

CITY OF HAVERHILL

255 Attachment 2

TABLE 2: TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

[Amended 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 10-12-1976 by Doc. 135-C; 6-6-1978 by Doc. 103-C; 6-10-1992 by Doc. 52-C; 3-12-1996 by Doc. 47; 10-27-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-M; 8-14-2001 by Doc. 97-CC; 4-27-2004 by Doc. 42-B; 2-28-2006 by Doc. 19-BB]

District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Required Per Dwelling Unit (square feet)	Minimum Lot Frontage <sup>9</sup> (feet)	Minimum Lot Depth (feet)	Front <sup>4,6,7</sup> (feet)	Side <sup>4,8,10</sup> (feet)	Rear <sup>6</sup> (feet)	Maximum Height <sup>4</sup> (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
RR	Any permitted use <sup>11</sup>	80,000	NA	200	125	40	25	40	35	2.5	15	None	70
RL	Any permitted use <sup>11</sup>	40,000	NA	150	100	30	20	30	35	2.5	20	None	55
RM	Any permitted use <sup>11</sup>	20,000	NA	150	100	25	15	30	35	2.5	25	None	45
RH	1-family detached dwelling <sup>11</sup>	7,500	NA	75	100	20	10	30	35	2.5	25	NA	45
	2-family dwelling <sup>11</sup>	9,600	NA	80	100	20	10 <sup>1</sup>	30	35	2.5	25	NA	45
	3-family dwelling <sup>11</sup>	11,700	NA	80	100	20	10	30	35	3.5	30	NA	40
	All other multifamily dwellings <sup>11,13</sup>	40,000	NA	150	200	25	20 <sup>2,3</sup>	40	35	2.5	None	0.5	35
	First dwelling unit	40,000	10,000	150	200	25	20 <sup>2,3</sup>	40	35	2.5	None	0.5	35
	Each additional dwelling unit	3,000	3,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use	10,000	NA	100	100	25	15	40	35	2.5	25	None	35
RU	1-family detached dwelling <sup>11</sup>	7,500	NA	75	100	20	10	30	35	2.5	30	None	40
	2-family dwelling <sup>11</sup>	9,000	NA	80	100	20	10 <sup>1</sup>	30	35	2.5	25	None	45
	3-family dwelling	11,700	NA	80	100	20	10	30	35	3.5	30	NA	40
	All other multifamily dwellings <sup>11,13</sup>	25,000	NA	100	100	25	20 <sup>2,3</sup>	40	35 <sup>16</sup>	2.5 <sup>16</sup>	None	1.0	25
	First dwelling unit	7,500	7,500	100	100	25	20 <sup>2,3</sup>	40	80	6	None	1.0	25
	Each additional dwelling unit	2,000	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use	10,000	NA	100	100	25	15	40	35	2.5	None	2.0	25
CN	Any permitted use <sup>12</sup>	5,000	NA	50	100	20	15 <sup>5</sup>	30	35	2.5	None	0.50	10
CH	Any permitted use <sup>12</sup>	22,500	NA	175	100	30	15	20	40	3.5	None	0.50	25
CG	All other multifamily dwellings <sup>11,13</sup>	20,000	NA	100	100	None	20	20	74	6	None	2.0	None
	First dwelling unit	2,000	2,000	100	100	None	20	20	None	None	None	2.0	None
	Each additional dwelling unit	1,000	1,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use <sup>12</sup>	5,000	NA	50	100	None	None	20	40	3	None	2.0	None
CC	Multifamily dwelling <sup>11,13</sup>	NA	NA	100	100	10 <sup>17</sup>	20	20	74 <sup>16</sup>	6 <sup>16</sup>	60	2.0	None
	First dwelling unit	NA	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Each additional dwelling unit	NA	1,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use <sup>12</sup>	5,000	NA	50	100	None	None	None	74 <sup>16</sup>	6 <sup>16</sup>	None	3.0	None
CM	Any permitted use	NA	NA	50	100	None	None	None	74 <sup>16</sup>	6 <sup>16</sup>	None	3.0	None
OP	Any permitted use	10,000	NA	100	100	40	25	25	60	5	50	1.75	20
BP <sup>22</sup>	Any permitted use <sup>12</sup>	40,000	NA	150	150	40	15	25	50	4	50	1.25	20
	1-family detached dwelling	15,000	NA	125	100	25	15	30	35	2.5	25	None	45
IG	Any permitted use <sup>12</sup>	10,000	NA	100	100	40	25	25	74	6	None	1.25	None
	Multifamily dwelling <sup>19, 20</sup>												
SC	1-family detached dwelling <sup>11</sup>	2 acres <sup>15</sup>	NA	200	150	40	25	25	35	2.5	15	None	70
	Any other permitted use	2 acres <sup>15</sup>	NA	200	150	40	25	25	35	2.5	10	None	75
Cluster development		25 acres				-----Individual lots same as RM; see also § 255-94-----							
Planned unit development		10 acres <sup>18</sup>				-----As required by § 255-93-----							

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**TABLE 2: TABLE OF DIMENSIONAL AND DENSITY REGULATIONS**

**Notes**

**NOTES:**

- <sup>1</sup> One side only for side-by-side dwelling units.
- <sup>2</sup> Semidetached row unit, outside only.
- <sup>3</sup> Provisions for inner and outer courts shall be subject to the Building Code. (See Ch. 120, Building Construction.)
- <sup>4</sup> In the event that the proposed development lies between two adjacent and abutting developed lots containing structures which are set back a shorter distance than the required minimum, the required front yard of the lot in question shall be based on the average front yard setback of the adjacent and abutting structures. In the event that the proposed development lies adjacent and abuts only one developed lot containing a structure which has a front yard setback that is shorter than the required minimum, the required minimum front yard of the lot in question will be based on an average front yard setback of the adjacent and abutting structure and the required minimum front yard of the zone. In any event, the required minimum will not be greater than the required minimum of the receptive district as stated in the Table of Dimensional and Density Regulations nor less than 10 feet.
- <sup>5</sup> Between detached structures: for attached structures with common party wall, no side yard is required.
- <sup>6</sup> A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.
- <sup>7</sup> At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.
- <sup>8</sup> Projections into required yards or other required open spaces are permitted subject to the following:
  - A. Balcony or bay window, limited in total length to ½ the length of the building, not more than four feet.
  - B. Open terrace or steps or stoop, unroofed and under four feet in height, up to ½ the required yard setback.
  - C. Steps or stoop, with a roof or that exceed four feet in height, window sill, chimney, roof cave, fire escape, fire tower or storm enclosure or similar architectural feature, not more than four feet.
- <sup>9</sup> The minimum lot width shall not be less than 75% of the minimum lot frontage (for at least the minimum lot depth setback).
- <sup>10</sup> Where an I or C District abuts an R District, no building within the I or C District shall be within 25 feet of the boundary line of the R District.
- <sup>11</sup> The gross floor area and per dwelling unit in a two-family dwelling shall not be less than 768 square feet. The gross floor area in a multifamily or three-family dwelling per dwelling unit shall not be less than 450 square feet for one-bedroom dwelling units, 600 square feet for two-bedroom units and 768 square feet for the three-bedroom or larger units.
- <sup>12</sup> Existing residential uses shall be subject to the regulations for the particular type of dwelling in the RH District.
- <sup>13</sup> Except for planned developments for multifamily purposes, cluster residential development, planned unit development, commercial or industrial development, community facilities and public utilities, only one principal structure shall be permitted on a lot. In the case of multifamily developments other than planned unit development, the minimum distance between the exterior walls of such principal buildings shall be a minimum of 50 feet. The minimum lot area required for each individual dwelling unit, building or other unit of use shall be multiplied by the number of such units to obtain the minimum lot area required for the total tract of land. The minimum building setbacks (front, side and rear yards) within a multifamily development shall apply to the perimeter property line and not to the internal development of the site, except that no such building shall be placed within 10 feet of the right-of-way line of an internal roadway.
- <sup>14</sup> The provisions of this chapter governing the height of buildings shall not apply to chimneys, cooling towers, elevator bulkheads, skylights, ventilators, electronic equipment, elevator shafts and other necessary appurtenances usually carried above the roof; nor to domes, towers, stacks or spires if not used for human occupancy and which occupy not more than 20% of the ground floor area of the building; nor to ornamental towers, observation towers, radio broadcasting towers, television and radio antennas and other like structures which do not occupy more than 20% of the lot area; nor to churches or public buildings, agricultural or institutional buildings or private schools not conducted for profit that are primarily used for school purposes, provided that the excepted appurtenances are not located within the flight paths of an airport as defined by Federal Aviation Administration regulations.
- <sup>15</sup> In the event that on-site sewage disposal is intended, the minimum lot area (2 acres) specified herein shall be considered a base upon which additional lot area shall be added as determined by the percolation rate defined in the State Sanitary Code, Article XI.

<b>Percolation Rate (Minimum Per Inch Drop)</b>	<b>Lot Area Increase (Additional Lot Area in Square Feet Above the Minimum 80,000 Square Feet)</b>
0 to 5 minutes	0
5 minutes 1 second to 10 minutes	15,000
10 minutes 1 second to 15 minutes	30,000
15 minutes 1 second to 20 minutes	45,000
Over 20 minutes	Unsuitable

- <sup>16</sup> Up to 110 feet (not to exceed 10 stories) may be allowed, with a special permit, upon a finding that such height is proposed at a gateway or especially significant location within the CBD and will be suitable for the proposed site.
- <sup>17</sup> No front setback is required for property fronting on Merrimack Street or Washington Street in the CC District.
- <sup>18</sup> Except in the RM Zone where 25 acres are required in accordance with § 255-93.
- <sup>19</sup> All multifamily/residential special permit projects shall conform to the dimensional and density regulations of the CC Zone.
- <sup>20</sup> All multifamily/residential special permit projects shall contain allowed commercial or industrial uses on the first floor of the structure.

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<sup>21</sup> 1.0 parking space for studios, 1.2 parking spaces for one-bedroom units, 1.4 parking spaces for two-bedroom units or more in the IG District located in the downtown. This ordinance shall not affect any other IG District and shall not affect the IG District located in the Bradford section of Haverhill.

**Notes  
(Continued)**

The applicant may demonstrate to the reasonable satisfaction of the permit granting authority that it has satisfied the parking requirement by the purchase or lease of parking spaces in any public or private parking facility if that parking facility is located within 800 feet of the proposed project.

The use of shared parking to fulfill parking demands that occur at different times of the day is strongly encouraged. The required amount of parking may be reduced upon a demonstration to the reasonable satisfaction of the Planning Board at the definitive plan stage that the lesser amount of parking will not cause excessive congestion, endanger public safety, or that the lesser amount of parking will provide positive environmental or other benefits, taking into consideration:

1. The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of a bus or an MVRTA transit station;
2. The availability of public or commercial parking facilities in the vicinity of the use being served;
3. Shared use of off street parking spaces serving other uses having peak user demands at different times;
4. Age or other occupancy restrictions which are likely to result in a lower level of auto usage;
5. Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of existing dwelling units, or loss of pedestrian amenities along public ways; and
6. Such other factors as may be considered by the Planning Board and City Council.

<sup>22</sup> The IP District was changed to the BP District in conjunction with Doc. 17-GGG, adopted 8-10-2010.