

# 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]

Districts	Use	Minimum Lot Area <sup>1</sup> (sq. ft.)	Maximum Lot Coverage	Minimum Frontage (ft.)	Minimum Yard Setbacks <sup>14</sup>				Maximum Height <sup>4</sup>	
					Front		Rear	Side	The lesser of	
					From Lot Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	From Lot Line (ft.)	Feet	Stories
Single Residence		20,000 <sup>15</sup>	20%	120	30 <sup>2</sup>	55	30	15 <sup>3</sup>	35	2 1/2
		30,000 <sup>15</sup>	20%	150	30 <sup>2</sup>	55	30	20 <sup>3</sup>	35	2 1/2
		40,000 <sup>15</sup>	20%	180	30 <sup>2</sup>	55	30	25 <sup>3</sup>	35	2 1/2
		60,000 <sup>15</sup>	20%	210	30 <sup>2</sup>	55	30	30 <sup>3</sup>	35	2 1/2
Roadside Business	Uses permitted in Single Residence Districts	<sup>7</sup>	20%	<sup>7</sup>	60	55	30	15 <sup>3</sup>	35	2 1/2
	Permitted nonresidential uses	40,000	20%	200 <sup>9</sup>	60		30	30	35	2 1/2
Business A	Retail, offices, services, trades, etc.	<sup>8</sup>	75% (70% corner lot)	<sup>8</sup>	30 <sup>2</sup>	55	15	15 <sup>3</sup>	35	
	Auto service and repair garage	30,000	25%	125	40		25 <sup>9,10</sup>	25 <sup>9,10</sup>	35	
	Auto sales, service and repairs	2 acres	25%	200	40		25 <sup>9,10</sup>	25 <sup>9,10</sup>	35	
	Gasoline service stations	40,000	25%	200	40 <sup>10</sup>		25 <sup>9,10</sup>	25 <sup>9,10</sup>	35	
Business B		None	25%	None	60 <sup>11</sup>		15 <sup>12,13</sup>	15 <sup>3,12,13</sup>	35	
Refuse Disposal		None	None	None	30 <sup>2</sup>		30	15 <sup>3</sup>	None	None
Light Manufacturing	Listed permitted uses	None	75% (70% corner lot)	None	30 <sup>2</sup>	55	15	15 <sup>3</sup>	40	3
	Auto service and repair garage	30,000	25%	125	40		25 <sup>9,10</sup>	25 <sup>9,10</sup>	35	
	Auto sales, service and repairs	2 acres	25%	200	40		25 <sup>9,10</sup>	25 <sup>9,10</sup>	35	
	Gasoline service stations	40,000	25%	200	40 <sup>10</sup>		25 <sup>9,10</sup>	25 <sup>9,10</sup>	35	
Limited Commercial	Uses permitted in Single Residence Districts	<sup>16</sup>	20%	<sup>16</sup>	30 <sup>2</sup>	55	30	15 <sup>3</sup>	35	2 1/2
	Permitted nonresidential uses	None	20%	None	100		100	100	35	2 1/2
Aquifer Protection	Requirements of Article 16 apply									
Cochituate Interim Planning Overlay	Requirements of Article 22 apply									
Conservation Cluster Development	Requirements of Article 18 apply									
Floodplain, Flood and Watershed Protection	Requirements of Article 17 apply									
Planned Development	Requirements of Article 19 apply									
Senior and Family Housing Overlay	Requirements of Article 21 apply									
Southeast Wayland-Cochituate Planning	Requirements of Article 20 apply									
Wireless Communications Svcs	Requirements of Article 15 apply									

## WAYLAND CODE

### NOTES:

- <sup>1</sup> Minimum lot area shall be calculated in accordance with the requirements of § 198-705.5 of this Zoning Bylaw.
- <sup>2</sup> If § 198-702 shall require a greater setback or permit a lesser setback, the provisions of said § 198-702 shall prevail over this table.
- <sup>3</sup> 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.
- <sup>4</sup> Maximum height limitations shall be subject to the exceptions set forth in § 198-701.1.1 and 701.1.2.
- <sup>5</sup> Accessory buildings shall be permitted in the minimum backyard in accordance with the provisions of § 198-703.1.
- <sup>6</sup> Existing premises with less frontage may be used in accordance with the requirements of § 198-1002.1.4. (Editor's Note: Former § 198-1002.1.4, which provided for existing premises with less frontage, was repealed 5-5-1999 STM by Art. 9.)

- <sup>7</sup> The dimensional requirements of the nearest residential district shall apply.
- <sup>8</sup> Minimum lot area and frontage shall be determined in accordance with the provisions of § 198-1104.1.2.
- <sup>9</sup> Each structure shall be not less than 100 feet from any residential building.
- <sup>10</sup> 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. 11]**
- <sup>11</sup> Also 60 feet from any residence district; exception may be made pursuant to § 198-1104.1.3.1.
- <sup>12</sup> Sixty feet required from residence district boundary.
- <sup>13</sup> Exception may be made pursuant to § 198-1104.1.3.2.
- <sup>14</sup> Any greater setback required by § 198-702.4 or §§ 198-901.1.5.4, 901.1.5.5 or 901.1.6 shall prevail.
- <sup>15</sup> Minimum front yard width shall be calculated in accordance with the requirements of § 198-705.1.8 of this Zoning Bylaw.
- <sup>16</sup> Minimum lot area and frontage shall be determined in accordance with the provisions of § 198-1403.1.