter of the required circle, placed between side lot lines and tangential to the frontage of a given lot. The required circle shall be entirely contained within the lot's perimeter.

B. Beginning on May 21, 1998, no building or structure shall be constructed on a lot having less width than the required lot width specified in the Schedule of Lot Area, Frontage, Yard and Height Requirements for the district in which said lot is located."

C. The following properties are specifically exempt from this definition:

- (1) Lots, buildings and structures which are exempt from the provisions of this definition under the provisions of MGL c. 40, 6; and
 - (2) Any lot shown on a plan recorded with the Registry of Deeds or filed with the Land Court prior to the effective date of the bylaw amendment that added this definition.
- D. Any lot improved with a building prior to the effective date of the zoning bylaw amendment that added this definition which does not conform to the

provisions of this definition because such lot's width was not regulated shall be deemed to comply with the provisions of this definition and shall not be deemed to be prior nonconforming.

Freetown *Are there any requirements for the shape of lots?*

Yes A new provision was voted at town meeting on 12/06/04. It is still being reviewed by the Town attorney, but is in effect:

“Newly created lots shall have a 100’ diameter circle that touches the required frontages.”

- Conversation with Laurie Carvalho, Senior Assistant to the Planning Board and Zoning Board of Appeals. (12/04)

Georgetown *Are there any requirements for the shape of lots?*

No Georgetown Zoning Bylaw, Chapter 165, last revised 2002

LOT, DEPTH OF - The main distance from the street line of the lot to its opposite rear line measured in the general direction of the side lines of the lot.

Gloucester *Are there any requirements for the shape of lots?*

No City of Gloucester Zoning Ordinance (Adopted 1950, Amended 2002)

Section 3.4 PORK CHOP SHAPED LOTS (Adopted 12/22/87)

3.4.1 Conditions for Issuance:

The Gloucester Planning Board may authorize Pork Chop Shaped Lots by Special Permit (SP) in cluster developments and in residential districts on streets in existence at the date of adoption of this Section, provided that the following conditions are met:

- a. That the site is an appropriate location for the proposed use and that the character of adjoining uses will not be adversely affected.
- b. That the minimum lot area of the Pork Chop Shaped Lot is at least two times the minimum lot area required in the zoning district in which the Pork Chop Shaped Lot is located, except that the portion of the lot to the way shall not be included in the lot area calculation. (Amended 12/8/98)
- c. That safe and adequate vehicular access can be provided on said lot, without easements, from the street frontage to the principal building on the lot.
- d. That the width of the Pork Chop Shaped Lot measured at the shortest distance between side lot lines is no less than forty feet (40') at any point between the street and the existing or proposed building on the lot.
- e. That the depth of that portion of the lot which fails to satisfy the lot width requirements set forth in Section 3.2 shall not exceed a distance of two hundred fifty (250) feet from the street, measured along the proposed driveway.
- f. All front, rear and side yard setbacks shall be the same as the yard setbacks of the zone in which the lot is located.
- g. That no more than one principal building shall be located on a lot.
- h. That there is not more than one (1) other Pork Chop Shaped Lot with frontage contiguous to it.

3.4.2 Procedure for Special Permits:

The Planning Board shall follow the procedural requirements for Special Permits as per Massachusetts General Laws Chapter 40A and Section 1.4.2 of the Gloucester Zoning Ordinance.

SECTION III DIMENSIONAL REGULATIONS

3.1 INTENSITY OF USE REGULATIONS

3.1.5 Except as provided in Section 3.4, the lot frontage requirements set forth in section 3.2 shall apply to that portion of each lot between the frontage street and the principal building, and shall be measured at the shortest distance between the side property lines of the lot. (Amended 4/20/93)

Lot Width: The horizontal distance between side lot lines, measured parallel to the lot frontage at the front yard setback line.

Grafton *Are there any requirements for the shape of lots?*

No Town of Grafton Zoning Bylaw, Amended 2003

Section 5.3.6: Minimum Dimensional Requirements for Lots within a Flexible Development

- c) Minimum Frontage: Not less than 80 feet. Lots located on the turnaround of a dead_end street shall have a minimum of fifty (50) feet of street frontage providing a front building line is designated on the Plan for such a lot and the width of the lot at this building line is at least equal to the minimum frontage requirement.
- d) Front Yard Setbacks: Front Yards may be staggered to provide a variety in the size of such yards. The minimum average of all front yards shall be twenty (20) feet; however, no front yard shall be less than fifteen (15) feet. The front yard setback shall be measured from the nearest edge of pavement or sidewalk as appropriate.
- e) Side Yard Setbacks: Side Yards shall be a minimum of seven (7) feet.
- f) Rear Yard Setbacks: Rear Yards shall be a minimum of fifteen (15) feet, except that in no case may a rear yard setback line be within 50 feet of property which is not part of the flexible development.
- h) Buffer Areas: All dwellings and structures shall be located a minimum of 50 feet from adjacent tracts of land and adjacent or on site farmland.
- i) The portions of the buffer strip between the residential and farmland portions of a Flexible Development may be counted as usable Common Land for Flexible Development purposes, provided such use will not impact adversely on adjacent farming activity and is consistent with Section 5.3.2 of the Bylaw.

Lot Width: The linear distance from side lot line to side lot line measured along the building front yard setback line.

Groton *Are there any requirements for the shape of lots?*

Yes Town of Groton Zoning Bylaw, Chapter 218 (Adopted and Amended 1987)

~ 218-22. General provisions.

G. Computation of lot area. In computing the area of any lot, no part of a public or private way and no part of a pond or river shall be included. At least 40,000 contiguous square feet of every lot laid out for residential use shall be land exclusive of area subject to protection under the Wetlands Protection Act, MGL C. 131, ~ 40. Each lot shall be capable of containing a one-hundred-fifty-foot-diameter circle within which there is no area subject to protection under the Wetlands Protection Act, MGL C. 131, ~ 40, and within which any principal building shall be located. All easements, except easements specifically serving the individual dwelling, shall not intersect with the one-hundred-fifty-foot-diameter circle. [Amended 10-6-1994 STM, Art. 13]

~ 346-9. General.B

(3) [Amended 11-3-1994] No building lot shall be laid out which is substantially irregular in shape. For purposes of this provision, "substantially irregular" is defined as having a coefficient of regularity lower than 0.4 as determined by the formula:

$$r = 16A / p^2$$

Where

r = The coefficient of regularity.
A = The area of the lot in square feet.
p = The perimeter of the lot in linear feet.

~ 218-4. Definitions.

HAMMERHEAD LOT -- A lot having at least forty-foot frontage and five acres' area and meeting the requirements of ~ 218-23.1. [Added 10-15-1990 STM, Art. 7]

~ 218-23.1.[14] Hammerhead lots. [Added 10-15-1990 STM, Art. 7; amended 4-27-1991 ATM, Art. 36]

Hammerhead lots may be created and excluded from the existing street limitations, provided that the Planning Board authorizes the creation of the lot by special permit. Hammerhead lots shall have at least forty-foot frontage, five acres' area, a two-hundred-foot building setback from the street line and twenty-five-foot setbacks from all side and rear lot lines and shall comply with ~ 218-22G, Computation of lot area. Reduction in frontage shall not be allowed where likely to result in a hazardous concentration of egress points. Hammerhead lots may be built upon for single-family and permitted nonresidential use.

LOT, CORNER -- A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street having street side lines or tangents to side lines forming an interior angle of less than 135°. A lot which has legal frontage on both a public way and a proposed subdivision way and one which shall be shown on a subdivision shall be considered part of that plan. [Amended 10-6-1994 STM, Art. 14]

LOT or PARCEL -- A single area of land in one ownership throughout defined by metes and bounds or boundary lines as shown in a recorded deed or on a recorded plan.

LOT WIDTH -- The distance between the side lot lines measured along the setback line as established by this chapter. The setback line shall be parallel to a straight line connecting the two front lot corners of the lot. (See lot width detail.[1]). [Added 10-15-1990 STM, Art. 5; amended 10-6-1994 STM, Art. 15]

K. Minimum lot width. Not less than the frontage requirement shall be maintained for 50 feet measured perpendicular to a straight line connecting the two front lot corners, and at no point within the area from the front yard depth to the principal dwelling shall the distance between the side lot lines be less than 75% of the minimum required frontage in that district unless specifically exempted by another portion of the chapter. For corner lots with frontage as defined in the last paragraph of ~ 218-22I,[13] the minimum lot width shall not be less than 75% of the actual frontage along each road. [Added 10-6-1994 STM, Art. 15]

Groveland *Are there any requirements for the shape of lots?*

Yes Groveland Zoning Bylaw (Adopted 1996)

303.4. Each lot, in any district, shall contain a minimum one hundred foot inscribed circle. The one hundred (100) foot diameter inscribed circle shall be designated on any plans for the lot, and shall be contiguous buildable area. Adopted May 13, 1996

303.5. In all Zones R-A, R-B & R-C, the minimum lot width from the front property line to the rear setback line shall be no less than eighty percent (80%) of the frontage required for the zoning district

**Webmasters Note: The previous subsection has been amended as per an ordinance approved at a town meeting held on 4/30/01.

Halifax *Are there any requirements for the shape of lots?*

Yes FRONTAGE: The distance between adjacent intersections of lot and street sidelines measured in a continuous line along the street sideline over which access to the lot must be attainable, and tangent to which and within all lot lines a circle, the diameter of which is not less than 80% of the minimum lot size frontage set forth in Section 167-11 of this chapter may be located.

LOT : A single area of land in one (1) ownership defined by metes and bounds or boundary lines in a recorded deed or recorded plan.

Hamilton

Are there any requirements for the shape of lots?

Yes

The Land Use Ordinance of Hamilton
ESSEX COUNTY, MASSACHUSETTS
ZONING BY-LAW
FIRST ADOPTED 1954 INCLUDING AMENDMENTS THROUGH OCTOBER, 2000

SECTION VI. DEVELOPMENT REGULATION

B. Lot Dimensional Regulations

1. Lot Area

a. For each dwelling unit there shall be a lot area:

1. in the R-1a Residence District of not less than twenty thousand (20,000) square feet except as provided under Special Permits by the Board of Appeals, under the provisions of Section V.A. 1 I.e. above;
2. in the R-1b Residence District of not less than forty thousand (40,000) square feet.
3. in the B Business District of not less than twenty thousand (20,000) square feet except as provided under Special Permits by the Board of Appeals.
4. in the R-A Residence-Agricultural District of not less than eighty thousand (80,000) square feet.
5. in the GP Groundwater Protection Overlay District, of the size set forth in Section V.D. above.

b. The minimum lot area for business uses within the Business Districts shall be in accordance with an approved site plan submitted pursuant to Section VI.H below.

c. Computation of Lot Area (Amended 1981, 1983, 1994, 1999)

1. No lot shall be laid out which is irregular in shape, (except for those larger lots with frontage exceptions):

a. The minimum lot width shall be such that a circle can be drawn on the plan between side lot lines and tangential to the frontage of a given lot. The required circle shall be entirely contained within the lot's perimeter. The required circle shall have a diameter of 90% of the required frontage or 112.5' in the R1A districts to correspond to the required frontage of 125% and 157.5' in the R1B and RA districts to correspond to the required frontage of 175'. Please refer to section VI-B 5 minimum Width and Depth of Lot

2. In computing the area of any lot, no part of a public or private way and no part of a pond or river shall be included.

3. Every lot laid out for residential use shall have a contiguous parcel of land for building which:

- a. is not in the Conservancy District, as shown on the Conservancy District Map incorporated into the Hamilton Zoning By-law, as amended;
- b. is not an area designated as having severe limitations for septic systems or house sites on the Hamilton Soil Survey Maps, U.S. Soil Conservation Service; and
- c. is not a wetland as defined in General Laws, Ch. 131, Section 40,

4. The contiguous parcel of land for building referred to in the preceding paragraph shall meet the following minimums, provided that the Groundwater Protection Overlay District minimum shall override the minimum for the underlying zone.

10,000 square feet in the R-1a District

20,000 square feet in the R-1b District

40,000 square feet in the R-A District

40,000 square feet in the Groundwater Protection Overlay District for lots which are not lots qualifying under Section VI.B.4 (reduced frontage lots);

One-half the sum of (the minimum lot size plus three acres) for lots qualifying under Section VI.B.4 (reduced frontage lots); and 105,340 square feet in the Groundwater Protection Overlay District for lots qualifying under Section VI.B.4 (reduced frontage lots).

5. If evidence certified by a Registered Professional Engineer, such as test pits, borings, vegetative analysis and other methods acceptable to the Building Inspector is presented by the applicant to show that the proposed building area does not, in fact, include the characteristics prohibited above, and that the boundaries on a map used to enforce this section are in error as to the parcel, the Building Inspector may accept this alternative evidence as the basis for the determination of compliance with this section.

6. The proposed house site must fall within the area claimed as buildable land under this section. (Added 1983)

7. No portion of any lot that is less than seventy-five feet in width may be counted as buildable area or toward meeting the minimum lot size under this section. (Added 1983)

8. To facilitate determination of the existence of the required building area, the applicant shall designate that area on each plan submitted pursuant to Section VIII.B, together with accompanying evidence to demonstrate compliance. The Building Inspector in interpreting this provision may seek advice of the Planning Board.

5. Minimum Width and Depth of lot

a. The minimum width and depth of lot at building in any R Residence District shall be one hundred (100) feet measured as the shortest distance between side lot lines and front to rear lines taken through each dwelling on said lot. In the event of an irregularly shaped lot and a question as to the identification of the appropriate side lot lines or front and rear lines for the foregoing measurement, the matter shall be decided by the Building Inspector with the

advice of the Planning Board.

b. No lot, laid out after the adoption of this amendment, shall have a lot width measured between side lot lines of less than seventy-five (75) feet at any point in the buildable portion of said lot.

c. Every lot laid out after the adoption of this amendment shall have a minimum depth of seventy-five (75) feet along 80% of the minimum lot frontage. (Adopted May 13, 1985)

Growth and Change: Hamilton, Massachusetts
Master Plan Phase 1 Report
Produced for the Hamilton Citizens Action Planning Committee
July 2002

Community Opportunities Group, Inc.
Boston Massachusetts

Hamilton's Master Plan states, "It is important to point out that additional development regulations apply to activity in Hamilton's residential districts. For example, the town specifies a method of 'lot area' computation that aims to prohibit irregularly shaped lots. Thus, a parcel in the R-1b District with 40,000 ft² of area, 20,000 ft² of contiguous upland and 175 linear feet of frontage may not constitute a buildable lot in Hamilton unless it also meets lot shape, width and depth requirements. Like most suburban zoning bylaws, Hamilton's also provides for frontage waivers in exchange for larger lots. In Hamilton, the Planning Board may grant a special permit for what is usually referred to as a 'pork-chop' lot by allowing a minimum frontage of 50 feet if the lot exceeds the minimum area by three acres. The three-acre standard applies regardless of the zoning district where the parcel is located, which is unusual. The additional lot area required to qualify for a reduced-frontage lot in the R-A district is 1.63 times the district's minimum lot size, but in the R-1a district, it is 6.53 times the minimum lot size. In all cases, the buildable area (contiguous upland) requirement increases proportionally." (p. 34)

Hanover *Are there any requirements for the shape of lots?*

No The Land Use Ordinance of Hanover (Town of)
PLYMOUTH COUNTY, MASSACHUSETTS
ZONING BY-LAW

SECTION 2 DEFINITIONS
2.100 Definitions:

RETREAT LOT : An oversized lot, generally set some distance back from the way which provides access to the lot, which lot has less than the requisite 150 feet of frontage in the Residence A District and which lot has been permitted by Special Permit in accordance with the provisions of Section 6.030A. of this Zoning By-Law.

SECTION 6 USE REGULATIONS
6.000 Residence A District

6.030 Uses Permitted by Special Permit from the Planning Board

A. The establishment of so-called retreat lots within the Residence District provided that such lot meets all of the following requirements:

1. Retreat lots shall not be subject to the provisions of Sections 7.210, 7.310, 7.330 & 7.340, but shall be subject to the remainder of the applicable Dimensional Regulations of Section 7 of this Zoning By-Law. (Amended ATM 5/1/00)
2. Retreat lots shall have a minimum frontage of not less than fifty (50) feet and a minimum area of not less than sixty thousand (60,000) square feet.
3. Retreat lots shall be designed so that, within the access handle of the lot, a circle with a minimum radius of twenty-five (25) feet may be circumscribed within said access handle and there shall be a point on the perimeter of said circle tangent to a point along the frontage of the lot, The access handle shall be such that said circle can pass unhindered and unimpeded to the rear lot line of the lot without crossing any lot line.
4. Retreat lots which have their frontage along a cul-de-sac shall not be permitted and no retreat lot shall abut more than one way.
5. Retreat lots shall be designed so that, within the buildable portion of the lot, a circle with a minimum radius of one hundred (100) feet may be completely circumscribed so as not to cross any lot line and the proposed residential dwelling on said lot shall be constructed entirely within said requisite circle. Minimum lot area requirements and the buildable area required within the minimum one hundred (100) foot radius requisite circle shall be

exclusive of all wetlands resource areas and easements. (Amended ATM 5/1/00)

6. Prior to the grant of a Special Permit, the Planning Board shall request a report from the Hanover Fire Department relative to the adequacy of emergency access and relative to effective fire suppression measures. The Planning Board shall use said report in its deliberations for the granting of said Special Permit.

7. No retreat lot shall abut another retreat lot at any point along any lot line and no retreat lot shall be separated from another retreat lot by a so called slug. For purposes of this Section, a slug shall be defined as a narrow strip or parcel of land or portion of a lot, the primary purpose of which is, in the opinion of the Special Permit Granting Authority, to separate one lot from another.

8. Within any subdivision, laid out as a Definitive Subdivision Plan and approved by the Planning Board pursuant to the Subdivision Control Law, no more than ten percent (10%) of the lots may be approved as, and/or subsequently converted to, so called retreat lots.

9. All applications for Special Permits under this provision shall include a plan showing all wetlands resource areas, easements, and topography of the lot shown at two (2) foot vertical intervals. (Added ATM 5/1/00)

10. No lot and/or parcel shall be divided so as to create more than one retreat lot and, once so divided, no lot and/or parcel shall be redivided or combined with another lot so as to produce another such retreat lot. (Added ATM 5/1/00)

11. Upon receiving the grant of a Special Permit in accordance with the provisions of this Section, the applicant shall subsequently submit an Approval Not Required Plan (A Form) to the Planning Board for its endorsement and for the purpose of so dividing the existing lot/parcel and creating the approved retreat lot. (Added ATM 5/1/00)

Hanson

Are there any requirements for the shape of lots?

No

TABLE OF DIMENSIONAL REQUIREMENTS

2. Measured at the street line. Where a lot has frontage on two (2) streets only one-half (1/2) of the linear distance on the curve at the intersection shall be computed as frontage on any street. Both frontages shall meet the requirements of minimum lot frontage. Width of all lots shall at least meet the minimum frontage for depth of one hundred feet (100').

Town of Hanson Zoning Bylaw

SECTION VII Development of Sites and Location of Buildings and Structures

B. Area, Frontage, Yard and Floor Area Requirements:

4. The minimum required frontage may be reduced to forty feet (40') in a residential district according to the provisions of this section. Back lots with less than the required frontage, commonly known as "hammerhead" or "porkchop" lots, shall be subject to the following requirements: [Amended 10/5/98]

a. All setbacks shall be at least fifty feet (50').

b. Each hammerhead lot must be serviced by its own separate driveway located in the access portion of the lot.

c. The width of the lot between the street line and the proposed building setback line shall be no less than forty feet (40'), which area shall be known as the access portion of the lot.

d. No access portion of another hammerhead lot shall be allowed to abut within that distance equal to the frontage requirement of the zoning district of the lots.

e. One (1) building for residential use shall be permitted and buildings shall comply with maximum percent coverage requirements.

f. The area of the lot exclusive of the access portion shall be twice that otherwise required in the applicable zoning district.

g. No more than ten (10) percent of the total number of lots in a definitive subdivision plan may be hammerhead lots, (rounded to the nearest lot). In the case of a definitive subdivision plan of less than ten lots, one (1) hammerhead lot shall be permitted.

Harvard

Are there any requirements for the shape of lots?

No

CODE OF THE TOWN OF HARVARD v2 (Updated 2004)

Type 2 (hammerhead), Type 4 (backland), Type 5 (mini-subdivision), and CDOS lots are permitted only by special permit authorized by the Planning Board. [Amended 3-29-1980 ATM by Art. 29; 3-28-1981 ATM by Art. 23; 3-31-1990 ATM by Art. 18]

§ 125-2. Definitions.[Added 12-11-1967 STM by Art. 6]

LAND AREA -- Does not include any area in a W District. [Added 3-22-1969 ATM by Art. 40]

LOT -- All adjoining parcels of land held in common ownership constitute a single lot except as provided in Chapter 40A, G.L. A lot does not include area inside the street side line. [Amended 3-3-1973 ATM by Art. 37; 4-6-2002 ATM by Art. 28]

LOT WIDTH [Added 3-22-1969 ATM by Art. 40; amended 3-3-1973 ATM by Art. 37; 3-31-1990 ATM by Art. 18]:

A.The diameter of the largest circle which:

- (1)Contains no part of an abutting lot or property; and
- (2)Has a diameter contained in the lot.

B.Lot width at a specified distance from the roadway center line is the diameter of the largest circle which meets Subsection A(1) and (2) and has its center at the specified distance from the roadway center line.

ARTICLE V, Development

§ 125-29. Lot size standards.

B. Basic lots. Lots shall have:

- (1) Land area of at least 1.50 acres; and
- (2) Lot width of at least 200 feet at 120 feet from the roadway center line; and
- (3) Access frontage of at least 180 feet.

Haverhill

Are there any requirements for the shape of lots?

No

City of Haverhill Zoning Ordinance

Table 2

Minimum lot frontage

footnote 9

The minimum lot width shall not be less than 75% of the minimum lot frontage (for at least the minimum lot depth setback).

LOT WIDTH - The shortest distance between opposite side lines of a lot measured at the point of the front setback. At no point between the street frontage line and the minimum lot depth setback shall the lot be narrower than seventy-five percent (75%) of the required lot frontage. [Amended 6-10-1992 by Doc. 52-C]

Hingham

Are there any requirements for the shape of lots?

Yes

From ordinance.com:

10. Lot Shape Factor/Residential Districts

To meet the minimum lot area requirements in residential districts, for lots created after April 1, 2000, a lot must be a closed parcel of land having a defined area and perimeter, and a shape factor not exceeding the numerical value of twenty-two (22). Shape factors shall be calculated using the following

formula:

$$P^2 / A = S$$

P = perimeter in feet

A = land area in feet

S = Shape factor not exceeding 22

A lot may have a shape factor exceeding twenty-two if a contiguous portion of the lot,

- (a) meets the minimum area requirements for the zoning district; and
 - (b) has a shape factor not exceeding twenty-two (22); and
 - (c) is accessible within the property boundaries for purposes of ingress, egress and location of utilities; and
 - (d) is located at a depth not more than two (2) lots removed from the street on which the lot frontage is located. (ADDED ATM 4/25/2000)
-

Holbrook *Are there any requirements for the shape of lots?*

Yes Zoning Bylaw of the Town of Holbrook, Section 9.5 (from ordinance.com as of August 2004).

9.5 (a) Any portion of a lot which is less in width or depth the Eighty (80%) percent of the minimal lot frontage for that zoning district when measured perpendicular to any property line shall not be included in the determination of the required minimum lot size area.

(b) In no case shall a side lot line be such that the direction of the side lot line shall form an angle of less than seventy-five (75) degrees with the street line (or in the case where the side line of the street is a curving line, less than seventy-five (75) degrees with the arc tangent to the curve at the point of intersection with the curving side line of the street).

(c) However, the Planning Board may waive any of the requirements in (a) or (b), above, by a Special Permit granted pursuant to Section 10.6, Site Plan Review, herein, when, in the opinion of the Planning Board, such waiver is consistent with the intent of the Subdivision Control Law and will permit an overall well-designed subdivision and where and where the overall shape of the parcel of land to be subdivided makes such a waiver appropriate. The Site Plan Review may be conducted in conjunction with related proceedings under the Subdivision Control Law. [Amended 6/19/00]

From ordinance.com, under definitions:

2.24 LOT WIDTH . The width of any lot shall be measured wholly within such lot at the front yard depth along a line parallel to a straight line connecting the intersections of the street front lot boundary with the side lines of such lot.

Holden *Are there any requirements for the shape of lots?*

No Zoning Bylaws of the Town of Holden (Adopted 1954, Amended 2004)

"LOT, WIDTH : The width measured along a straight line so placed as to constitute the minimum distance between the side lot lines, upon which no point shall be closer to the street than the required setback, and at least one point of which shall be on the setback line."

Holliston *Are there any requirements for the shape of lots?*

No From definitions:

LOT DEPTH - A measurement perpendicular to, and from the lot frontage. The depth as required within Table IV-B shall exist continuously along not less than 50% of the required frontage. (Amended May 1995-ATM, Article 42)

LOT WIDTH - The distance between the side lines of a lot measured at the required minimum front yard setback line. (Added May 2001-ATM, Art. 40)

SECTION IV - INTENSITY REGULATIONS
IV-A GENERAL REQUIREMENTS

6. Lot width at the required front yard setback shall be measured as a straight line distance between the side lot lines and shall be no less than eighty percent (80%) of the required Lot Frontage. For comer lots, lot width shall be measured parallel of the frontage. (Amended ATM, May 1999, Article 48. Previously amended May 1997-ATM, Art. 36.)

7. Lots which are so distorted in configuration as to be detrimental to public health, safety, welfare or convenience, even though complying with the dimensional requirements established herein, shall not be allowed.

Hopedale *Are there any requirements for the shape of lots?*

No Hopedale Zoning Bylaw

2.28 LOT DEPTH: The average horizontal distance between the front and rear lot lines.

Hopkinton *Are there any requirements for the shape of lots?*

No

Hudson *Are there any requirements for the shape of lots?*

No Town of Hudson Protective Zoning Bylaw (Amended 2003)

6.2.2 - Setback

No building, or part thereof, except the outside steps shall be erected or altered, so as to be nearer than thirty (30) feet to the street line except that houses may be erected to conform with, but not nearer, the street line than either adjoining house provided that either adjoining dwelling or structure is not more than one hundred (100) feet from the nearest side lot line. In case of a corner lot this same setback requirement shall apply on both streets. The owner may select on what street the building shall face.

Section 2.0 - Definitions

LOT:

a)Lot, Building: That area of land described on a site plan in an application for a building permit or an application to the Board of Appeals for a permit or a variance, or otherwise defined as the area on which a structure is to be constructed or a use is to be conducted. A building lot shall not include any part of a street.

b)Lot Corner: A lot at the intersection of, and abutting one, two or more streets where the angle of intersection is not more than one hundred and thirty_five (135) degrees, or where the intersection is bounded by a curve having a radius of less than one hundred (100) feet.

c)Lot Depth: The distance measured perpendicular to and at every point in the frontage required.

d)Lot Line: The established division line between lots or between a lot and a street.

1)Lot Line, FRONT: the dividing line or lines, between a street and the lot line.

2)Lot Line, REAR: The line, or lines, bounding a lot at the rear and approximately parallel to and at the maximum distance from the front line.
3)Lot Line, SIDE: The line, or lines, bounding a lot which extends from the street toward the rear in a direction approximately perpendicular to the street. In the case of a corner lot, or through lots, all lines extending from streets shall be considered side lot lines.

e)Lot, Minimum Width Of: The distance between the side lot lines measured in a straight line at right angles to the mean direction of such side lot lines, which line of measurement shall touch, but not be in front of, the building. In the case of a corner lot, the minimum width shall be similarly measured and for the purpose of this measurement only, the front lot line which has the least dimension shall be considered the front line and the lot lines adjacent thereto shall be considered as side lot lines.

Setback: The minimum horizontal distance between the street or front lot line and the part of the building nearest the street of front lot line, such distance measured at a right angle to the street or front lot line.

Hull *Are there any requirements for the shape of lots?*

No

Ipswich *Are there any requirements for the shape of lots?*

No Town of Ipswich Protective Zoning Bylaw (Adopted 1977, Amended 2004)

TABLE OF DIMENSIONAL AND DENSITY REGULATIONS FOOTNOTES

2. Except with respect to principal structures in the Rural Residence B District, in the specific case of an irregular, narrow, or shallow lot or a lot unusual either in shape or topography, or a lot on which an existing building became non-conforming by the adoption of this Bylaw, the Zoning Board of Appeals may reduce by special permit the side and rear setback requirements up to a maximum of 50%. (Amended 10/17/92 Special Town Meeting; approved Attorney General 1/11/93)

LOT WIDTH : The distance between lot lines measured parallel to the front property line at the front of the principal building. (Amended 10/17/94 Special Town Meeting; approved Attorney General 12/6/94)

Kingston *Are there any requirements for the shape of lots?*

Yes Town of Kingston Zoning Bylaw (Adopted 1955, Amended 2004)

Section 2.0. DEFINITIONS (Amended 4/27/96 ATM, Article 20)

LOT DEPTH : The distance measured perpendicular to and at every point along the frontage required.

LOT, WIDTH : The minimum distance between the side lot lines at the building line nearest the street line measured at right angles to the street line.

Section 5.2. Dimensional Requirements 5.2.9. Lot Configuration

5.0. INTENSITY OF USE REGULATIONS

5.2.9. Lot Configuration

5.2.9.1. The mean direction of the side lot lines shall be as close as possible to perpendicular to the street line or to this tangent at the point of intersection of the side lot line. In no case shall the direction of the side lot line form an angle of less than seventy-five (75) degrees with the street or the aforesaid tangent.

5.2.9.2. Lots which are so distorted in configuration as to be detrimental to public health, safety, welfare or convenience, even though complying with the

dimensional requirements established herein, shall not be permitted.s

Lakeville *Are there any requirements for the shape of lots?*

Yes "5.1.2 Upland Circle

No dwelling, building or structure having permitted use in any district shall be erected on a lot unless the lot has an area within its bounds which encompasses an upland circle with a minimum diameter of 160 feet and within which the frontage, or frontage at the required set back must pass. This by-law shall not apply to any buildable lot legally established and existing prior to May 11, 1998.

**Webmasters Note: The previous subsection has been amended as per an update approved at a town meeting held on 6/14/04."

AND:

"5.2.2 Any portion of a lot which is less than fifty (50) feet in width or depth when measured perpendicular to any property line shall not be included in the determination of the required minimum area and/or frontage. (Adopted Special Town Meeting June 11, 2001, approved by Attorney General September 19, 2001)"

- Lakeville, Massachusetts Zoning By-Law, 1958, As ammended through 6/14/04. Sections 5.1 and 5.2

Lancaster *Are there any requirements for the shape of lots?*

Yes Town of Lancaster Zoning Bylaw (Adopted 1950, Amended 2004)

4.50 Lot Shape
[Added 06/11/91]

No lot shall be created which is so irregularly shaped or extended that the square of the lot perimeter exceeds 30 times the gross lot area for any lot in excess of 80,000 square feet, or 25 times the gross lot area for any other lot, unless authorized on special permit by the Planning Board, upon the Board's determination that development can be better fitted to the characteristics of the land and to the purposes of the Bylaw if such configuration is allowed.

The "gross lot area" includes the entire area enclosed by lot lines, including wetland and any other areas excluded from the calculation of "lot area". However, a portion of the lot in excess of the required lot area may be excluded from the computation by use of a straight imaginary lot line, provided that the entire required frontage is included in the portion used for the calculation.

Lawrence *Are there any requirements for the shape of lots?*

Yes WIDTH, LOT . Dimension of the lot between the side lot lines, which dimension must be maintained throughout the lot from the front lot line to the rear lot line.

The frontage and width requirement in each residential district is 70 feet.

Leicester *Are there any requirements for the shape of lots?*

No

Leominster *Are there any requirements for the shape of lots?*

Yes City of Leominster Zoning Ordinance (Adopted 2001, Amended 2003)

ARTICLE III DIMENSIONAL REGULATIONS Section 22-27 General Requirements For the purpose of this section, all principal buildings may be built on any lot located in a district in which building is permitted, provided:...

27.2 The lot contains at least the area required by subsection 27.8.
27.3 The lot is shaped such that it is capable of containing a circle with a diameter equal to at least the minimum frontage for that district and within which any principal building placed shall be the minimum yard requirements from any lot lines.

Lexington *Are there any requirements for the shape of lots?*

Yes 7.2 MINIMUM LOT WIDTH

7.2.1 CHANGE IN LOT THAT RESULTS IN NON-COMPLIANCE

See subparagraph 6.2.5 dealing with the subdivision or other change in a lot which is now nonconforming or would be made noncomplying.

7.2.2 No new principal structure shall be erected on any part of a lot created after April 30, 1984, which does not have an area in which a circle, the diameter of which is not less than 80 percent of the minimum lot frontage, tangent to the lot frontage and within all other lot lines, may be located. This provision shall not apply in the case of a lot that qualifies under Subsection 7.4.1.

7.2.3 No new dwelling shall be erected on any lot created after April 13, 1988, which does not contain a contiguous developable site area (see subsection 7.9) which is at least 90 percent of the minimum lot area for the district in which the lot is located. This requirement shall not apply to any lot created in a cluster subdivision, a special residential development or a planned residential district.

Lincoln *Are there any requirements for the shape of lots?*

Yes From ordinance.com:

SECTION 6 R-1 SINGLE FAMILY RESIDENCE DISTRICT.

6.5 R-1 Development Regulations - Standard Development

6.5.4(a) Width of lot - The minimum width of a lot between any point on any side lot line and any point on the other side lot line measured through any point on the principal building shall be 250 feet.

6.5.4(b) Whenever any two points on lot lines shall be less than (50) feet apart, measured in a straight line, except where the distance between such points, measured along the perimeter of the lot, is less than one hundred fifty (150) feet, then no part of the smaller portion of the lot which is bounded by such straight line and such lot lines shall be considered in computing area, frontage, setback or other dimensional requirements of the Zoning Bylaw.

Littleton *Are there any requirements for the shape of lots?*

Yes Code of the Town of Littleton, Part II, Chapter 173, Article VI, Section 173-29(as amended 2003):

Lot Shape. [Added 5-4-1998 ATM, Art. 33]

The shape of all lots shall conform to the following requirement:
16A > 0.4
P2

Where
A = The lot area in square feet.
P = The lot perimeter in feet.

Lowell *Are there any requirements for the shape of lots?*

No Lowell Zoning Ordinance, Article V, Section 5.1.10 (adopted 2003):

"5.1.10 Lot Width. Each lot shall have a width of not less than eighty (80%) percent of the required frontage at all points between the sideline of the right of way along which the frontage of the lot is measured and the nearest point on the front wall of the structure upon such lot. Such width shall be measured along lines which are parallel to such sideline. This provision may be varied upon the grant of a special permit by the Planning Board."

Lunenburg *Are there any requirements for the shape of lots?*

No Town of Lunenburg Protective Zoning Bylaw (Amended 2004)

b) Lot width is the minimum distance between the side lot lines of the lot measured on any line parallel to a line joining the intersection of the side lot lines with the right-of-way at any point between said intersection and the nearest point of the principal building and the right-of-way line.

Lynn *Are there any requirements for the shape of lots?*

No

Lynnfield *Are there any requirements for the shape of lots?*

No ZONING BYLAWS, TOWN OF LYNNFIELD, Section 10.5 (OCTOBER 20, 2003)

10.5 Lot Shape.

Lot side lines shall not vary more than 20 degrees from being perpendicular to the street boundary, or a tangent thereto, for a distance of at least 30% of the District frontage requirement. The same shall apply to the intersection of side lot lines with the rear boundary. A.T.M. 10/17/77, S.T.M. 11/17/86

ZONING BYLAWS, TOWN OF LYNNFIELD, Section 10.4 (OCTOBER 20, 2003)

10.4 Lot Width

In all districts, except as herein provided, no dwelling shall be constructed on a lot having a width at any point between the frontage way and that part of the dwelling nearest thereto of less than eighty (80) percent of the frontage distance required for the district in which said lot is located. The required lot width shall be measured parallel to the line along which the required frontage is to be measured, as hereinbefore specified.

Malden *Are there any requirements for the shape of lots?*

No

Mancheste *Are there any requirements for the shape of lots?*

No Town of Manchester-By-The-Sea, Zoning Bylaw, Section 2.10 (Adopted 1978, Last Amended 2003):
"2.10 Lot Width
The shortest, straight line distance between the side lot lines, as measured parallel to the lot's frontage. (see Line "A") The area bounded by the lot frontage, side lot lines and the line representing the initial occurrence of minimum lot width closest to the lot frontage shall not be less than eighty (80) percent of the lot's required area. [Amended 1997]."

Mansfield *Are there any requirements for the shape of lots?*

No Town of Mansfield Zoning Bylaw

1.5.14 LOT : A parcel of land either occupied or vacant, or to be occupied by a building or group of buildings and accessory buildings and used together with such yards and other open spaces as are required by this by-law. A lot may be land so recorded in a deed or on a plat of record, or it may include parts of, or a combination of such lots when adjacent to one another, provided such ground is used for one improvement. All lots shall front on and have ingress and egress by means of a street or public right-of-way.

1.5.15 LOT, CORNER : A corner lot shall be any lot abutting two or more streets at their intersection. Minimum frontage shall be required on one street, front yard setbacks shall be required from all streets.

1.5.16 LOT, DEPTH : The mean distance between front and rear lot lines.

1.5.17 LOT, FRONT : The front of a lot shall be considered to be that boundary of the lot which abuts on a street. In the case of a corner lot, the narrowest boundary fronting on a street shall be considered to be the front of the lot. In case the corner lot has equal frontage on two or more streets, the lot shall be considered to front either on the principal street or on the street on which the greatest number of buildings have been erected within the same block. In the case of any corner lot, access to the lot may be permitted from any street abutting the lot.

1.5.17a LOT WIDTH : The width of any lot shall be no less than the minimum lot frontage dimension as provided in Section 4.2, for a distance equal to the required frontage measured at the 90 degree angle, +/-20 degrees, from the front of the lot as described herein.

Marblehea *Are there any requirements for the shape of lots?*

No The Town of Marblehead Zoning Bylaws, Article II, Section 200-7, lists the following formula for determining lot width, "[t]he mean horizontal distance between the side lot lines measured perpendicular to the mean direction of the side lot lines. At no point between the front lot line and the rear lot line shall the lot be narrower than 75% of the required lot frontage. (See § 200-16E, Minimum lot width.)"

According to Section 200-16E, the lot may vary from this width requirement provided the applicant obtain a special permit.

Marlborou *Are there any requirements for the shape of lots?*

Yes City of Marlborough Zoning Ordinance

Article VII, Section 200-42(B): Lot Shape -
B. Lot Shape. The lot shall be large enough to contain a rectangle having one side equal in length to the required frontage and situated parallel to the mean direction of the front lot line and the other side equal to 3/4th of the required frontage. Where the front lot line is curved, the mean direction of the

front lot line shall be the line established by connecting the intersection points of the side property lines with the street line. Said rectangle shall touch the front lot line, but no part of said rectangle shall intersect any lot line.

Marshfield *Are there any requirements for the shape of lots?*

Yes Town of Marshfield Zoning Bylaw (Amended 2004)

Article II, Definitions

LOT WIDTH : The distance between the side lot lines as measured parallel to the front lot line, at the rear building line and at all points between. No dwelling may be erected or placed unless within a circle of diameter equal to the required frontage under Section 6.10 which can be inscribed within the lot lines at some point between the front and rear lot lines.

Maynard *Are there any requirements for the shape of lots?*

No From definitions on ordinance.com:

LOT WIDTH - Lot width is defined as the diameter of the largest circle that can be inscribed within the side lot lines at any point on a continuous line from the frontage of the Lot to the front line of the principal structure of the Lot.

Medfield *Are there any requirements for the shape of lots?*

Yes According to Zoning Bylaw for the Town of Medfield, Massachusetts, Section 6.2 Table of Area Regulations, "No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2.

R-E (180 ft. x. 180 ft.)

R-T(142 ft. x. 142 ft.)

R-S(96 ft. x. 96 ft.)

R-U(single family 80 ft. x. 80 ft.; two-family 11 ft. x 100 ft.; and multifamily 200 ft x 200 ft.)

Definition of Perfect Square: "2.1.45 PERFECT SQUARE : A square, the dimensions of which are set out in the TABLE OF AREA REGULATIONS for each zoning district, which must fit entirely within a lot and one side of which must coincide with or be tangent to or touch on two points the Front Lot Line."

Definition of width from ordinance.com:

2.1.38 LOT WIDTH : The horizontal distance between the side lot lines as measured at the required front yard depth which may or may not coincide with the actual front setback line.

Medford *Are there any requirements for the shape of lots?*

No Definition of "lot width" from Medford Zoning Ordinance on municode.com:

Lot width means the unbroken horizontal distance on a lot measured perpendicular to and at all points on the required depth. Within the required front yard, the required frontage may be substituted for the width.

Medway *Are there any requirements for the shape of lots?*

Yes ZONING BY-LAW & MAP
Medway Planning Board

SECTION V. USE REGULATIONS
B. AREA STANDARDS

5. Lot Shape Factor: No lot shall be created so as to be so irregularly shaped or extended that it has a "Shape Factor" in excess of twenty-two (22). Shape Factor equals the square of the lot perimeter divided by the lot area. That portion of the lot in excess of the required lot area may be excluded from the computation of the Shape Factor using an imaginary lot line, provided that the entire required frontage is included in the portion used for the calculation.

Melrose *Are there any requirements for the shape of lots?*

No

Mendon *Are there any requirements for the shape of lots?*

No Town of Mendon Zoning Bylaw (Amended 2002)

Section V.2 - LOT, YARD, AND COVERAGE REGULATIONS

"I. Minimum width of lot at location of leaching, area in feet to be 125

J. Minimum width of standard size lot shall equal fifty (50) percent in feet of the frontage measurement. "

FRONTAGE : A continuous line measured along the front lot line and between the points of intersection of the side lot lines with the front lot line. The minimum lot width from the street frontage to the required set back requirement of Section V, Item 2F shall be no less than the minimum frontage. This amendment will not apply until May 10, 2004 to lots shown on a subdivision plan approved prior to the effective date of this amendment.

**Webmasters Note: The previous definition has been added as per an update approved at a town meeting held on 5/6/02.

Merrimac *Are there any requirements for the shape of lots?*

No Merrimac Zoning Bylaw 2004

LOT WIDTH : The minimum required width of a LOT, measured at the building line.

Methuen *Are there any requirements for the shape of lots?*

No Methuen Zoning Ordinance

Section II - Definitions

YARD, FRONT (SEE ACCOMPANYING DIAGRAM) : A yard extending for the full width of the lot between the front line of the nearest building wall or building part and the front lot lines.

YARD, REAR (SEE ACCOMPANYING DIAGRAM) : A yard unoccupied, except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the building wall and the rear lot line.

LOT : An area or parcel of land or any part thereof, in separate or common ownership; designated on a plan filed with the Building Inspector by its owner or owners as a separate lot and having boundaries identical with those recorded in the Northern Essex Registry of Deeds.

LOT WIDTH : The distance between opposite side lines of a lot measured parallel to the lot frontage line, between the lot frontage line and the required frontage setback line, at the narrowest point. In the case of a corner lot, the lot width shall be measured at the minimum front yard depth opposite the rear lot line.

LOT, CORNER (SEE ACCOMPANYING DIAGRAM) : A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle or intersection of street lot lines or, in the case of curved street, extended lot lines, being not more than one hundred thirty-five (135) degrees.

LOT LINE, REAR (SEE ACCOMPANYING DIAGRAM) : Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered the rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.

Middlebor Are there any requirements for the shape of lots?

Yes Middleborough Zoning Bylaw

SECTION V AREA REGULATIONS

A. RESIDENCE A. DISTRICT

5. (Added ATM 6/12/95)

a. No dwelling, building or structure having a permitted use in this District shall hereafter be erected, placed, altered or converted on any lot unless the lot is substantially regular in shape. Substantially regular in shape shall mean that a lot has a Shape Factor (SF) of 30.0 or less. Shape Factor shall be determined by dividing the square of the perimeter of the lot by the area of the lot: $SF=P^2/A$.

b. A lot may have a shape factor exceeding 30.0 if a portion of the lot itself meets the minimum lot area requirement and has a Shape Factor of 30.0 or less and which portion includes minimum lot area and minimum street frontage and upland building area and minimum lot width at the street setback line, as required by this Zoning By-law.

**Webmasters Note: The previous subsection has been amended as per an update approved at a town meeting held on 10/4/04.

c. Subsections (a) and (b) above shall not apply for a period of two years from June 12, 1995, to any lot which is shown on an approved subdivision plan or is shown on a plan endorsed under General Laws Chapter 41 Section 81P provided that the subdivision plan or plan endorsed under Section 81P is recorded before June 12, 1995.

d. The requirements of subsections (a) and (b) are hereby declared to be area and width requirements within the meaning of General Laws, Chapter 40A, Section 6 (Fourth paragraph, first sentence).

6. The minimum width of a lot at any point between the street line and the required minimum street setback line for erection of a dwelling, building or structure on the lot shall be a distance equal to or greater than 90% of the required minimum street frontage for the lot. (Added ATM 6/13/95)

B. RESIDENCE B. DISTRICT

5.(Added ATM 6/12/95)

a. No dwelling, building or structure having a permitted use in this District shall hereafter be erected, placed, altered or converted on any lot unless the lot is substantially regular in shape. Substantially regular in shape shall mean that a lot has a Shape Factor (SF) of 30.0 or less. Shape Factor shall be determined by dividing the square of the perimeter of the lot by the area of the lot: $SF=P^2/A$.

b. A lot may have a shape factor exceeding 30.0 if a portion of the lot itself meets the minimum lot area requirement and has a Shape Factor of 30.0 or less and which portion includes minimum lot area and minimum street frontage and upland building area and minimum lot width at the street setback line,

as required by this Zoning By-law.

****Webmasters Note:** The previous subsection has been amended as per an update approved at a town meeting held on 10/4/04.

c. Subsections (a) and (b) above shall not apply for a period of two years from June 12, 1995, to any lot which is shown on an approved subdivision plan or is shown on a plan endorsed under General Laws Chapter 41 Section 81P provided that the subdivision plan or plan endorsed under Section 81P is recorded before June 12, 1995.

d. The requirements of subsections (a) and (b) are hereby declared to be area and width requirements within the meaning of General Laws, Chapter 40A, Section 6 (Fourth paragraph, first sentence).

6. The minimum width of a lot at any point between the street line and the required minimum street setback line for erection of a dwelling, building or structure on the lot shall be a distance equal to or greater than 90% of the required minimum street frontage for the lot. (Added ATM 6/13/95)

F. RESIDENCE R (RURAL) DISTRICT

5. (Added ATM 6/12/95)

a. No dwelling, building or structure having a permitted use in this District shall hereafter be erected, placed, altered or converted on any lot unless the lot is substantially regular in shape. Substantially regular in shape shall mean that a lot has a Shape Factor (SF) of 30.0 or less. Shape Factor shall be determined by dividing the square of the perimeter of the lot by the area of the lot: $SF=P^2/A$.

b. A lot may have a shape factor exceeding 30.0 if a portion of the lot itself meets the minimum lot area requirement and has a Shape Factor of 30.0 or less and which portion includes minimum lot area and minimum street frontage and upland building area and minimum lot width at the street setback line, as required by this Zoning By-law.

****Webmasters Note:** The previous subsection has been amended as per an update approved at a town meeting held on 10/4/04.

c. Subsections (a) and (b) above shall not apply for a period of two years from June 12, 1995, to any lot which is shown on an approved subdivision plan or is shown on a plan endorsed under General Laws Chapter 41 Section 81P provided that the subdivision plan or plan endorsed under Section 81P is recorded before June 12, 1995.

d. The requirements of subsections (a) and (b) are hereby declared to be area and width requirements within the meaning of General Laws, Chapter 40A, Section 6 (Fourth paragraph, first sentence).

6. The minimum width of a lot at any point between the street line and the required minimum street setback line for erection of a dwelling, building or structure on the lot shall be a distance equal to or greater than 90% of the required minimum street frontage for the lot. (Added ATM 6/13/95)

Middleborough Zoning Bylaw

SECTION V AREA REGULATIONS

A. RESIDENCE A. DISTRICT

8. No dwelling, building or structure having a permitted use in this District shall be erected, placed, altered or converted on any lot, unless the lot has an upland building area within it which encompasses a minimum 12,000 square feet of contiguous land in the shape of a circle, square or rectangle and in the use of a rectangle no side may measure less than 100 feet, within which no land is subject to protection under the Wetlands Protection Act, General Laws Chapter 131, Section 40 and within which at least 75% of the foot print of any dwelling, building or structure, not including accessory structures, shall be located. (Amended ATM 6/13/95)

B. RESIDENCE B. DISTRICT

8. No dwelling, building or structure having a permitted use in this District shall be erected, placed, altered or converted on any lot, unless the lot has an upland building area within it which encompasses a minimum 12,000 square feet of contiguous land in the shape of a circle, square or rectangle and in the use of a rectangle no side may measure less than 100 feet, within which no land is subject to protection under the Wetlands Protection Act, General Laws Chapter 131, Section 40 and within which at least 75% of the foot print of any dwelling, building or structure, not including accessory structures, shall be located. (Amended ATM 6/13/95)

F. RESIDENCE R (RURAL) DISTRICT

8. No dwelling, building or structure having a permitted use in this District shall be erected, placed, altered or converted on any lot, unless the lot has an upland building area within it which encompasses a minimum 12,000 square feet of contiguous land in the shape of a circle, square or rectangle and in the use of a rectangle no side may measure less than 100 feet, within which no land is subject to protection under the Wetlands Protection Act, General Laws Chapter 131, Section 40 and within which at least 75% of the foot print of any dwelling, building or structure, not including accessory structures, shall be located. (Amended ATM 6/13/95)

Middleton *Are there any requirements for the shape of lots?*

No Town of Middleton Zoning Bylaw, Section 5.0.6 (Last Amended 2003).
"5.0.6 Front Yards:

A. Every structure in all districts shall be so located as not to extend within twenty-five (25) feet of the street line or "building line", or fifty (50) feet from the street center line, whichever is greater (EXCEPT AS NOTED IN SECTION 5.11.1); except that no building need be set back more than the average setback of the buildings on either side, a vacant lot being counted as though occupied by a building set back twenty-five (25) feet from the street side line.

B. In case of lots abutting on more than one street, the full front yard shall be provided for each street."

From ordinance.com:

5.0.4 Lot Frontage and Width

D. Lot width is the shortest distance between the opposite side lies of a lot, measured through any part of the principal structure on said lot. At no point between the street frontage line and the principal structure shall the lot be narrower than seventy-five (75) percent of the required lot frontage.

Milford *Are there any requirements for the shape of lots?*

Yes Town of Milford Zoning Bylaw (Amended 2003)

Section 2 Use and Intensity Regulations 2.4.9 Lot Shape Factor/Residential Districts:

To meet the minimum area requirements in Residential Districts, a lot must be a closed plot of land having a definite area and perimeter and having a Lot Shape

Factor not exceeding the numerical value of 22 in the RA, RB and RC Districts, or the numerical value of

30 in the RD District, except that a lot may have a shape factor exceeding said numerical value if the

proposed building site is located on a portion of a lot that itself meets the minimum lot area requirement and has a shape factor not exceeding said numerical value and such lots shall not be created to a depth greater than two (2) lots from the principal way.

The Lot Shape Factor shall be the numerical value resulting from:

(a) division of the square of the perimeter in feet of a lot by the area in square feet thereof; or

(b) division of the square of the perimeter in feet of that portion of a lot intended as the site for building by the area in square feet thereof.

Lot Width - Distance from lot line to lot line parallel to the street line measured at the back of the required front yard.

Millbury *Are there any requirements for the shape of lots?*

Yes Town of Millbury Zoning Bylaws (Updated 2003)

Section 32.12 Odd-Shaped Lots Prohibited. No pork chop, rattail, or excessively funnel-shape or otherwise unusually gerrymandered lots shall be allowed.

Millis *Are there any requirements for the shape of lots?*

Yes F. All lots shall have a ratio of perimeter to area of less than 0.08. Lot width shall measure a minimum of 80 percent of the required lot frontage line. (Added May 15, 1990)

From ordinance.com:

LOT, WIDTH : The shortest horizontal distance between the side lot lines as measured at the required front yard setback. Lot width shall measure a minimum of 80 percent of the required lot frontage.

Millville *Are there any requirements for the shape of lots?*

No

Milton *Are there any requirements for the shape of lots?*

No Zoning Bylaws Town of Milton, Section 1.A (Current Electronic Draft as of July 1, 2004) - Definitions

Frontage — Frontage of a lot is the distance measured in a straight line between the points where the side boundary lines of the lot intersect the side line of the street which provides access to the lot. At least 80% of the required frontage measured parallel to the aforementioned straight line must be maintained without interruption for a distance of at least 75% of the required frontage.

Nahant *Are there any requirements for the shape of lots?*

Yes From ordinance.com under definitions:

LOT WIDTH : The shortest distance between opposite side lines of a lot measured at a point midway between the front lot line and the rear lot line. At no point between the street frontage line and the midway point shall the lot be narrower than 75% of the required lot width.

LOT : An area or parcel of land or any part thereof in individual, joint, or common ownership, or in ownership by the entirety, which is designated on a plan as a separate lot and which has boundaries identical with those on a plan recorded in the Essex South District Registry of Deeds.

LOT, CORNER : A lot located at the intersection of two or more streets or ways having an angle of intersection of not more than 135 degrees. (See Figure 2.)

LOT, INTERIOR : A lot not bounded by a street. (See Figure 2.)

LOT LINE, FRONT : The property line dividing a lot from a street or right-of-way.

LOT LINE, REAR : Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line. In the case of a corner lot, the two lot lines that are not front lot lines shall be considered side lot lines. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from the street shall be considered a rear lot line.

LOT LINE, SIDE : Any lot line not a front or rear lot line.

Natick *Are there any requirements for the shape of lots?*

No Zoning Bylaw Town of Natick, Section IVA.4 (from Natick website as of August 19, 2004)

7. Minimum Lot Width in Residential General (RG) and Residential Single (RS) Zoning Districts. No lot shall be laid out in an RG or an RS district unless it has a minimum width measured as follows: No portion of the lot between the dwelling or other primary structure and the street line of the front yard shall have a width, where width is defined as the shortest distance between the side lot lines, that is less than three quarters of the minimum required frontage. (Art. 22, Spring Session, A.T.M. 4/11/96) (Art. 24, Fall Session A.T.M. 10/5/00)

Needham *Are there any requirements for the shape of lots?*

Yes The Land Use Ordinance of Needham
NORFOLK COUNTY, MASSACHUSETTS
ZONING BY-LAW

4. DIMENSIONAL REGULATIONS
4.2 Dimensional Regulations for Rural Residence-Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts.
4.2.1 Table of Regulations

In order to limit the degree to which a lot may have an irregular shape, the following build factor formula shall be used:

$$\frac{[(\text{Lot Perimeter})^2 * (\text{Actual Lot Area})]}{[(\text{Actual Lot Area}) * (\text{Required Lot Area})]}$$

Lots recorded or endorsed after August 22, 1985 shall be subject to a maximum Build Factor of 20 in Single Residence B and General Residence Districts and 30 in Single Residence A and Institutional Districts. Lots recorded or endorsed prior to August 22, 1985 may not be modified such that the Build Factor of the modified lot exceeds 20 in SRB and General Residence Districts or 30 in SRA and Institutional Districts. Lots recorded or endorsed after February 16, 1995 shall be subject to a maximum Build Factor of 30 in a Rural Residence Conservation District. Lots recorded or endorsed prior to February 16, 1995 may not be modified such that the Build Factor of the modified lot exceeds 30 in a Rural Residence Conservation District.

4.1.5 Minimum Required Lot Width

Building lots in all zoning districts recorded or endorsed after January 9, 1986 shall be required to have a minimum lot width for a distance that extends from the front lot line throughout the building or structure not less than the applicable minimum frontage for the district in which said lot is located, as specified in Sections 4.2.1, 4.3.1, 4.4.1, and 4.5.1; except, however, in the Single Residence A District such minimum required lot width shall be at least 120 feet.

Newbury *Are there any requirements for the shape of lots?*

No

Newburyport *Are there any requirements for the shape of lots?*

No City of Newburyport Zoning Ordinance, Amended 2004

Section II - Definitions

- 21. Lot. A designated, parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built open as a unit.
- 22. Lot area. An area of land which is determined by the limits of the lot lines of land under one (1) ownership bounding that area and expressed in terms of square feet or acres. When the distance between any two (2) points of lot lines is less than fifty (50) feet, measured in a straight line, the smaller portion of the lot which is bounded by such line and lot lines shall not be considered in computing minimum lot area unless the distance along such lot lines between such two joints is less than one hundred and fifty (150) feet.
- 23. Lot, corner. A parcel of land at the junction of, and fronting on, two (2) or more intersecting streets or ways.
- 24. Lot coverage. That percentage of the lot area which is devoted to building area.
- 25. Lot depth. The mean distance from the property line of the lot to the opposite rear line measured in the same general direction of the side lines of the lot.
- 26. Lot line. The boundary of a lot.
- 27. Lot, nonconforming. A lot lawfully existing at the effective date of this ordinance, or any subsequent amendment thereto, which is not in accordance with all provisions of this ordinance.
- 28. Lot width minimum. The horizontal distance measured between opposite side lot lines, which distance shall, from the front lot line to the front yard setback line, as required by this bylaw, be equal to the required frontage for the lot.
- 40. Setback. Setback is the horizontal distance measured perpendicularly from the property line to the nearest building wall.

Newton *Are there any requirements for the shape of lots?*

Yes Newton Zoning Ordinance, Chapter 30, Article 2, DIVISION 4. DENSITY AND DIMENSIONAL CONTROLS Sec. 30-15. Density/dimensional requirements

DIVISION 4. DENSITY AND DIMENSIONAL CONTROLS

Sec. 30-15. Density/dimensional requirements.

(p) In order to limit the degree to which a lot may have an irregular shape, the following build factor formula shall be used:

lot perimeter squared/actual lot area divided by actual lot area/minimum required lot area = build factor

Lots oil plans recorded in the Middlesex (South) Registry of Deeds or endorsed by the planning board acting as a board of Survey after September 16, 1996 shall be subject to a maximum build factor of 20 in Single Residence 3 and all Multi Residence Zoning Districts, a maximum build factor of 25 in Single Residence 2 and a maximum build factor of 30 in Single Residence 1 Zoning Districts. This formula shall apply whether lots are created as a subdivision or as an Approval Not Required (ANR) plan under M.G.L. c.41 § 81 P. The board of aldermen may grant a special permit for the creation of a lot with a build factor in excess of the maximum set out herein.

Norfolk *Are there any requirements for the shape of lots?*

Yes ZONING BYLAW FOR THE TOWN OF NORFOLK, MASSACHUSETTS
B. DEFINITIONS

BUILD FACTOR - A ratio of LOT perimeter to LOT area which limits the degree to which a LOT may have an irregular shape according to the formula set forth in Section E.1.e.

LOT - A parcel of land occupied or intended to be occupied by one BUILDING or use, with its accessories, and including the open spaces accessory to it, which is defined in deed or plan recorded with the Norfolk County Registry of Deeds or Norfolk Registry District. No land which is within the boundaries of a STREET, accepted, proposed or dedicated shall be included in determining LOT areas.

ZONING BYLAW FOR THE TOWN OF NORFOLK, MASSACHUSETTS
Section E. INTENSITY REGULATIONS

E.1.e. Build Factor
A ratio of LOT perimeter to LOT area which limits the degree to which a LOT may have an irregular shape according to the following formula:

Build Factor = [(Lot Perimeter)²/Actual Lot Area] / [Actual Lot Area/Required Lot Area]

The maximum allowed is 20.

From definitions on ordinance.com:

REQUIRED CIRCLE - A circle with a diameter equal to the required FRONTAGE.

E. INTENSITY REGULATIONS

E.1. Basic Requirements

E.1.c.2. LOT Width. The LOT width is the straight line distance between the points of intersection of the side LOT LINES and the FRONTAGE line. The LOT width cannot be less than the required FRONTAGE. The minimum LOT width shall be maintained from the FRONTAGE line to the front setback line. No LOT shall be narrower than fifty (50) feet at any point between the FRONTAGE and the rear of the DWELLING.

E.1.c.4. The REQUIRED CIRCLE must fit entirely within the LOT No LOT shall be narrower than the required FRONTAGE between the FRONTAGE line and the REQUIRED CIRCLE.

North And Are there any requirements for the shape of lots?

No Town of North Andover Zoning Bylaw, Section 7.1.2 (Adopted 1972, Last Amended 2003).

7.1.2 Lot Width

For any lot created after May 1, 1995, the minimum Width of the lot shall be a distance of one hundred (100) feet between the street frontage and the front building line. The width shall be measured in a line parallel to the street. This requirement shall apply in all zones except Residence 4 (R4) and Village Residential (VR); for zone R4, said minimum width of the lot shall be a distance of 80 feet and for zone VR, said minimum width of the lot shall be a distance of 80 feet. (Amended ATM 5/13/00, approved 10/12/00)

7.1.3 Restrictions

1. When a fifty (50) foot straight line is drawn to divide a lot in two, and the perimeter of the smaller piece is greater than two hundred (200) feet, then such smaller piece shall not be included in the calculations when determining: lot area contiguous buildable area (CBA), or street frontage as required by the Summary of Dimensional Requirements (Table 2) of this bylaw. This restriction applies only to lots created after May 1, 1995.
2. Any lot created after May 1, 1995 shall have a lot depth of thirty (30) feet or more for at least eighty (80) percent of the minimum length of its frontage as required by the Summary of Dimensional Requirements (Table 2) of this bylaw. The lot depth shall be measured as a line drawn perpendicular to the street.

North Attle Are there any requirements for the shape of lots?

No Town of North Attleborough Zoning Bylaw (Adopted 1974, Amended 2001)

Section IX - DEFINITIONS

LOT . A parcel of land either occupied or vacant, or to be occupied by a building or group of buildings and accessory building and used together with such yards and other open spaces as are required by the bylaw. A lot may be land so recorded in a deed or on a plat of record, or it may include parts of, or a combination of such lots when adjacent to one another, provided such ground is used for one (1) improvement. All lots shall front on and have ingress and egress by means of a street or right of way.

LOT CORNER . A lot which has an interior angle of less than 135 degrees at the intersection of two street lines. A lot abutting a curved street shall be considered a corner lot if the tangents to the curve at the point of intersection of the side lot lines intersect at an interior angle of less than 135 degrees.

LOT, DEPTH . The mean horizontal distance from the street line of the lot to its opposite rear line measured in the general direction of the side lines of the lot.

Section IV - INTENSITY REGULATIONS

B. Requirements.

1. Any dwelling, building, or any structure hereafter erected in any district shall be located on a lot having not less than the minimum requirements set forth in Section III and Schedule A except as provided in 2. below.

2. A lot or parcel of land having an area, frontage, width, or depth of less amount than required by Schedule A may be built upon for residential purposes, provided such lot or parcel of land was shown on a plan endorsed with the words "approval under the subdivision control law not required" or words of similar import, or described in a deed duly recorded or registered at the time of the adoption of this by-law and at the time of such recording or endorsement, whichever is earlier, such lot complied with the minimum area, frontage, width, and depth requirements, if any, of the zoning by-law then in effect, and did not at the time of such adoption adjoin other land of the same owner available for use in connection with such lot or parcel and further provided that such lot has an area of 5,000 sq. ft. or more and a frontage of 50 ft. or more, is in a district zoned for residential use, such lot conforms except as to area, frontage, width, and depth with all other provisions of this by-law and any proposed structure is to be located so as to conform with the minimum requirements of front, side and rear yard setbacks, if any, in effect at the time of such recording or endorsement, whichever is earlier, and to all other requirements of this by-law.

North Read *Are there any requirements for the shape of lots?*

No The only special shape the researcher found was for lots with limited frontage. Since this is only for cases that are exceptions to the frontage rule, the researcher concluded that there are no special shape requirements for lots that meet the frontage requirements.

For "flag pole lots" - with limited frontage, the main part of the lot must fit a circle with a certain diameter inside of it.

Zoning Bylaw Town of North Reading, Section 12.7.6 (from ordinance.com as of August, 2004)

6. Each limited frontage lot shall contain an area in the following respective Residential Districts within the prescribed minimum diameter circle which shall include a compact area of buildable land suitable for the site of a dwelling and its accompanying septic system.

Minimum Diameter District

Residence A, C7 E, and R 250 feet Residence B 200 feet Residence D 300 feet

Robert Rogers, Planning Director, confirmed (8/24/04) that shape requirements are only for limited frontage lots.

Northboro *Are there any requirements for the shape of lots?*

No Town of Northborough Zoning Bylaw

MINIMUM WIDTH OF LOT — The required minimum lot frontage extending from the front lot line to the rear building line (as defined in this section) of the main building.

[Amended 5-15-1989 ATM, Art. 29]

Northbridg *Are there any requirements for the shape of lots?*

No Town of Northbridge Zoning Bylaw Chapter 173 (Amended 2002)

LOT WIDTH -- The horizontal distance between the side lot lines as measured at the street line and the required front yard depth, which may or may not coincide with the actual front setback line.

Norton

Are there any requirements for the shape of lots?

Yes

Town of Norton Zoning Bylaw, 2004

ARTICLE II - DEFINITIONS

2.2 The following words and terms shall have the meanings indicated below:

r. SHAPE FACTOR The numerical value resulting from the division of the square of the perimeter in feet by the area in square feet of that portion of a lot intended as the site for building.

ARTICLE VI - DIMENSIONAL REGULATIONS

6.1 Permitted Dwelling

d. To meet the minimum area requirements for construction of a residential unit, a lot must contain a closed plot of land having a definite area and perimeter of not less than the minimum lot area for the district in which the land is located and having a shape factor not exceeding the numerical value of 22;

to meet the minimum area requirements for construction of a residential units in a multi-family structure, a lot must contain a closed plot of land having a definite area and perimeter of not less than the minimum lot area required for multi-family units in Article VI, Section 6. 1, Table of Dimensional Requirements and having a shape factor not exceeding the numerical value of 22;

to meet the minimum area requirement for construction in a commercial or industrial district, the lot must contain a closed plot of land having a definite area and perimeter of not less than the minimum lot area for the district in which the land is located and having a shape factor not exceeding the numerical value of 22.

6.9 GERRYMANDERED LOTS

No pork chop, excessively funnel-shaped or other unusually gerrymandered lots shall be allowed if the shape is caused solely by an attempt to meet the lot size requirements of these By-laws by evading the By-law's intent to regulate building site density.

Norwell

Are there any requirements for the shape of lots?

Yes

According to the Town of Norwell Zoning Bylaws, Article II, Section 2450: " Lot Shape. No building lot may be created in Residential District A or Residential District B unless:

a) the lot has a width of at least 150 feet at the required setback line; which required setback line will be 50 feet measured from the front property line in Residential District A, and 35 feet measured from the front property line in Residential District B; or 75 feet measured from the Way centerline in residential District A and 60 feet measured from the Way centerline in Residential District B, and;

b) the lot shall contain at least 5,000 square feet of land between the required setback line and the Way;

c) the area of the lot between the said required setback line and a line drawn parallel to the said required setback line, a distance of 100 feet beyond the required setback line shall be not less than 11,500 square feet, and;

d) no dwelling may be erected or placed unless within a circle 150 feet in diameter inscribed within the lot lines."

From ordiance.com:

2430. Lot Frontage and Width.

2431. The minimum frontage measured at the street line shall be 80 feet for lots in all districts. Street frontage shall be continuous and uninterrupted.

2432. The minimum lot width measured at the required setback line shall be 150 feet in all districts except Business Districts A and B where the minimum shall be 125 feet.

2433. No two points on lot lines shall be less than eighty (80) feet apart, measured in a straight line, except where the shortest distance between such points, measured along the perimeter of the lot, is less than or equal to three times the aforesaid straight line distance. (Voted at Special Town Meeting 1/21/1999; approved by A/G on 2/26/99)

2450. Lot Shape.

No building lot may be created in Residential District A or Residential District B unless:

- a) the lot has a width of at least 150 feet at the required setback line; which required setback line will be 50 feet measured from the front property line in Residential District A, and 35 feet measured from the front property line in Residential District B; or 75 feet measured from the Way centerline in residential District A and 60 feet measured from the Way centerline in Residential District B, and;
 - b) the lot shall contain at least 5,000 square feet of land between the required setback line and the Way;
 - c) the area of the lot between the said required setback line and a line drawn parallel to the said required setback line, a distance of 100 feet beyond the required setback line shall be not less than 11,500 square feet, and;
 - d) no dwelling may be erected or placed unless within a circle 150 feet in diameter inscribed within the lot lines.
-

Norwood *Are there any requirements for the shape of lots?*

No SECTION 4000 Dimensional Regulations
4100 REQUIREMENTS

4160. Lot width [Revised 2/17/00]

In all Districts, no building or structure, except a one-story accessory structure, shall be constructed on a lot having less lot width, measured through that portion of the building or structure where the lot is narrowest and at any point between the frontage street and the nearest part of said building, than the "Required Lot Width Through Building or Structure" specified in Section 4210.

Paxton *Are there any requirements for the shape of lots?*

Yes Paxton Zoning Bylaw (Amended 2003)

Definitions 1.3

IRREGULAR LOT : A lot which has more than (4) lot lines and which, in the opinion of the Planning Board, is so located shaped or oriented, that the general measurement of yard requirements are impractical and the location of the front, side, and rear yards are not related to the adjacent yard patterns of a regular lot. (See section 4.4.4)

4.2 Schedule of Dimensional Requirements

The following table entitled "Schedule of Dimensional Requirements" with its accompanying footnotes shall be a part of this Bylaw.

4.2.1 Substantial Irregularity: No building permit or certificate of occupancy shall be issued for any new construction on a lot which is substantially irregular in shape. A lot having a Regularity Factor of less than 0.4 as determined by the following formula is considered to be Substantially Irregular:

$R = 16A/P^2$

R= regularity factor

A= Land area in sq. ft.

P= Perimeter of the lot in ft.

4.4.4 Exception for Irregular Lots: An irregular lot with a frontage width of at least one hundred (100) feet, and a principal use building constructed or to be constructed thereon, shall be allowed provided:

1. the lot width does not decrease between the frontage width of the front lot line and the nearest part of said building constructed or to be constructed on said lot,
2. such lot meets the district requirement for lot area as computed for regular lots in that district,
3. all yards for such lot shall provide the same separation from lot lines as required for a regular lot in the same district. The minimum requirement for the "Lot Width through Building" as specified in Section 4.2 may be set aside with respect to a particular irregular lot in question, subject to approval of the Planning Board; and
4. complies with the provisions of section 4.2.1, Substantial Irregularity.

Peabody *Are there any requirements for the shape of lots?*

No From ordinance.com:

LOT WIDTH : Lot width is the distance between opposite side lines of a lot measured through any part of the principal structure. At no point between the frontage line and principal structure shall the lot be narrower than seventy-five (75) percent of the required lot frontage. (Ord. of 5-31-90, § 1)

Pembroke *Are there any requirements for the shape of lots?*

Yes Zoning Bylaws Town of Pembroke Section IV Use and Dimensional Regulations I. Residence District A

D. Dimensional Regulations

1. Lot Sizes: The house must be placed in a circle somewhere on the lot having a diameter of 150', said circle to be totally located within the 80% upland area. A minimum of 5,000 square feet of area is required between the minimum setback line of 40 feet and the right-of-way. [Amended 5/4/99]

Zoning Bylaws Town of Pembroke Section IV Use and Dimensional Regulations II. Residential-Commercial District

D. Dimensional Regulations

3. Minimum Lot Perimeter Ratio: All uses require a minimum lot perimeter ratio greater than fifty-five.

7. Lot Width: At any point between the way line and the rear building line of any building, other than an accessory building, the distance between the side lot lines, as measured in any direction, shall not be less than 170'.

From definitions on ordinance.com:

LOT PERIMETER : The sum of the lengths of all of the sides of any individual lot.

LOT PERIMETER RATIO : The ratio of the area of a lot in square feet divided by the perimeter of the lot in feet. Said ratio shall not be less than the minimum established for each zoning district.

LOT WIDTH : The distance between side lot lines as measured along a line parallel to the way line, or the distance between lot lines measured as the shortest distance along a line joining any two points along each of any two side lot lines, whichever distance is lesser.

Note: the perimeter and width requirements are onlt for the residential-commercial district, not the Residence District A.

Pepperell *Are there any requirements for the shape of lots?*

Yes "4220. Minimum Lot Width in Residential Districts. The minimum width of any lot in a residential district between the dwelling and the lot frontage shall be no less than forty (40) feet.

4230. Lot Shape. The following rules apply to lot shape:

4231. In all residential districts, the required minimum lot frontage shall be maintained into the lot at least as far back as the required minimum front yard for the applicable district.

4232. If the width of a lot narrows to less than fifty percent (50%) of the width of the frontage within the first one hundred fifty (150) feet of the lot depth, the dimensional controls for a rear lot as set forth in Section 7500 shall apply.

4233. At no point shall the lot width measure less than forty (40) feet.

4234. The shape of all lots shall conform to the following requirement:

$16A > 0.4$

P2

[16A divided by p squared is greater than or equal to .4]

Where:

A = the lot area in square feet

P = the lot perimeter in feet.

This formula may be applied to a lot which conforms to all requirements of Section 4000, including, but not limited to frontage, lot area, a minimum of 30,000 contiguous square feet of land exclusive of wetland and flood hazard areas and, when applicable, any requirements of Section 8100."

- Zoning By-Law, Town of Pepperell, Massachusetts (as amended 12/16/03).

Plainville *Are there any requirements for the shape of lots?*

No Town of Plainville Zoning Bylaw

According to 2.6 Intensity of Use Schedule, the lot width requirements for each district are equivalent to the minimum frontage requirements.

4.1 - Definitions

LOT : A continuous parcel of land meeting the minimum lot requirements of this By-Law for the district in which such land is situated, and if occupied by a building or buildings, meeting the minimum yard requirements of that district, and having the required frontage on a street or on such other means of access as may be determined in accordance with the provisions of the law to be adequate as a condition of the issuance of a building permit.

2.5 Lot Requirements

2.5.1 Lot Size and Shape

Except as may be authorized by exemption, exception, special permit or variance, no lot on which a building is located in any district shall be reduced or changed in size or shape so that the lot fails to conform to the intensity of use schedule, except when a portion of the lot is taken or conveyed for any public purpose.

2.5.1.1 Lot Width - The lot width requirement shall be maintained to the rear building line of each lot. (Amended at Annual Town Meeting, 1988)

Plymouth *Are there any requirements for the shape of lots?*

No Town of Plymouth Zoning Bylaw 2004

LOT MEASUREMENTS —

(1) Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and rearmost points of the side lot lines in the rear.

(2) Width of a lot shall be considered to be the distance between side lot lines, measured across the rear of the required front yard; provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80% of the required lot width except in the case of lots on the turning circle of a cul-de-sac (which may be 60%) or in cluster developments. [Amended 4-6-1978 ATM by Art. 56]

(3) Lot area shall be a net figure, exclusive of any public rights-of-way. In the case of lots created after April 24, 1979, lot area shall also be exclusive of any private easements of record, except in nonresidential districts (WF, NC, TC, GC, AC, LI, AP, and LI/WF) where said easements are for underground or aerial utilities or underground drainage structures and the topography will allow the placement of pavement for parking or roadway use thereon. [Amended 4-24-1979 ATM by Art. 70; 5-13-1981 ATM by Art. 39]

Plympton *Are there any requirements for the shape of lots?*

No Town of Plympton Zoning By-Laws (2001 Edition)

Section 5 - Intensity of Use Regulations - Table of Intensity of Use

SECTION 5 INTENSITY OF USE REGULATIONS

In order to provide for an on-site supply of potable water and for an on-site septic system, a dwelling hereafter erected in an Agricultural/Residential District, or in a Business District, or in a Light Manufacturing District, or in an Industrial District shall be located on a lot having not less than the minimum requirements set forth in

this By-law.

* No more than one (1) dwelling shall be built upon any lot.

* No existing lot shall be changed as to size or shape so as to result in the violation of the requirements set forth below:

* Lots, which are so distorted in configuration as to be detrimental to public health, safety, welfare or convenience, even though complying with dimensional requirements established herein, shall not be allowed.

SECTION 2 GENERAL

A. DEFINITIONS ...

LOT : Lot shall mean an area of land in one ownership, with definite boundaries, used, or available for use, as the site of one or more buildings, complying with the area, frontage and other requirements of the By-Laws of the Town of Plympton (Chapter 41, Section 81-L, G.L.).

Princeton *Are there any requirements for the shape of lots?*

No Town of Princeton Zoning Bylaws (Adopted 1957, Amended 2002)

SECTION VI. AREA, YARD AND HEIGHT REGULATIONS:

1. Area and Yard Regulations:

(G) For any lot created after the adoption of this section, the width of the lot between the street line and the nearest part of the principal building to be constructed the lot shall not be less than fifty (50) feet. Lot width shall be the shortest distance between side lot lines, or for a corner lot, between the side lot line and the opposite lot line. (Adopted May 21, 1991)

Quincy *Are there any requirements for the shape of lots?*

No LOT means a contiguous parcel of land in identical ownership throughout, bounded by other lots or streets, and used or set aside and available for use as the site of one or more buildings or other definite purpose. For the purpose of this title, a lot may or may not coincide with a lot of record.

LOT AREA means the horizontal area within the exterior lines of the lot; exclusive of any area in a public or private way open to public uses.

LOT DEPTH means the mean horizontal distance between the front and rear lot, lines measured in the mean direction of the side lot lines.

LOT FRONTAGE means that part of a lot (a lot line) abutting on a street or way; except that the ends of incomplete streets, or streets without a turning circle; shall not be considered frontage.

LOT WIDTH means the mean horizontal distance between the side lot lines measured perpendicular to the mean direction of the side lot lines.

Randolph *Are there any requirements for the shape of lots?*

No According to Ronald Lum, Randolph has a width and depth rule to determine a shape of the lot, as stated below.

Town of Randolph Zoning Bylaw, Section 200-27 (Amended 2003).

D. In all districts, frontage may be measured at the front yard setback line if the street is an area of a curve with a radius of one hundred (100) feet or less, provided that in any event there shall be not less than seventy-five percent (75%) of the required frontage at the street line. Notwithstanding the above provision, where the literal enforcement of this subsection would substantially diminish the value of the land, due to the shallowness or other irregularity of the lot boundaries or the curved or other peculiarity of the street location or other valid reason, the owner thereof may apply to the Board of Appeals for relief, and said Board shall grant, upon equitable terms and conditions, such relief as will carry out the intent of this chapter, but in no event to reduce the frontage to less than eighty-five (85) feet or reduce the minimum lot area for single-family dwellings below seven thousand five hundred (7,500) square feet or two-family dwellings below fifteen thousand (15,000) square feet.

From ordinance.com:

LOT WIDTH The horizontal distance between the side lot lines as measured at the minimum required setback distance required by this chapter.

Section 200-27 MINIMUM LOT AREA

In a Residential District or zone no dwelling shall be erected, altered or used except on lots as specified below:

A. For single-family dwellings, each lot must have, as a minimum, in a High Density District (RH) twelve thousand (12,000) square feet, with a frontage of not less than one hundred (100) feet and a depth of not less than one hundred (100) feet and a width of not less than seventy-five (75) feet. In a Moderate Density District (RM) each lot must have, as a minimum, sixteen thousand (16,000) square feet, with a frontage of not less than one hundred and twenty (120) feet and a depth and width of not less than eighty-five (85) feet.

Raynham *Are there any requirements for the shape of lots?*

No Town of Raynham Zoning Bylaw (Amended 2003)

LOT: An area of land in ownership either separate or multiple, with definite boundaries ascertainable by a recorded deed or plan and used or set aside and available for use as the site of one or more buildings. (amended S.T.M. 2/12/90)

LOT AREA (also known as “net area”): The square footage of a lot (i.e. contiguous land) exclusive of any area in a public way or street which is accepted, proposed or dedicated to be open to the public use. At least 80% of the lot area used for zoning compliance shall not be in wetlands or flood plain district(s) as delineated by an expert in said field(s) or the Raynham Conservation Commission. This is applicable to all Zoning districts. (amended 2/12/90)

YARD, FRONT: Front yard shall mean a space extending for the full width of the lot between the front line of the nearest building wall and the street line.

YARD, REAR: Shall mean space, unoccupied, extending for the full width of the lot between the rear line of the building wall and the rear lot line.

YARD, SIDE: Shall mean an unoccupied space extending for the full length of a building wall and the side lot line.

Reading *Are there any requirements for the shape of lots?*

Yes Town of Reading Zoning Bylaw, Section 5.2.1 (Last Amended 2003).

5.2.1. Lot Shape:

In all residence districts no lot may be construed to be a building lot unless it fully contains a geometric shape which conforms with the following characteristics:

a. The geometric shape entirely complies with the area and frontage requirements of these By-laws;

b. One side of the geometric shape coincides with the street line of the lot for the entire length and depth of the required frontage; and

c. The product of the area (in square feet) of the geometric shape multiplied by 22 is greater than the square of the total length (in feet) of the perimeter of the geometric shape, expressed as:

$$2 \text{ (Area of Geometric Shape)} \times 22 > (\text{Perimeter of Geometric Shape})^2$$

From ordinance.com:

2.2.21.1. LOT WIDTH : The width of a lot governed by the diameter of a circle, said circle fitting entirely within the lot and being tangent with the front lot line.

Rehoboth

Are there any requirements for the shape of lots?

Yes

Town of Rehoboth Zoning Bylaw (2004)

"Gerrymandered Lots - No pork chop, rat tail, or excessively funnel-shaped or otherwise unusually gerrymandered lots shall be allowed if their shape is caused solely by the attempt to meet the lot size or frontage requirements of these by-laws while evading the by-laws' intent to regulate building density; such a lot being, for example, a pork chop or rat tail lot which does not contain a rectangular building area which is at least 100' by 150' and in which the principal structure is to be located.

**Webmasters Note: The previous paragraph has been amended as per an ordinance approved at a town meeting held on 4/2/01."

"5.1.01 Retreat Lot - The purpose of this By-Law is to lessen building density and to maintain open space while allowing for single-family use on larger tracts of land. A residential, single- family lot need not have the specified amount of street frontage providing ALL of the following apply:

- a.) The area of the lot exceeds by no less than six (6) times the minimum single-family lot area required (360,000 square feet / 8.264 acres) and the area of said lot shall contain at least 90,000 square feet / 2.066 acres of contiguous uplands.
- b.) The lot has contiguous street frontage of not less than fifty (50) feet on a public way(s). The width of the lot shall not be less than fifty (50) feet at any point between the street frontage and the dwelling,
- c.) No two retreat lots may have abutting street frontage. Required retreat lot frontage may only be located between legal conforming lots, legal non-conforming single-family buildable lots or a combination of the two.
- d.) A Declaration of Restriction must be executed, stating that `no further subdivision will be permitted,' and recorded at the Registry of Deeds contemporaneously with the recording of the Approval Not Required (ANR) Plan, as a condition to receiving a Building Permit
- e.) All structures must be at a minimum of one hundred and fifty (150) feet from the street frontage of such lot."
- f.) Means of ingress and egress must be from the required frontage of the retreat lot.

**Webmasters Note: The previous section, 5.1.01, has been amended as per an update approved at a town meeting held on 4/14/03."

Revere

Are there any requirements for the shape of lots?

No

17.08.490 LOT WIDTH . Lot width means the horizontal distance between the side lot lines measured perpendicular to the mean direction of the side lot lines. (C.O. 83-3 Section 17-2(B) (40))

According to Lance Kelly, Building Inspector: you have to meet setback requirements, but once you meet those, your lot can be of any shape.

Rockland

Are there any requirements for the shape of lots?

No

Town of Rockland Zoning Bylaw, Section V(b)(4) (Last Amended 2003).

"4. Lot Width

Minimum lot widths in residence, business and industrial districts shall be as follows:

District Minimum Width in Feet R-1 110 R-2 110 R-3 110 R-4 110 B-1 110 B-2 110 I-1 110 I-2 110 I-3 110 [Added ATM 6/6/94, Art. 80] I-4 110 [Added ATM 5/19/97, Art.64]

The minimum lot width of any lot shall be measured along the way on which the lot fronts at the required minimum setback for the district in which the lot is located. The lot may not be less than thirty (30) feet wide at any point.

See Retreat Lots at Section V.B.5."

From definitions:

4. Lot Width. The distance between the two side lot lines measured at the required setback line.

Rockport *Are there any requirements for the shape of lots?*

Yes Rockport Zoning Bylaw (Amended 2002)

"7. LOT WIDTH: Each lot created shall have at least a minimum lot width of forty feet between the side lot boundary lines from the front to the rear of the lots. Since the side lot boundary lines may be irregular, the lot width shall be measured by a circle of forty feet in diameter inscribed within the side lot of boundary lines. For lots which cannot conform to this width, a special permit may be granted by the Board of Appeals."

Rowley *Are there any requirements for the shape of lots?*

Yes Town of Rowley Zoning Bylaw

6.5.2 In all districts, no lot shall have more than one (1) foot of perimeter for every thirty-nine and six-tenths (39.6) square feet of lot area and shall not be less than forty (40) feet in width at any location within the lot except within a portion of the lot where two (2) lot lines meet at a point.

6.0 INTENSITY OF LAND USE

6.1 Single Family and Non-Residential Uses

6.1.1 Lot Area and Frontage

6.1.1.1 Except as provided by section 6.1.1.2, each principal building or structure for non-residential use and each single family dwelling shall be located on a lot in conformance with the following requirements:

- (a) In the Central District, at least thirty thousand (30,000) square feet of area and one hundred and twenty-five (125) feet of frontage are required.
- (b) In the Residential District, the Outlying District, and the Coastal Conservation District, at least sixty thousand (60,000) square feet of area and one hundred and fifty (150) feet of frontage are required.
- (c) In the case of a corner lot, the required frontage need be provided only on one street, and shall be measured from the side lot line to the point of tangency of the required corner radius.

6.1.1.2 The requirements of section 6.1.1.1 are subject to the following exceptions:

- (a) A single family dwelling may be located on a reduced frontage lot, if the Planning Board determines (by a majority vote, and in conjunction with its review of an "Approval Not Required" or Definitive Subdivision Plan) that the lot meets the following requirements:
 - (i) the lot is located in the Residential District, the Outlying District, or the Coastal Conservation District;
 - (ii) the lot has at least fifty (50) feet of frontage;
 - (iii) the lot width at all points between the street line that provides the lot with frontage and the proposed building site equals or exceeds fifty (50) feet;
 - (iv) the distance between the street line that provides the lot with frontage, and the nearest point on the lot at which lot width equals or exceeds one hundred and fifty (150) feet, does not exceed five hundred (500) feet;
 - (v) the area of the lot is at least one hundred and eighty thousand (180,000) square feet;
 - (vi) the lot does not have contiguous street frontage with another reduced frontage lot that was held in common ownership with such lot on or after January 16, 2003, and
 - (vii) if a driveway is to be constructed across the frontage of the lot, the Planning Board shall verify that the grade of the driveway will not exceed ten percent (10%), that cut and fill on such portion will not exceed five (5) vertical feet, that the sight distances on the street are at least one hundred and fifty (150) feet in each direction (as measured from a point on the driveway at least six (6) feet back from the street pavement), and that the driveway will not adversely affect the existing drainage pattern (where topographical or other site conditions warrant, the Board may require the submission of a drainage analysis).
- (b) Notwithstanding the provisions of paragraph (a)(vi), the Planning Board may issue a special permit authorizing the construction of a single family dwelling on a reduced frontage lot that has contiguous street frontage with one or two other reduced frontage lots that were held in common ownership with such lot on or after January 16, 2003, if the Board determines (1) that all such reduced frontage lots will be accessed by a common driveway approved under section 8.8.3, (2) that each lot meets the requirements of paragraph (a)(i)-(v), and (3) that the approval of the reduced frontage lots with a common driveway is superior to alternate methods of development.
- (c) The requirements of section 6.1.1.1 shall not apply to personal wireless service facilities approved under section 8.7.

6.1.2 Lot Width

6.1.2.1 In all districts, the minimum lot width at the setback line shall be one hundred (100) feet, except that this requirement shall not apply to a reduced frontage lot that qualifies under section 6.1.1.2(a) or (b) for an exception to the applicable frontage requirement established by section 6.1.1.1.

6.1.3 Yard Area

6.1.3.1 In all districts, except the Retail District or the Business/Light Industry District, nothing other than fences, walks, public and private utilities and utility lines, septic systems, water supplies, and driveways shall be built on any lot nearer than fifty (50) feet to street lines and fifteen (15) feet to other lot lines, except with permission of the Board of Appeals which will take into consideration the alignment existing adjacent structures.

Section 2.0 - Definitions

LOT WIDTH : The shortest distance between the side lot lines of a lot, as measured between the street line and the proposed building site.

Salem *Are there any requirements for the shape of lots?*

No The width requirement is sited below from ordinance.com. It is not clear to the researcher whether the width requirement must be met throughout or only on one line at the rear of the front yard setback.

ARTICLE VI. DENSITY REGULATIONS

Sec.6.1. Residential uses.

(a) A dwelling hereafter erected in any district shall be located on a lot having not less than the minimum requirements set forth in Table I following section 6-4, and no more than one (1) dwelling shall be built upon any such lot. No existing lot shall be changed in size or shape so as to result in a violation of the requirements set forth in Table 1.

(b) In interpreting Table I, the following provisions shall apply:

(1) The minimum front yard depth required shall be measured from the right-of-way line where a plan of the right-of-way is on file with the registry of deeds, or in the absence of such a plan, from a line thirty-five (35) feet from and parallel with the centerline of the traveled way to the front building line.

(2) The minimum side yard width required shall be measured from the side lot line to the side building line, and the minimum rear yard depth required shall be measured from the rear lot line to the rear building line.

(3) On a corner lot, the minimum front yard depth, rather than the minimum side yard width, shall be applied to determine the setback of any building from lot lines abutting any public way.

(4) The minimum lot width required shall be measured at the rear of the required front yard depth and on a line parallel to the right-of-way line where a plan of the right-of-way is on file with the registry of deeds or, in the absence of such a plan, from a line twenty-five (25) feet from and parallel with the centerline of the traveled way.

(5) The building height shall be measured from the average elevation of the proposed finished grade at the front line of the building to the highest point of the roof for flatroofs, to the deck line for mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs. Fences and walls shall be measured from the finished grade vertically to the highest point.

(6) The limitations on height of buildings shall not apply in any district to spires, towers, chimneys, broadcasting and television antennae, ventilators, and other appurtenances or ornamental features usually located above the roof, which features are in no way used for living purposes, nor to farm buildings, churches, municipal building or institutional buildings.

(c) The provisions of Table I with respect to lot area, lot width, lot coverage, yards and height of buildings shall not apply to the islands within the municipal boundaries of Salem as listed in section 3-3 hereof.

Salisbury *Are there any requirements for the shape of lots?*

No

Saugus *Are there any requirements for the shape of lots?*

No LOT WIDTH : The horizontal distance between the side lot lines as measured at the minimum front Yard depth required by this By-Law; same as Frontage (see definition).

Scituate *Are there any requirements for the shape of lots?*

No From ordinance.com:

SECTION 600 Dimensional Regulations
610 LOT SIZE REGULATIONS FOR DWELLINGS

Width"> 610.1 Lot Area and Width Requirements

In all districts, except as herein provided, no dwelling shall hereafter be erected on a lot having less area, exclusive of any part of said lot within the line of a street or way or below mean high water, than the "Required Lot Area," or having less width measured through that part of the dwelling erected, or to be erected, thereon, where said lot is the narrowest, than the "Required Lot Width," specified in the following table for the district in which said lot is located.

610.2 Lot Frontage Requirements

A. General Requirements

In all districts, except as herein provided, no dwelling shall hereafter be erected on a lot which does not abut on at least one street or way for a distance of at least one hundred feet. No dwelling shall be hereafter erected on a lot which has a width of less than one hundred feet at any point between the frontage street or way and the nearest part of the dwelling erected or to be erected on said lot. In the case of a cul-de-sac lot, the exterior line of the way on which a lot abuts shall be a curve having a radius of one hundred fifty feet or less, the frontage abutting the way shall be at least sixty feet, and the lot shall have the required lot width at the setback line. In a "GB," General Business District and a "C," Commercial District, no nonresidential use or structure shall be hereafter permitted or erected, respectively, on a lot which does not abut on at least one street or way for a distance of at least sixty feet.

Seekonk *Are there any requirements for the shape of lots?*

Yes Seekonk Zoning Bylaw

4.9 LOT DESIGN/LAYOUT

Porkchop, rattail, or excessively distorted lots shall not be allowed if in the opinion of the Planning Board their shape is caused by the attempt to meet the lot size requirements of these by-laws while evading the by-laws' intent.

6.3.1 Residential lots being subdivided in the R-2, R-3, and R-4 zones shall be designed geometrically so as to show a 100' square resting at the midpoint of the setback line at its perpendicular. Residential lots being subdivided in the R-1 zone shall be designed geometrically so as to show a 60' square resting at the midpoint of the setback line at its perpendicular.

Sharon *Are there any requirements for the shape of lots?*

No From ordinance.com:

2400. DIMENSIONAL REGULATIONS.

2410. General Regulations.

2412. Lot Width and Frontage.

a. Lot width shall be measured at the required minimum street setback line.

b. Each lot shall have frontage on a Street or Way, such frontage shall measure not less than two-thirds (2/3) of the required minimum lot width. Each lot shall have its primary means of access onto said Street or Way. The principal means of access for residential lots shall be through said frontage.

Sherborn *Are there any requirements for the shape of lots?*

No WIDTH, LOT (Added 1996) A line which is the shortest distance from one side line of a lot to any other side line of such lot, provided that the extension of such line diverges less than 45 degrees from a line, or extension thereof, which connects the end points of the side lot lines where such lines intersect the street right-of-way.

In the table of dimensional requirements, there is a column for width. The footnote states: "* Measured both at street setback line and at building line. At no point between the required frontage and the building line shall lot width be reduced to less than 50 feet, without an exception from the Planning Board"

Shirley *Are there any requirements for the shape of lots?*

No Shirley Zoning Bylaw

3.2.8 Minimum Lot Width

In any district, the minimum width of the lot at the building shall be measured as the shortest distance between side lot lines taken through each dwelling or main non-residential structure on said lot.

3.2.9 Irregular Lots - Side Lot Lines

In the event of an irregularly shaped lot and a question as to the identification of the appropriate side lot lines for measurements, the matter shall be decided by the Building Inspector with the advice of the Planning Board.

4.3 Hammerhead Lots - Special Permit

Shrewsbury *Are there any requirements for the shape of lots?*

Yes Town of Shrewsbury Zoning Bylaw (Adopted 1967, Amended 2004)

SECTION VII - DEVELOPMENT OF SITES AND LOCATION OF BUILDINGS AND STRUCTURES

B. Area, Frontages, Yard and Lot Coverage Requirements

6. In Rural A, Rural B, and Residential A, B-1 and B-2 districts no lot shall be less than fifty (50) feet in width to a depth of one hundred (100) feet from the front lot line of the street along which the required frontage exists. (amended 5/20/1998, 11/1/1999)

7. Rear Lots (amended 5/20/1998, 11/1/1999) In Rural A, Rural B, and Residential A, B-1 and B-2 districts, a minimum frontage of fifty (50) feet may be permitted, provided that: 1. The area of the lot is at least three (3) times the minimum lot area for the district in which the lot is located. For lots divided by a zoning boundary line, the minimum lot area for the district with the larger minimum lot area shall be used in determining the minimum lot area of the rear lot. For those lots located in the Rural A, Rural B and Residence A Districts, seventy-five percent (75%) of the minimum lot area required for zoning compliance or 45,000 square feet, shall be upland. (amended 11/1/1999)

2. The minimum width of the access strip, measured between two side lot lines parallel to the street, shall not be less than fifty (50) feet.

3. The lot must be capable of containing an area of land equal to a circle with diameter equal to the frontage required in the district, but in no case shall the diameter be less than one hundred (100) feet.

Somerset *Are there any requirements for the shape of lots?*

No

Somerville *Are there any requirements for the shape of lots?*

No 2.2.96. LOT WIDTH . The mean distance between the side lot lines measured perpendicularly to the lot depth. NOTE: See Figure 21.

Southboro *Are there any requirements for the shape of lots?*

Yes Town of Southborough, Massachusetts, Section 174-8.2 R-A District: "(6) In the RA District, no lot shall be considered a building lot unless the center of a seventy-five (75) foot diameter circle can be passed along a continuous line from the lot frontage to the rear yard setback without the circumference intersecting any lot lines and unless the center of the 75 foot diameter circle can be passed along forty percent (40%) of the required frontage without the circumference intersecting any side or rear lot line. This subsection D(6) shall not apply to an existing lot or existing dwelling for which a building permit has been issued as of the effective date of adoption of this subsection D(6), or to any alteration, extension or structural change thereto. [Amended 4/12/99]."

Town of Southborough, Massachusetts, Section 174-8.3 R-B District, "(6) In the RB District, no lot shall be considered a building lot unless the center of a sixty-two and five tenths (62.5) foot diameter circle can be passed along a continuous line from the lot frontage to the rear yard setback without the circumference intersecting any lot lines and unless the center of the 62.5 foot diameter circle can be passed along forty percent (40%) of the required frontage without the circumference intersecting any side or rear lot line. This subsection D(6) shall not apply to an existing lot or existing dwelling for which a building permit has been issued as of the effective date of adoption of this subsection D(6), or to any alteration, extension or structural change thereto. [Amended 4/12/99]."

WIDTH - The straight-line distance between lot lines parallel to a line connecting lot corners at frontage street and applicable for the entire front yard or setback depth.

YARD - A strip of land, unoccupied by buildings or structures, between a street or a lot line and a line parallel thereto at a depth equal to the minimum distance to the nearest part of any building or structure, measured at right angles to such street or lot line. If a lot is triangular or wedge-shaped, it shall have no rear yard, while on an irregular-shaped lot, the rear yard shall be adjacent to the lot line most nearly opposite the frontage street. The minimum required yard may also be referred to as the required setback.

Sterling *Are there any requirements for the shape of lots?*

No Town of Sterling Protective Zoning Bylaw, 2002

ARTICLE 5. DEFINITIONS

LOT WIDTH shall mean the width of a lot as measured at the front line of the principal building thereupon, or at such other location as may be designated by the by-law.

MINIMUM LOT WIDTH shall mean the shortest distance between side lot lines as measured anywhere between the Lot Frontage and the existing or proposed main building on the lot.

Stoneham

Are there any requirements for the shape of lots?

No

2.1.49 LOT WIDTH : The shortest distance between the side lot lines of the lot measured at the minimum setback line.

Stoughton

Are there any requirements for the shape of lots?

Yes

According to William McDowell, the shape factor, as listed below in the subsection of highway business section applies to all lots.

Town of Stoughton Zoning Bylaw, Section 6 (Last Amended 2001).

"In an HB (highway business) District, two or more Contiguous Lots shall be considered one lot for the purpose of calculating Minimum Open Space under the Table of Dimensional and Density Regulations. Adopted by Special Town Meeting within the Annual Town Meeting, May 5,1997, Article #10, ID 30

a) No dwelling, building or structure having a permitted use in this District shall hereafter be erected or placed, on any lot unless the lot is substantially regular in shape. Substantially regular in shape shall mean that a lot has a Shape Factor (SF) of 30.0 or less. Shape Factor shall be determined by dividing the square of the perimeter of the lot measures in linear feet, by the area of the lot measured in square feet: $SF=(p \times P)/A$

b) A lot may have a Shape Factor exceeding 30.0 if a portion of the lot itself meets the minimum lot area requirement and has a Shape Factor of 30.0 or less and which portion includes minimum street frontage."

LOT, WIDTH : The horizontal distance between side lot lines, as required by the TABLE OF DIMENSIONAL AND DENSITY REGULATIONS, is to be measured at the minimum front yard depth (required setback distance), at the minimum required lot depth, and at all intermediate side line points. Amended by action of Town Meeting, May 1, 1991, Article #17.

14. In an HB District, two or more Contiguous Lots shall be considered one lot for the purpose of calculating Minimum Open Space under the Table of Dimensional and Density Regulations. Adopted by Special Town Meeting within the Annual Town Meeting, May 5,1997, Article #10, ID 30

a) No dwelling, building or structure having a permitted use in this District shall hereafter be erected or placed, on any lot unless the lot is substantially regular in shape. Substantially regular in shape shall mean that a lot has a Shape Factor (SF) of 30.0 or less. Shape Factor shall be determined by dividing the square of the perimeter of the lot measures in linear feet, by the area of the lot measured in square feet: $SF=(p \times P)/A$

b) A lot may have a Shape Factor exceeding 30.0 if a portion of the lot itself meets the minimum lot area requirement and has a Shape Factor of 30.0 or less and which portion includes minimum street frontage.

c) Lot Width: Every lot created shall be configured so that it can contain a rectangle abutting the street line; said rectangle having a width equal to the required frontage, and having depth equal to the minimum required lot depth.

d) Lot Width and Frontage: Each lot shall have frontage on a street or way of the required minimum lot width, with its primary means of access onto said street or way. The principle means of access for residential lots shall be through said frontage.

e) The requirements of subsections (a) and (b) are hereby declared to be area and width requirements within the meaning of General Law, Chapter 40A, Section 6 (fourth paragraph, first sentence); or take any other action relative thereto. Adopted by action of Town Meeting, May 5, 1997, Art #42, ID 25.

Stow

Are there any requirements for the shape of lots?

Yes

Town of Stow Zoning Bylaw, Section 4.3.2.5 (Last Amended 2003).

4.3 Area, Frontage, YARD, and FLOOR AREA Requirements

4.3.2.3 Area Suitable for BUILDINGs - Except in the case of hammerhead LOTS as permitted in a Residential District, each LOT in a Residential District

shall have sufficient area suitable for BUILDING. The area suitable for BUILDINGS shall be considered sufficient if: (a) a circle of 150 feet in diameter, or, (b) a rectangle with an area of 20,000 square feet and a minimum side of 80 feet can be drawn on the LOT plan without overlapping any LOT line or any wetlands or Flood Plain/Wetlands District.

4.3.2.4 LOT Width - In the Residence District, each LOT shall have a minimum width of at least 100 feet between the STREET LINE and the area suitable for BUILDINGS. A LOT meets the minimum width requirement if a 100-foot diameter circle can move on the LOT plan from the STREET LINE to the area suitable for BUILDINGS without overlapping any side or rear LOT line or any Flood Plain/Wetlands District line.

4.3.2.5 LOT Shape - No LOT shall be laid out which is substantially irregular in shape. For purposes of this provision, substantially irregular is defined as a LOT having an index of regularity lower than four-tenths (0.4) as determined by the following formula. When the LOT is a hammerhead LOT, the index of regularity shall not be lower than 0.25.

$r = 16a/p^2$ Where: r = The index of regularity a = The area of the LOT in square feet. p = The perimeter of the LOT in linear feet.

Provisions of this section shall not apply to LOTs shown on a plan and part of an application for a special permit or subdivision, the application for which has been duly filed as required by this Zoning Bylaw or the Massachusetts General Laws before the first publication of notice of the public hearing on such amendment required by Massachusetts General Laws Ch. 40A, s. 5.

Sudbury *Are there any requirements for the shape of lots?*

Yes Sudbury has a requirement for determining the lot perimeter in all residential districts.

ZONING BYLAW
ARTICLE IX
2003
TOWN OF SUDBURY
MASSACHUSETTS

ARTICLE 2000. USE, DIMENSIONAL AND TIMING REGULATIONS

2600. DIMENSIONAL REQUIREMENTS.

2640. Other Requirements.

2641A. Lot Perimeter. In all residential districts any lot created after the adoption of this bylaw shall have no more than one foot of perimeter for every 40 square feet of lot area and shall not be less than 50 feet in width in any location within the lot except in a portion of the lot where two lot lines meet at a point. Any lot created before adoption of this bylaw and conforming to then applicable requirements shall be considered a conforming lot for purposes of this Zoning Bylaw.

Sutton *Are there any requirements for the shape of lots?*

Yes Town of Sutton Zoning Bylaw 2003

Section I. General
B. Definitions

Lot, Width: The minimum lot width is the minimum distance between side lot lines, when measured anywhere between the frontage of a lot and the required minimum front yard setback. However, for lots on the outer side of a curved street, lot width may be measured as the straight line distance between points at the intersection of the side lot lines and the required front yard setback. At no point prior to the rear lot line setback, shall the lot narrow to less than 50 feet.

Section III. Use and Dimensional Regulations
B. Area, Height and Bulk Regulations

2. Regularity Formula:

a. No building permit shall be issued for any new construction on a lot which has a regularity factor of less than four-tenths (.40). The regularity factor shall be determined by the formula:

Regularity = $16 \times \text{Area}$ (in square feet)

Perimeter^2 (in feet)

b. That part of the lot's area in excess of the required lot area may be excluded from the Regularity Formula. However, the perimeter containing the required lot area shall include the required distance along the front lot line.

Swampscot *Are there any requirements for the shape of lots?*

No 2.3.8.4.A lot shall have a minimum width equal to the required frontage of the zoning district in which it lies for the entire depth of the required front yard; said width being measured parallel to the frontage for a lot having a straight frontage, and measured along a line having the same curvature as the frontage for a lot with a curved frontage. Further, no portion of a lot shall have any width dimension less than fifty (50%) percent of the required frontage; with this lesser width being measured perpendicular to a side line.

LOT, WIDTH OF : The horizontal distance between side lot lines, measured parallel to the lot frontage at the front yard setback line. See Figure 2 in Appendix B.

Swansea *Are there any requirements for the shape of lots?*

No Swansea Zoning Bylaw (Adopted 1953, Amended 2002)

"F. Lot frontage shall be as required for the particular district or not less than one hundred fifty (150) feet and shall be measured along the street lot line between the side lot lines, provided that the width of the lot shall not be less than one hundred twenty (120) feet for that part of the lot between the street and the straight line connecting the points of the side lot lines distance fifty (50) feet from the street, measured at right angles thereto."

-Section VIII, Lot and building provisions applicable to all districts.

Taunton *Are there any requirements for the shape of lots?*

No City of Taunton Zoning Ordinance

LOT WIDTH - a straight line between the points on side lines of a lot at the distance from the street equal to the minimum required front yard, and where no front yard is required, at a distance of 30 feet.

Tewksbury *Are there any requirements for the shape of lots?*

Yes Town of Tewksbury Zoning Bylaw, Section 4145 (Last Amended 2004).
"4145. In all districts, no lot shall be less than forty feet in width in any location except in a portion of the lot where two lines meet at a point. In addition no lot shall have more than one foot of perimeter for every "Z" square feet of lot area, where "Z" is determined by the following:
a. Lot size of one acre or larger, but less than two acres; Z = 39.6
b. Lot size two acres or larger, but less than three acres; Z = 55.9
c. Lot size three acres or larger, but less than four acres; Z = 68.5
d. Lot size four acres or larger, but less than five acres; Z = 79.1
e. Lot size five acres or larger, but less than seven acres; Z = 88.4
f. Lot size seven acres or larger, but less than ten acres; Z = 104.6

g. Lot size ten acres or larger; Z = 125.0"

Topsfield *Are there any requirements for the shape of lots?*

Yes Topsfield Zoning Bylaw, Article IV, Section 4.07:

"I. No lot shall be laid out which is irregular in shape. A lot is substantially irregular in shape if the area of the lot is less than thirty five (35) percent of the area of a square lot of the same perimeter. The aforementioned percentage standards may be applied to the entire lot, or at the discretion of the Planning Board to the minimum lot area which conforms to all other requirements. (Amended Art.43, ATM 5/7/97)."

1.62 LOT WIDTH . The horizontal distance between the side lot lines as measured parallel to the street line at the minimum front yard depth required by this By-Law.

ARTICLE IV DIMENSIONAL AND DENSITY REGULATIONS
4.07 Other General Dimensional and Density Provisions.

H. The lot width between the street line and the rear building line shall not be less than eighty (80) percent of the minimum lot frontage required for such lot under the Table 7 Dimensional and Density Regulations of this By-law. (Amended Art.42, ATM 5/7/97)

I. No lot shall be laid out which is irregular in shape. A lot is substantially irregular in shape if the area of the lot is less than thirty five (35) percent of the area of a square lot of the same perimeter. The aforementioned percentage standards may be applied to the entire lot, or at the discretion of the Planning Board to the minimum lot area which conforms to all other requirements. (Amended Art.43, ATM 5/7/97)

Townsend *Are there any requirements for the shape of lots?*

No Town of Townsend Zoning Bylaw (Amended 2004)

LOT WIDTH - The rectilinear dimension of a lot regardless of the orientation of such dimensional figure to street frontage. No part of the lot may be less wide than 35 feet in any dimension except at the corners, provided however, that the requirements of the Land Space Requirements Table are complied with. [Amended 3-16-1987 STM by Art. II]

Land Space Requirements Table

(1) Not less than the minimum frontage distance shall be maintained as the minimum lot width throughout the front yard depth.

Tyngsboro *Are there any requirements for the shape of lots?*

Yes Tyngsborough Zoning Bylaw (2001)

2.12.30 Lot Perimeter - In all districts any lot created after the adoption of this By-law shall have no more than one foot of perimeter for every 40 square feet of lot area and shall not be less than 50 feet in width in any location within the lot except in a portion of the lot where two lot lines meet at a point. Any lot created before adoption of this By-law and conforming to then applicable requirements shall be considered a conforming lot for purposes of this zoning By-law.

Tyngsborough Zoning Bylaw (2003)

2.12.45 Lot Width - Lot width shall be determined by measuring the diameter of the largest circle which can be located along a continuous, but not

necessarily straight line from the lot frontage to the principal structure on the lot without the circumference intersecting the side lot lines. (See Figure 4)

Upton *Are there any requirements for the shape of lots?*

No Town of Upton Zoning Bylaw (Amended 2002)

SECTION VI HEIGHT, AREA, AND YARD REQUIREMENTS

F. Set Back and Yard Exceptions

In all districts, no building need be further from either the exterior or the center line of any public or private way than the average distance from each such line, respectively, of the dwellings or other principal buildings located on the adjoining side lots. In determining such average, a vacant side lot shall be considered as though occupied by a building having the require set back and front yard. The side and rear yard requirements hereof may; be varied by the Board of Appeals in the specific case of an irregular, narrow, or shallow lot or a lot unusual either in shape or topography, provided that the spirit and intent of this Bylaw with regard to yards and other open spaces is preserved. Nothing herein shall prevent the projection of cornices or eaves not exceeding eighteen inches in width or of uncovered steps, or windowsills into any required yard or other open space.

D. Lot Width

In all Districts, except as herein provided, no dwelling shall be constructed on a lot having a width at any point between the frontage way and that part of the dwelling nearest thereto of less than eighty (80) percent of the frontage distance required for the district in which said lot is located. The required lot width shall be measured parallel to the line along which the required frontage is to be measured, as hereinbefore specified.

Uxbridge *Are there any requirements for the shape of lots?*

No

Wakefield *Are there any requirements for the shape of lots?*

Yes Wakefield Zoning Bylaw, Article II, Section 190-4(B)t: "LOT WIDTH — The shortest distance between opposite side lines of a lot. Between the frontage and the points where the front setback intersects the lot side lines, the lot width shall be at least ninety percent(90%) of the required minimum lot width. At no point between, but not including the front setback and the principal structure, shall the lot be narrower than seventy-five percent (75%) of the required minimum lot width. Measured at all points through the principal structure on said lot, the lot width shall be at least one hundred percent (100%) of the required minimum lot width. (amended ATM 4/5/99, approved 8/9/99)

Wakefield Zoning Bylaw, Article VI, Section 19-31: "No residential lot shall be substantially irregular in shape. For purposes of this provision, "substantially irregular" is defined as having a coefficient of regularity lower than sixty-five hundredths (0.65) as determined by the formula:

$$r = 16a/p^2 \text{ where:}$$

r = coefficient of regularity A = area of the lot in square feet p = perimeter of the lot in linear feet

Upon approval of the planning board, the requirements of this section may be waived for any lot that can contain an inscribed shape meeting the requirements of minimum lot area and coefficient of regularity and when, in the opinion of the planning board, the lot satisfies the purpose of this section."

Walpole *Are there any requirements for the shape of lots?*

Yes Town of Walpole Zoning Bylaw, Section 4C (Last Amended 2003)

"4-B Schedule of Dimensional Regulations

In all districts, no building shall be constructed on any part of a lot, created after the adoption of this provision of the Zoning By-Law, which does not have an area in which a circle, the diameter of which is not less than 80% of the minimum required lot frontage, tangent to the exterior street line from

which the required frontage and minimum setback are derived and within all other lot lines, may be located. Furthermore, in all districts, no building shall be constructed:

- (1) On a lot having less than the "Required Lot Area" or having less frontage on at least one street than the "Required Lot Frontage"
 - (2) So as to cover, together with any other buildings on the lot, a larger portion of the lot area than the "Maximum Lot Coverage;"
 - (3) So as to be nearer to the line of a street than the "Required Setback Distance" or nearer to the side lines of its lot than the "Required Side Yard Width" or nearer to the rear line of its lot than the "Required Rear Yard Depth", as specified in the chart in this Section for the district in which the lot is located. [Amended 5/1/00]"
-

Waltham *Are there any requirements for the shape of lots?*

No From ordinance.com:

2.328 LOT - A parcel of real estate as described in a deed or shown on a plan separate from any other parcel, such deed or plan being recorded in the Registry of Deeds or approved by the Board of Survey and Planning and on file with the City Engineer.

2.329 LOT LINE -The division between individual lots.

2.330 LOT WIDTH - The shortest distance between the side lot lines measured through the front yard setback line

Footnote to the Table of Dimensional Regulations:

(10) The minimum lot frontage shall be maintained on all lots as a minimum lot width to a point equivalent to the rear facade of the principal building or 50% of the depth of the lot, whichever is greater.

Watertown *Are there any requirements for the shape of lots?*

No ZONING ORDINANCE
Watertown Planning Board
Watertown, Massachusetts
1/1/2003
ARTICLE II - DEFINITIONS

SECTION 2.43 LOT

A parcel of real estate as described in a deed or shown on a plan separate from any other parcel, such deed or plan being recorded in the registry of deeds or approved by the Planning Board and on file with the Engineering Department.

SECTION 2.44 LOT AREA

The horizontal area of the lot exclusive of any public or private way open to public uses.

SECTION 2.45 LOT LINE, FRONT

A line dividing a lot from a street. Where the lot frontage on the street is less than the required lot width in the district in which it is located, any lot line or part of a lot line shall be considered to be a front lot line for purposes of calculating front yard requirements if a straight line drawn from a point on the lot line to and perpendicular to the street providing required access to the lot passes across any part of another lot to which it is contiguous.

SECTION 2.46 LOT LINE, SIDE

Any lot line of which one end touches a street lot line.

SECTION 2.47 LOT LINE, STREET OR STREET LINE

A line dividing a lot from a street.

SECTION 2.48 LOT LINE, REAR

The lot line opposite the street line, except that in the case of a corner lot, the rear lot line shall be the line opposite the street line of the street on which the principal building faces. In exceptional cases, which do not fall within this rule, the rear lot line shall be determined by the Zoning Enforcement Officer.

SECTION 2.49 LOT WIDTH

The shortest distance between the side lot lines measured through the front yard setback line.

Wayland *Are there any requirements for the shape of lots?*

No From ordinance.com:

705.1.8. In a Residence Zone 20,000 - 120 feet Front or Residence Zone 30,000 - 150 feet Front, no building lot shall be laid out and no dwelling shall be erected on a lot unless the center of a circle 75 feet in diameter can be passed along a continuous line from the side line of the street along which the frontage of the lot is measured to any point of the dwelling, or proposed dwelling, on the lot without the circumference intersecting any side lot lines. In a zone of 40,000 square feet or 60,000 square feet in a Single Residence District, no building lot shall be laid out and no dwelling shall be erected on a lot unless the center of a circle 100 feet in diameter can be passed along a continuous line from the side line of the street along which the frontage of the lot is measured to any point of the dwelling, or proposed dwelling, on the lot without the circumference intersecting any side lot lines. This Section 198-705.1.8 shall not apply to an existing dwelling or to a dwelling for which a building permit has been issued as of the effective date of the adoption of this paragraph or to any alteration, extension or structural change thereto. [Amended 5-5-1999 STM by Art. 11]

Wellesley *Are there any requirements for the shape of lots?*

Yes Zoning Bylaws of the Town of Wellesley, Massachusetts, Section XIX A (Amended 2003)

Build Factor - A ratio of lot perimeter to lot area which limits the degree to which a lot may have an irregular shape according to the following formula:
Lot Perimeter Squared • Actual Lot Area
Actual Lot Area • Required Lot Area

Lots recorded or endorsed after January 24, 1985 also shall be subject to a maximum Build Factor of 20.

Wenham *Are there any requirements for the shape of lots?*

Yes Town of Wenham Zoning Bylaw, Section X(e), (Adopted 1974, Last Amended 2000)

"Section X - Yards and Area Regulations
A. Front Yards.

No building in the Residential or Flood Plain District shall be built or placed within twenty (20) feet of the street side line, except that no building need be set back more than the average front yard setback of the buildings on the lots on either side, a vacant lot or lots occupied by a building set back more than twenty (20) feet being counted as though occupied by a building set back twenty (20) feet. Buildings on corner lots may face either street, No building on a corner lot shall be built within twenty (20) feet of either street side line. (As amended 6/16/47, 7/19/66 and 3/21/70)."

West Boyls *Are there any requirements for the shape of lots?*

No "D. The direction of side lot lines shall be as close as possible to perpendicular to the street line or to its tangent at the point of intersection of the side lot line. In no case shall the direction of the side lot line form an angle of less than 75 degrees with the street line or the aforesaid tangent. *48 This angle must be maintained for a distance of at least 25 feet."

From the Town of West Bolyston's Zoning Bylaw, Section 4.1 (D) (Last Amended 2001).

E. The minimum lot width, which is the shortest distance between side lot lines, when measured anywhere between the lot frontage and the existing or proposed main building on the lot, shall not be less than the required minimum lot frontage.

West Bridg *Are there any requirements for the shape of lots?*

No The Land Use Ordinance of West Bridgewater
PLYMOUTH COUNTY, MASSACHUSETTS
ZONING BY-LAWS

2.0. DEFINITIONS

2.1. TERMS AND WORDS

LOT :

- a. Lot: A parcel of Land described by metes and bounds in a deed or on a plan duly recorded in the Plymouth County Registry of Deeds.
 - b. Lot, Building: That area of land described on a site plan submitted with an application for a building permit or an application to the Board of Appeals for a permit or a variance, or otherwise defined as the area on which a structure is to be constructed or a use is to be conducted, but not including any part of a street.
 - c. Lot Corner: A lot at the intersection of, and abutting one (1), two (2) or more streets where the angle of intersection is not more than one hundred and thirty-five (135) degrees, or where the intersection is bounded by a curve having a radius of less than one hundred (100) feet.
 - d. Lot Coverage: The area of a site occupied by impervious surface.
 - e. Lot Depth: The distance measured perpendicular to and at every point along the frontage required.
 - f. Lot Line: The established division line between Lots or between a lot and a street.
 - 1. Lot Line, Front: The dividing line or lines, between a street and the lot line.
 - 2. Lot Line, Rear: The line, or lines, bounding a lot at the rear and approximately parallel to and at the maximum distance from the front line.
 - 3. Lot Line, Side: The line, or lines, bounding a lot which extends from the street toward the rear in a direction approximately perpendicular to the street. In the case of a corner lot, or through lots, all lines extending from streets shall be considered side Lot Lines.
 - g. Lot, Width: The minimum distance between the side lot lines measured on any time parallel to a line joining the intersection of the side lot lines with the right-of-way at any point between said intersection and the nearest point of the principal building and the right-of-way line.
-

West Newb *Are there any requirements for the shape of lots?*

No West Newbury Zoning Bylaw (Revised 2003)

SECTION 2.0. DEFINITIONS

LOT WIDTH : The shortest distance between the side lot lines of the lot measured at the minimum set back line.

6.2. Lot Shape and Width.

The width of a lot shall be equal to at least ninety (90) percent of the required frontage at the front yard set back, and further at no point shall the distance between lot lines be less than forty (40) feet.

Westborou *Are there any requirements for the shape of lots?*

No Westborough Zoning Bylaw (2004)
(k) MINIMUM WIDTH OF LOT - The required minimum lot frontage extending from the front lot line to the rear building line of the main building.

Westford *Are there any requirements for the shape of lots?*

Yes Town of Westford Zoning Bylaw, Section 4.3.5 and 4.3.6 (Last Amended 2004)
"4.3.5 Prohibition of Irregular Shaped Lots. No building lot shall be laid out which is substantially irregular in shape Provisions of this subsection shall not apply to lots shown on plans recorded before the effective date of this amendment Such lots shall not be considered to be nonconforming for other applicable provisions of this Bylaw
4.3.6 Exemptions for Substandard Lots. One (1) building and its accessory buildings may be erected on any lot which, at the time this Zoning Bylaw was adopted, cannot be made to conform to the area and frontage requirements in the Table of Dimensional and Density Regulations for Residence, Business and Industrial A Districts."

Town of Westford Zoning Bylaw, Section 4.4 Last Amended 2004)

4.4 HAMMERHEAD LOTS

4.4.1 General. The frontage requirement for a hammerhead lot may be reduced to fifty (50) feet, subject to the following conditions

- 1 The total lot area is at least one hundred twenty thousand square feet,
- 2 The access driveway to the house shall not be longer than six hundred (600) feet, with a grade and width adequate to permit access by fire, police and other emergency vehicles,
- 3 The nearest point of any building or structure shall be set back fifty feet from all lot lines,
- 4 No more than two (2) hammerhead lots shall have contiguous frontage."

Under definitions:

SUBSTANTIALLY IRREGULAR A lot having a coefficient of regularity lower than four-thenths (0.4) as determined by the following formula

$$r-16A/p^2$$

Where

- r=The coefficient of regularity
- A=The area of the lot in square feet
- p=The perimeter of the lot in linear feet

The formula may be applied to the entire lot or, at the discretion of the owner, to the minimum lot area which conforms to all other requirements of this Article, including street frontage.

Weston *Are there any requirements for the shape of lots?*

Yes Town of Weston Zoning By-Law and Map Section VI. (B) (3) (Adopted 1928, Amended 2003)
3. Substantial Irregularity.

Unless contained in a Flexible Development pursuant to Section VI.H, no building lot shall be created after the effective date of this By-Law which is substantially irregular in shape. For purposes of this provision, "substantially irregular" shall have the meaning set forth in Section II, Definitions, as applied to the entire lot. In addition, except as contained in Flexible Development pursuant to Section VI.H, no building lot shall be created unless it is capable of containing a quadrangle which contacts the street frontage at least at one point along a side at least equal in length to the applicable minimum frontage distance required for the district in which the lot is located, (b) includes 90% of the lot area required for the district in which the lot is located, and (c) has no included angle of less than seventy-five degrees (75°), within which quadrangle all principal buildings, accessory buildings and structures and their above-ground and underground appurtenances shall be located, excepting only signs, driveways, utility service connections, drainage, fences and light standards.

Westwood *Are there any requirements for the shape of lots?*

No From ordinance.com:

(aa) LOT WIDTH The minimum distance between the side lot lines at all points between the front lot line and the nearest point of a building or structure.

Weymouth *Are there any requirements for the shape of lots?*

No From ordinance.com:

FRONTAGE : The lot line separating a lot from a street layout line providing vehicular access and egress between the lot and the street. [Added May 1985 ATM by Art. 44, approved 7-25-1985]

FRONTAGE WIDTH : The horizontal distance parallel to the front lot line or, in the case of a curved or irregular lot line, a line parallel to a straight line drawn between the front lot corners, measured between the side lot lines starting at the front lot line and extending to the minimum lot width at the building line, [Added May 1997 ATM by Art. 42, approved 8-11-1997]

LOT WIDTH : The horizontal distance parallel to the front lot line or, in the case of a curved or irregular lot line, a line parallel to a straight line drawn between the front lot corners, measured between the side lot lines at the building line. [Amended May 1989 ATM by Art 53, approved 7-28-89]

Whitman *Are there any requirements for the shape of lots?*

No

Wilmington *Are there any requirements for the shape of lots?*

Yes Wilmington Zoning Bylaw (2002)

SECTION 5. DIMENSIONAL REGULATIONS

5.2 Provisions for Dimensional Regulations

5.2.3 Lot Width - The lot width shall permit a circle with a diameter not less than the minimum lot width in feet to be located at the sideline of the street right of way along which the frontage of the lot is measured without the circumference of such circle intersecting any lot lines.

5.3 Special Exceptions

5.3.4 Hammerhead Lot - In the residential districts hammerhead lots may be authorized by special permit from the Board of Appeals provided the Board of Appeals finds that the safeguards provided for the particular site are adequate for public safety, welfare and convenience, and subject to the following special permit criteria: [Amended 4/24/99]

5.3.4.1 Minimum lot area shall be 40,000 square feet in the Residence 10 and Residence 20 Districts, and 80,000 square feet in the Residence 60 District.

5.3.4.2 Minimum lot frontage shall be 40 feet.

5.3.4.3 The lot shall contain a minimum 150 foot circle within which the dwelling shall be located.

5.3.4.4 Minimum width shall be 40 feet at all points between the sideline of the street along which the frontage of the lot is measured and the nearest point of the 150 foot dwelling location circle. Such width shall be measured along lines which are parallel to the street sideline.

5.3.4.5 In all cases the nearest point of any dwelling or structure shall be set back 40 feet from all lot lines.

5.3.4.6 No more than two hammerhead lots shall have contiguous frontage; or do anything in relation thereto.

5.2 Provisions for Dimensional Regulations

The following dimensional regulation provisions shall apply:

5.2.1 Lot Area - Lot area shall be determined by an area within a lot including any area within said lot over which easements have been granted, provided that no area within a street shall be included in determining minimum lot area. When the distance between any two points on lot lines is less than 50 feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two points is less than 150 feet.

Winchester Are there any requirements for the shape of lots?

Yes Wichester Zoning Bylaw (2003)

Section 9: Definitions

BUILD FACTOR . A ratio of lot perimeter to lot area which limits the degree to which a lot may have an irregular shape according to the following formula:

LOT PERIMETER SQUARED ACTUAL LOT AREA _____ Divided By _____ ACTUAL LOT AREA REQUIRED

(q) In order to limit the degree to which a lot may have an irregular shape, the following build factor formula shall be used:

LOT PERIMETER SQUARED ACTUAL LOT AREA

DIVIDED BY _____

ACTUAL LOT AREA REQUIRED LOT AREA

Lots recorded or endorsed after October 8, 1987 shall be subject to a maximum build factor of 20 in the Single Residence Districts (RDB-10) and (RDC-15), and a maximum build factor of 25 in Single Residence District A (RDA-20). Lots recorded or endorsed prior to October 8, 1987 may not be modified such that the build factor of the modified lot exceeds 20 in the RDB-10 and RDC-15 districts and not exceed 25 in the RDA-20 district.

Winthrop Are there any requirements for the shape of lots?

No

LOT WIDTH -- The shortest distance between opposite side lines of a lot measured through the principal structure on said lot. At no point between the street frontage line and the principal structure shall the lot be narrower than 75% of the required lot width.

Mr. Gauthier, Building Inspector, (6/28/04) noted that most of the lots are non-conforming lots because most of the town was built prior to enactment of a zoning code.

Woburn

Are there any requirements for the shape of lots?

Yes

According to City of Woburn 1985 Zoning Ordinances, Section 2 (amendments through 2004), "No lot shall be created which does not have an area in which a circle may be located tangent to the lot frontage and within all lot lines the lot must also allow the passage of said circle from its frontage position to the developable portion while remaining within all lot lines. The circle diameter shall not be less than the minimum dimension for the appropriate district as listed in Section 6.1 Dimensional Table column labeled LOT WIDTH. An illustration depicting the foregoing definition for lot width can be found in the Addendum section of this ordinance, as Attachment "A". (added 5/6/97)"

LOT, WIDTH, MINIMUM : No lot shall be created which does not have an area in which a circle may be located tangent to the lot frontage and within all lot lines the lot must also allow the passage of said circle from its frontage position to the developable portion while remaining within all lot lines. The circle diameter shall not be less than the minimum dimension for the appropriate district as listed in Section 6.1 Dimensional Table column labeled LOT WIDTH. An illustration depicting the foregoing definition for lot width can be found in the Addendum section of this ordinance, as Attachment "A". (added 5/6/97)

Worcester

Are there any requirements for the shape of lots?

No

Wrentham

Are there any requirements for the shape of lots?

Yes

Wrentham Zoning Bylaw, Section 6.2 (adopted 1978):

"6.2 BUILD FACTOR

No new LOT shall be deemed to conform with the FRONTAGE or area requirements set forth in Article 6.1 unless it has a BUILD FACTOR of 25 or less. Existing LOTS shall be exempt from this requirement unless an existing LOT is to be divided into two or more LOTS.

BUILD FACTOR FORMULA: (lot area squared/actual lot area) divided by (actual lot area/required lot area)

The Planning Board may waive the BUILD FACTOR requirement if they determine it is in the best interest of the Town, in accordance with Article 1.2 of this Bylaw."