

TOWN OF ESSEX – ZONING BYLAW 6-6 – LAND USE REQUIREMENTS

Principal Buildings	Single Family Dwelling	Two Family Dwelling	Business Land Use	Motel and Hotel Land Use	Industrial Land Use Class A	Industrial Land Use Class B	Multi Family and Apartment Land Use
<u>Lot Area Square Feet (Non-Wetland)</u>	40,000 (Note 1,2)	40,000 (Note 1,2)	40,000 (Note 1)	90,000	90,000	40,000 (Note 1)	(3) 60,000 (4+) 90,000 (Note 4)
<u>Lot Frontage (5)</u>	150	150	150	200	300	150	300
<u>Lot Width</u>	150	150				125	
<u>Lot Depth</u>	100	100	100			100	
<u>Front Yard, All Buildings</u>	25	25	25 (Note 3)	100	100 (Note 3)	25 (Note 3)	100
<u>Side Yard</u>	20	20	20 (Note 3)	50	100 (Note 3)	20 (Note 3)	100
<u>Rear Yard</u>	30	30	50	100	100	30	100
<u>Max. Building Height</u>	2 ½ stories 35 feet	2 ½ stories 35 feet	2 ½ stories 35 feet	2 ½ stories 35 feet	35 feet	2 ½ stories 35 feet	2 ½ stories 35 feet
<u>Lot Coverage</u>	25%	25%	25%		33%		
Accessory Buildings							
Front Yard	25	25				25	
Side Yard	10	10				10	
Rear Yard	10	10				10	50
Max. Building Height	2 ½ stories 25 feet	2 ½ stories 25 feet		1 story 15 feet		2 ½ stories 25 feet	1 story 15 feet
Minimum Distance between Buildings				20			20

1. Lot area for land on streets in existence on June 7, 1972: Minimum 30,000 square feet
2. 40,000 square foot minimum per dwelling unit in the Water Resource Protection District – See Bylaw Section 6-13
3. Any non-residential project comprised of buildings which in the aggregate occupy an area greater than 10,000 square feet shall meet the following: Front yard 50 feet, Side Yard 30 feet
4. Minimum Land area per bedroom: 5,000 square feet Max number of bedrooms per building: 8
5. Reasonable capability for adequate access to principal building is required over frontage.

* This chart is for quick reference. All information should be confirmed by reading the land use requirements in the Town of Essex Bylaws, Chapter VI.