

§ 240-67. Minimum lot dimensions.

A. Schedule of Requirements. [Amended ATM 4-4-1979, Art. 102; STM 4-9-1980, Art. 24; ATM 4-8-1981, Art. 53; ATM 4-7-1982, Art. 48; ATM 4-4-1984, Art. 54]

<u>District</u>	<u>Minimum Lot Area (square feet)</u>	<u>Minimum Lot Width (feet)</u>	<u>Minimum Frontage (linear feet)</u>
Single Residence AA	80,000	200	150 ⁴
Single Residence A	45,000 ⁴	150	100
Single Residence B ⁷	40,000 ^{4, c}	125	100 ^a
Single Residence C ⁷	40,000 ^{4, c}	100	100 ^a
General Residence	20,000 ⁴	125 ⁴	100 ^a
Public Use	45,000 ⁴	150	100
Agricultural AA	80,000	200	150 ⁴
Agricultural A	45,000 ⁴	150	100
Agricultural B	40,000 ^{4, 8, d}	125	100 ^{4, a}
Marine	20,000 ⁴	100	100 ^a
Business 1			
Business 2 ²	40,000	200	200
Business 3	Note 1	Note 1	Note 1
Light Industrial A ³	40,000	150	100
Light Industrial B	80,000	200	100
Water Resource Overlay ^b	80,000	200	150
Coastal Pond Overlay ^b		(Refer to Article XXI)	
Wildlife Corridor Overlay ^b		(Refer to Article XX)	
Accident Prevention Overlay ^b		(Refer to Article XVI)	

NOTES:

1 Requirements are those of the nearest Single Residence, General Residence or Agricultural District, whichever is closest. [Amended ATM 4-1-1985, Art. 65]

2 No requirement for building on lots owned separate from all abutting property on February 1, 1979.

3 No requirements for building on lots owned separate from all abutting property and zoned Light Industrial A, as of 1 January 1981. [Added ATM 4-8-1981, Art. 53]

4 Corrected Subsection A shall not apply to any residential lot shown on a plan endorsed by the Planning Board as of April 2, 1984, if the lot conforms to the zoning requirements in existence on that date. Corrected Subsection A also shall not apply for the purpose of special permit applications under § 240-66C(6), provided that the provisions of this sentence shall not apply to more than three adjoining lots in common ownership. This protection shall not restrict the Planning Board from considering alternatives to issuance of any special permit under § 240-66C(6). [Amended ATM 4-6-1987, Art. 62]

5 Frontage for all lots along Route 151 extending from Route 28A to the Mashpee Town line and along Route 28 from the Bourne Town line to the Mashpee Town line shall be 500 linear feet minimum for all zoning districts. This restriction shall not apply to lots endorsed by the Planning Board as of October 1, 1985. [Added STM 10-8-1986, Art. 69]

6 Corrected Subsection A shall not apply to any residential lot shown on a preliminary or definitive plan submitted to the Planning Board between March 1, 1983, to April 2, 1984, and subsequently approved between April 2, 1984, and December 31, 1984. [Added AFTM 11-17-1992, Art. 4, approved 2-3-1993]

7 Corrected Single Residence B and Single Residence C shall not apply to any lot shown on a plan endorsed by the Planning Board prior to April 1, 1993, or to any lot shown on a plan submitted for approval to the Planning Board prior to April 1, 1993, and subsequently endorsed after that date. [Added ASTM 4-5-1993, Art. 13, approved 7-16-1993]

8 Corrected Agricultural B shall not apply to any lot shown on a plan endorsed by the Planning Board prior to April 1, 1993, and subsequently endorsed after that date. [Added AFTM 11-30-1993, Art. 4, approved 2-25-1994]

a [Amended STM 11-1-1988, Art. 61]

b [Added ATM 4-5-1989, Art. 47]

c [Amended ASTM 4-5-1993, Art. 13, approved 7-16-1993]

d [Amended AFTM 11-30-1993, Art. 4, approved 2-25-1994]