

ZONING

198 Attachment 1

Town of Wayland
 Table of Dimensional Requirements
 (Amended 5-27-1981 ATM by Art. 16; 5-4-1982 ATM by Art. 23;
 5-2-1983 ATM by Art. 12; 5-2-1983 ATM by Art. 13; 5-14-1998 ATM by Art. 56;
 5-5-1999 STM by Art. 10; 5-12-1999 ATM by Art. 37; 5-1-2002 ATM by Art. 31; 4-7-2011 ATM by Art. 19; 4-9-2012 ATM by Art. 10)

Districts	Use	Minimum Lot Area ¹ (sq. ft.)	Maximum Lot Coverage	Minimum Frontage (ft.)	Minimum Yard Setbacks ¹⁴				Maximum Height ⁴ The lesser of	
					Front	From ROW Center Line (ft.)	Rear	Side		Feet
Single Residence		20,000 ¹⁵	20%	120	30 ²	55	30	15 ³	35	2 1/2
		30,000 ¹⁵	20%	150	30 ²	55	30	20 ³	35	2 1/2
		40,000 ¹⁵	20%	180	30 ²	55	30	25 ³	35	2 1/2
		60,000 ¹⁵	20%	210	30 ²	55	30	30 ³	35	2 1/2
Roadside Business	Uses permitted in Single Residence Districts	40,000	20%	200	60	55	30	15 ³	35	2 1/2
		Permitted nonresidential uses								
Business A	Retail, offices, services, trades	30,000	75% (70% corner lot)	125	30 ²	55	15	15 ³	35	
		Automobile service garage	25%	40 ¹⁰	25 ^{8,10}	25 ^{8,10}	35			
		Automobile sales	25%	200	40	25 ^{8,10}	25 ^{8,10}	35		
		Automobile service station	25%	200	40 ¹⁰	25 ^{8,10}	25 ^{8,10}	35		
Business B	None	None	25%	None	60 ¹¹	15 ¹¹	15 ¹¹	35		
		None	None	None	30 ²	30	75 ²	35		
Refuse Disposal	Listed permitted uses	None	75% (70% corner lot)	None	30 ²	55	15	15 ³	40	3
		None								
Light Manufacturing	Automobile service	30,000	25%	125	40 ¹⁰	25 ^{8,10}	25 ^{8,10}	35		
		Automobile sales	25%	200	40	25 ^{8,10}	25 ^{8,10}	35		
Limited Commercial	Uses permitted in Single Residence Districts	None	20%	None	30 ²	55	30	15 ²	35	2 1/2
		Permitted nonresidential uses	20%	None	100	100	100	35	2 1/2	
Aquifer Protection Conservation Cluster Development Floodplain, Federal Flood Plain Protection	Requirements of Article 16 apply Requirements of Article 18 apply Requirements of Article 17 apply									

WAYLAND CODE

Districts	Use	Minimum Lot Area ¹ (sq. ft.)	Maximum Lot Coverage	Minimum Frontage (ft.)	Minimum Yard Setbacks ¹⁴			Maximum Height ¹ The lesser of		
					Front	Rear	Side			
Planned Development					From Lot Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	From Lot Line (ft.)	Feet	Stories
Senior and Family Housing Overlay										
Southeast Wayland-Cochituate Planning										
Wireless Communications Services										
Planned Wireless Communications Services District										
Municipal Services Overlay										

- NOTES:
- Minimum lot area shall be calculated in accordance with the requirements of § 198-705.5 of this Zoning Bylaw.
 - If § 198-702 shall require a greater setback or permit a lesser setback, the provisions of said § 198-702 shall prevail over this table.
 - Side yards shall meet the requirements of §§ 198-702.4 and 703.2, and the required minimum side yard may be reduced in accordance with the provisions of § 198-703.2.
 - Maximum height limitations shall be subject to the exceptions set forth in § 198-701.1.1 and 701.1.2.
 - Reserved for future use.
 - Reserved for future use.
 - The dimensional requirements of the nearest residential district shall apply.
 - Minimum lot area and frontage shall be determined in accordance with the provisions of § 198-1104.1.2.

- Each structure shall be not less than 100 feet from any residential building.
- Gasoline pumps shall be at least 20 feet from the street lot line and 25 feet from side and rear property lines. [Amended 5-5-1999 STM by Art. 111]
- Also 60 feet from any residence district; exception may be made pursuant to § 198-1104.1.3.1.
- Reserved for future use.
- Exception may be made pursuant to § 198-1104.1.3.2.
- Any greater setback required by § 198-702.4 or §§ 198-901.1.5.4, 901.1.5.5 or 901.1.6 shall prevail.
- Minimum front yard width shall be calculated in accordance with the requirements of § 198-705.1.8 of this Zoning Bylaw.
- Minimum lot area and frontage shall be determined in accordance with the provisions of § 198-1403.1.