

"By Right" Zoning Density by District

Zoning District	Size	Density Limit		Housing Types Allowed (by right)	ZBL Ref.
	(% Town Land)	(Sq.ft./unit)	(Units/Acre)		
SR10 - Single Residence	21.6%	10,000	4.4	1-Unit Dwelling, ADU	2.1
SR15 - Single Residence	10.5%	15,000	2.9	1-Unit Dwelling, ADU	2.1
SR20 - Single Residence	24.7%	20,000	2.2	1-Unit Dwelling, ADU	2.1
SR30 - Single Residence	3.7%	30,000	1.5	1-Unit Dwelling, ADU	2.1
SR40 - Single Residence	10.8%	40,000	1.1	1-Unit Dwelling, ADU	2.1
SRA - Single Residence A	0.1%			1-Unit Dwelling, ADU	2.1.1
GR - General Residence	1.4%	10,000	4.4	1-Unit Dwelling, ADU	2.2.A
		10,000	8.7	2-Unit Dwelling, ADU	
		5,000	8.7	Townhouses (3 or more) All Affordable	
		6,000	7.3	Townhouses (3 or more) 25% Affordable	
		7,000	6.2	Townhouses (3 or more) Market Rate Units	
GRA - General Residence A	0.0%	See Gen. Res. Above	See Gen. Res. Above	See Ge. Res. Above	2.2.1
TH - Town House	0.1%	6,000	7.3	1-Unit Dwelling, Town Houses, ADU	2.3
		5,000	8.7	1-Unit Dwelling, Town Houses, ADU	
		4,000	10.9	1-Unit Dwelling, Town Houses, ADU	
MUR - Multi-Unit Residence	0.1%	3,000	14.5	1-Unit Dwelling, Multi-Unit Dwellings, ADU	2.4.
LR - Limited Residence	0.1%	2,500	17.4	1-Unit Dwelling, Multi-Unit Dwellings, ADU	2.5
LA - Limited Apartment	0.1%	1,800	24.2	1-Unit Dwelling, Multi-Unit Dwellings, ADU	2.6
ED - Educational	9.3%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling, Townhouse, Multi-Unit dwellings for housing faculty, staff and/or employees of the educational institution	2.7; 5.2.C.2
EDA - Educational A	0.7%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling, Townhouse, Multi-Unit dwellings for housing faculty, staff and/or employees of the educational institution	2.7.1; 5.2.C.2
EDB - Educational B	0.5%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling, Townhouse, Multi-Unit dwellings for housing faculty, staff and/or employees of the educational institution	2.7.2; 5.2.C.2
PD - Planned Development	0.0%	4,000	10.9	Townhouses	2.8
		1,800	24.2	Apartment Houses	
A&P - Admin & Professional	1.0%	Depends which SR district is closest	Depends which SR district is closest	1-Unit Dwelling, ADU	2.9
BUS - Business	0.9%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling/Duplex, Townhouses (3 or more), Multi-Unit Dwellings, ADU	2.10; 5.2.C.2
BUSA - Business A	0.8%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling/Duplex, Townhouses (3 or more), Multi-Unit Dwellings, ADU	2.10.1; 5.2.C.2

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LB - Limited Business	0.2%	Depends which SR district is closest	Depends which SR district is closest	1-Unit Dwelling, ADU	2.10.2
LFVCD - Lower Falls Village	0.2%	2,500	17.4	Residence for > 2 families, Apartment House, ADU	2.11; 5.2.C.2
WSCD - Wellesley Square	0.3%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling/Duplex, Residence for > 2 families, Apartment House, ADU	2.12; 5.2.C.2
IND - Industrial	0.2%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling/Duplex, Townhouses (3 or more), Multi-Unit Dwellings, ADU	2.13; 5.2.C.2
INDA - Industrial A	0.3%	2,500	17.4	1-Unit Dwelling, 2-Unit Dwelling/Duplex, Townhouses (3 or more), Multi-Unit Dwellings, ADU	2.13.1; 5.2.C.2
TR - Transportation	0.9%	N/A	N/A	NONE	2.14
CON - Parks, Conservation	11.8%	N/A	N/A	NONE	2.15