

1925	• Zoning Bylaws adopted
3/24/37	• Minimum 10,000 Square Foot Lot
3/15/39	• Minimum 30 Foot Front Yard Setback
3/12/40	• Minimum 20 Foot Side Yard Setbacks
3/12/40	• 10/15/20,000 Square Foot Districts
6/21/51	• Minimum 40 Foot Frontage Requirement
1953	• Subdivision Control
3/30/53	• 10/20/30/40,000 Square Foot Districts
5/28/64	• Minimum 60 Foot Frontage Requirement
10/17/77	• Special Permit – Home Occupation
1981	• Minimum Rear Yard Setbacks
1983	• Accessory Buildings Exception

YARD REGULATIONS

DATE	ARTICLE #	LINKS TO OTHER ARTICLES	DESCRIPTION
3/15/1939	42		Modified front yard setback requirements
3/12/1940	39		Redefined site yard setback requirements
3/11/1941	59		Amended bylaw so that yard and area regulations and percentage of coverage requirements shall apply to dwelling houses in educational, business and industrial zones
3/10/1942	38		Added setback restrictions for any building or structure constructed, erected, moved or placed near any public land held or in use for park, playground or recreational purpose
6/21/1951	26		Modified the definition of "frontage"
3/25/1952	51		Inserted a new paragraph pertaining to side yard restrictions
			Modified so that the provisions relating to side yards, heretofore applicable only in residential and educational districts, shall also apply to dwelling houses (including apartment houses and apartment hotels) and club houses thereafter constructed or placed in business or industrial districts, or in business or industrial districts A.
3/29/1955	48		
4/2/1956	40	36	Modified side yard restrictions
3/4/1957	31		Modified front yard setback requirements
			Amended setback requirements to avoid situation where a lot could be reduced to a size where its yards will no longer meet the side yard and front yard requirements
3/4/1957	32		
4/1/1958	39	35	Technical amendments made
4/2/1962	38	34	Technical amendments made
10/1/1962	5		Part of recodification
3/24/1964	28		Further modified minimum frontage requirements in effort to eliminate undesirable back lots
10/17/1973	15		Created Educational District B.
11/3/1975	28		Added provisions pertaining to porches
10/26/1976	39		Ensured powers given to the permit granting authority adhere strictly to State guidelines
3/26/1979	44		Clarified interpretation of side yard requirement
			Established a rear yard setback requirement and amended the present setback requirement so that it applies to all buildings or structures except accessory buildings or structures not over 100 square feet in area.
3/23/1981	46		
3/22/1982	55		Clarified the definition of Front Yard, Side Yard and Rear Yard
			Exempts from yard setback requirements construction of dormers, within the required yard areas, on pre-existing non-conforming dwellings
3/22/1982	58		

		Established increased frontage and front yard width requirements; established special permit procedure to allow a reduced frontage for lots provided the minimum front yard width is present at the house line and provided all other dimensional requirements are met; provided a build factor requiring that the ratio of a lot's perimeter to its area be within a specified limit according to a formula.
3/25/1985	7	
3/24/1986	4	3 Implemented new open space definition
3/27/1989	3	Increased minimum frontage required for newly created lots in the 10,000 square foot area regulation district
3/27/1989	11	Modified cul-de-sac reduced frontage requirement for newly created lots in all but the 10,000 square foot district
3/27/1989	7	Setback exemption for stair landings, basement bulkheads, chimneys and eaves further defined by amending definitions of "Front Yard", "Side Yard" and "Rear Yard".
3/30/1998	21	Established front yard regulations for Wellesley Lower Falls area
3/21/2000	32	Modified requirements for situations when a rear yard of a lot abuts the side yard of the next lot.
3/21/2000	33	Exempts from the yard requirements bay windows that do not have a foundation and do not extend more than 2 feet from the wall of the building.
4/1/2002	42	Prohibited heating, ventilating, air conditioning, swimming pool, electric generating or other noise emitting equipment from being located in required set back areas.
4/1/2002	43	Added requirements for garages facing a lot line other than a street
3/25/2003	36	Required Planning Board to certify adequacy of ways when lot coverage of existing homes are enlarged by 50% or renovation calls for demolition of 50% or more of footprint.
4/11/2005	23	Clarified that stair landings not over 25 square feet in area can be covered (with a roof) provided that the landings remain unenclosed.
STM 2007	50?	Eliminated the separate setback requirement for construction of residences in commercial areas.