

Town of North Andover Zoning Bylaw Footnotes and Graphics

1. In all districts except Village Commercial and any Corridor Development District front setbacks along Route 114 shall be a minimum of 100'. Front setbacks shall be 100' along 125 in Industrial 1 and 2 Districts; the first 50' of front setbacks under this requirement shall be made to provide an effective visual buffer and no parking shall be permitted.
2. Adjacent to residential district, an additional 15 foot side or rear setback shall be required. The first 15 feet of the total setback abutting the residential district shall remain open and green, be suitably landscaped, unbuilt upon, unpaved and not parked upon. In the Business 2 District, the side yard requirements may be eliminated when two (2) adjoining property owners agree to share a party wall.
3. Adjacent to residential districts, the required side or rear setback shall be 100 feet. The first 50 feet of such setback abutting the residential district shall remain open and green, be suitably landscaped, unbuilt upon, unpaved and not parked upon.
4. If an enclosed parking structure is provided, lot coverage may be increased up to the amount of such parking area but not exceed a total coverage of 45%.
5. Minimum lot size for a townhouse complex shall be 43,560 square feet although individual townhouse lots may be a minimum of 3,000 square feet. Minimum lot size for an apartment complex shall be 60,000 square feet.
6. Dimensional regulations for townhouse complexes shall meet the requirement of the Residence 5 District; individual townhouses within the complex, however, shall be regulated as follows:

Minimum Street Frontage:	18 Feet
Minimum Front Setback:	30 Feet
Minimum side Setback:	None required where a party wall is constructed between units; otherwise a 25 foot side setback shall be provided.
Minimum Rear Setback:	30 Feet
Maximum Floor Area Ratio:	1.20:1
Maximum Lot Contiguous Units:	10

7. The Following additional requirements shall apply when apartments or townhouse complexes are constructed in this district.
 - a) There shall be a paved driveway or paved walk adequate to accommodate emergency vehicles within 50 feet of the outside entrance of each dwelling unit.

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- b) Any road providing access to townhouses or lots intended for townhouses shall conform to the Subdivision Control Regulations of the Planning Board.
 - c) Any road providing access to more than 18 apartment dwelling units or more than 24 parking spaces shall conform to appropriate provisions of the Subdivision Control Regulations as if it were a minor residential street. Before issuing a building permit in such cases, the Building Inspector shall obtain a report from the Planning Board on the extent of such conformity.
 - d) Maximum height (apartment building): 40 feet.
 - e) Maximum stories of living quarters (apartment building): 3.
 - f) Maximum units per structure (apartment building): 18.
8. In Residence 4 Districts only, front setback may be the average of all front setbacks of dwelling units within 250 feet on either side of lot. Buildings on corner lots shall have the required front setback from both streets except in the Residence 4 Districts, where setback from the side street shall be a minimum of 20 feet.
9. Nursing and convalescent homes shall have at least 600 square feet of lot area per bed. Minimum lot size for such homes in R1, R2, and R3 shall be 2 acres.
10. Where a public sanitary disposal site is the primary use, the setback area shall be used to provide a screening, natural or artificial, from adjacent residential use of public roadway.
11. Where a public sanitary disposal site is the primary use, an increase up to 100% of the lot coverage shall apply, not including the setback areas.
12. If multi-family structures are selected to attain the maximum density allowed, the proposed project shall be subject to the minimum open space requirements found in Section 8.5 (Planned Residential Development), and to the site plan review requirements of Section 8.3.

In the instance where no public sewer service is provided and there is not private sewer system acceptable to the Town, the allowed density in the Village Residential Zone shall be one dwelling unit per acre and said dwelling and associated lot shall conform to all the regulations consistent with development in the R-2 Zone. Further, under no circumstances shall multi-family development be allowed in the Village Residential Zone, regardless of density, without the provisions of public sewer or a town approved and accepted private sewer system.

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13. In instances where a lot fronts on Route 114, for purposes of public safety, the required lot front shall be 250 feet.
14. The dimensional criteria described in the table below applies only to detached single family development. Multi-family structures developed in this district shall be subject to all criteria applicable to multi-family developments as stated in Section 8.5. However, in no instances shall the bonus density subsections of Section 8.5 apply in the Village Residential District.
15. In accordance with the procedures and regulations set forth in Section 10.3 and 10.31 of this Bylaw, an application for a special permit may be submitted to increase the allowed Floor Area Ratio (Maximum) from 0.25:1 to 0.30:1 provided that at least 5,000 sq. ft. (excluding basements) of the resulting gross floor area be deeded to the Town for public use purposes; that at least 2,500 sq. ft. of said area be located at street level, and that the entire square footage, exclusive of basements, deeded to the Town be supported with parking spaces at the rate of one space per 250 square feet.
16. Open space shall be consistent with the definition of usable open space as contained in Section 8.5, subsection 5f. Usable open Space no loading areas shall be allowed on the usable open space.

All required front, rear, and side yard requirements may be calculated as part of the usable open space, but in no instance shall any area designated for open space be less than 15 feet in width.

Further, no more than 25% of the total area required for open space shall be a wetland area, and no permanent or standing waterbodies shall be calculated as part of the required open space.

17. **Village Commercial Dimensional Requirements**

Setbacks

Objective: The setbacks have been determined and arranged in such a way as to promote a quality development which lends itself to the surrounding community in an unobstructive manner.

- a) Front setbacks for structure along Route 114 shall be a minimum of 50', all of which shall be used as an effective visual buffer. No parking shall be allowed within that 50' buffer. Any roadways or drives within that 50' buffer shall be as necessary for access only.
- b) When adjacent to a Residential District the minimum setback shall be 40', with the first 25' remaining as an effective visual buffer. The Planning board may

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allow the minimum setback adjacent to a Residential District to be reduced to 25' providing that the maximum height of the proposed structure be 25', not to exceed one (1) story. Further, for every 1 foot that the structure is moved closer than 40' to the Residential Property Line the maximum allowed height of the structure shall be reduced by 1 foot (See Diagram 1). In no instances shall a structure be closer than 25' to a side or rear setback. Any roadway or drives within those setbacks shall be as necessary for access only.

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Footnote 17, Village Commercial Dimensional Requirements - Diagram 1



Graphics from Section 8.4.5

