

**NOTE -THIS IS AN EXCERPT FROM THE WELLESLEY ZONING BYLAW. DEPENDING ON YOUR NEEDS YOU ARE STRONGLY ENCOURAGED TO EXAMINE THE COMPLETE TEXT.**

TABLE 1

**Table 1** is applicable to lots recorded or endorsed on or before Jan. 24, 1985 and to lots in the 10,000 square foot Area Regulation District recorded or endorsed after January 24, 1985 and prior to January 19, 1989.

Area District	10,000	15,000	20,000	30,000	40,000
Minimum Frontage	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
Minimum Front Yard Width	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
Minimum Front Yard Depth (Street Setback)	30 ft.*	30 ft.*	30 ft.*	30 ft.*	30 ft.*
Minimum Side Yard Width (Side Line Setback)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Rear Yard Depth (Rear Line Setback)	10 ft.	15 ft.	20 ft.	20 ft.	20 ft.

TABLE 2

**Table 2** is applicable to lots recorded or endorsed after January 24, 1985 and to lots in the 10,000 square foot Area Regulation District, recorded or endorsed on or after January 19, 1989 and prior to April 8, 1997.

Area District	10,000	15,000	20,000	30,000	40,000
Minimum Frontage	75 ft.	80 ft.	100 ft.	120 ft.	140 ft.
Minimum Front Yard Width	75 ft.	80 ft.	100 ft.	120 ft.	140 ft.
Minimum Front Yard Depth (Street Setback)	30 ft.*	30 ft.*	30 ft.*	40 ft.*	40 ft.*
Minimum Side Yard Width (Side Line Setback)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Rear Yard Depth (Rear Line Setback)	10 ft.	15 ft.	20 ft.	20 ft.	20 ft.

TABLE 3

**Table 3** is applicable to lots recorded or endorsed after April 8, 1997.

Area District	10,000	15,000	20,000	30,000	40,000
Minimum Frontage	90 ft.	100 ft.	110 ft.	175 ft.	200 ft.
Minimum Front Yard Width	90 ft.	100 ft.	110 ft.	175 ft.	200 ft.
Minimum Front Yard Depth (Street Setback)	30 ft.*	30 ft.*	35 ft.*	40 ft.*	40 ft.*
Minimum Side Yard Width (Side Line Setback)	20 ft.	20 ft.	20 ft.	30 ft.	40 ft.
Minimum Rear Yard Depth (Rear Line Setback)	18 ft.	20 ft.	20 ft.	30 ft.	40 ft.

\* Where, on a frontage of 500 feet including the lot to be affected, or on a frontage between two intersecting or entering streets if such frontage is less than 500 feet, all existing buildings (if they are not less than three in number) have front yards of a depth greater than 30 feet, the minimum depth thereof shall be the depth required.

**“CORNER LOTS”**

... in the 10,000 and 15,000 square foot Area Regulation Districts when a rear yard of a lot abuts the side yard of the next lot the minimum rear yard depth shall be not less than the minimum side yard depth.

## (FRONTAGE FOR LOTS ON CUL-DE-SAC BULB)

... a lot having its only frontage on the curved sideline of a cul-de-sac bulb having a sideline radius of less than 100 feet may have a reduced frontage provided: a.) The minimum frontage shall be 50 feet; b.) The minimum front yard width is maintained at the street setback line (house line); c.) The maximum number of lots with frontage exclusively on the bulb of any cul-de-sac shall be three; d.) All other dimensional zoning requirements are satisfied.

## DEFINITIONS

Front Yard - An area, on the same lot with the building, measured from the street line to the building extending across the entire front of the lot, and unoccupied above ground level except by uncovered steps, eaves projecting not more than 2 feet from the wall of the building, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building and a covered or uncovered, enclosed or unenclosed, entrance porch on the first floor which neither exceeds a total area of 50 square feet nor projects more than five feet from the face of the building nor extends nearer than 25 feet to the street line.

Side Yard - An area, on the same lot with the building, measured from the side line of the lot to the building, extending from the front yard to the rear yard, and unoccupied above ground level except by covered basement entrances not over four feet in height and not over 35 square feet in area, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building, uncovered steps, eaves projecting not more than 2 feet from the wall of the building, attached chimneys projecting not more than 2 feet from the wall of the building and stair landings not over 25 square feet in area.

Rear Yard - An area, on the same lot with the building, measured from the rear line of the lot to the building, extending the full width of the lot, and unoccupied above ground level except by covered basement entrances not over four feet in height and not over 35 square feet in area, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building, uncovered steps, eaves projecting not more than 2 feet from the wall of the building, and covered or uncovered, enclosed or unenclosed, entrance porches on the first floor which do not exceed a total area of 50 square feet, attached chimneys projecting not more than 2 feet from the wall of the building and stair landings not over 25 square feet in area.

Frontage - A lot boundary line which abuts a public way; or a way which the Town Clerk certifies is maintained and used as a public way; or a way shown on a plan approved and endorsed in accordance with the Subdivision Control Law; or a way in existence when the Subdivision Control Law became effective in the Town of Wellesley 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 the land and the buildings erected or to be erected thereon;

Certification of the adequacy of a way by the Planning Board shall be required prior to the issuance of a building permit for:

- construction of a new one or two-family dwelling;
- reconstruction of a one or two-family dwelling in conjunction with removal of 50% or more of the existing building coverage (footprint); or
- addition to a one or two-family dwelling where the total building coverage (footprint) would be increased by 50% or more.

and across which line there is legal access.

Side Facing Garages - Where the entrance of an attached or detached garage, built in conjunction with a one-family dwelling faces a property boundary line other than the street line there shall be a minimum distance of 30 feet from the garage entrance to that line. The intent of this requirement is to ensure adequate area for vehicles entering and exiting the garage.

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:  $\left(\frac{P^2}{ALA}\right)$  divided by  $\left(\frac{ALA}{RLA}\right)$  where: P = lot perimeter; ALA = actual lot area and RLA = required lot area.

Lots recorded or endorsed after January 24, 1985 also shall be subject to a maximum Build Factor of 20.

## MAXIMUM LOT COVERAGE

For lots containing less than 10,000 square feet - 25 percent;

For lots containing at least 10,000 square feet but less than 20,000 square feet – the greater of 20 percent or 2,500 square feet;

For lots containing at least 20,000 square feet but less than 40,000 square feet – the greater of 18 percent or 4,000 square feet – but not more than 6000 square feet; and

For lots containing at least 40,000 square feet - 15 percent;

## SITE PREPARATION

“There shall be no site preparation work ... until all necessary permits and approval have been obtained. ...”