

## **SECTION VI. AREA, YARD AND HEIGHT REGULATIONS:**

### **1. Area and Yard Regulations:**

- (A) Except as hereinafter specified, there shall be provided for each dwelling or other residential structure, each business building, and each industrial building or concern in the Town a lot with a minimum area of 87,120 square feet. Of said 87,120 square feet not less than 43,560 square feet must be exclusive of wetland and flood hazard areas. *(Amended July 20, 1973, May 13, 1987, May 25, 1988)*
- (B) Except as hereinafter specified, there shall be provided for each dwelling or other residential structure, each business building, and each industrial building or concern in the Town a lot having at least 225 feet of continuous frontage on a single street. Frontage shall be computed along the edge of the property line where it borders the street right of way. On a corner lot, frontage shall be measured to the tangent point at the intersection of the two streets. This requirement shall not apply to a building or structure dedicated to municipal use or service so long as the lot contains a minimum of two (2) acres and there is actual access by way of easement or otherwise. *(Amended July 20, 1973, May 10, 2005, May 15, 2012, May 15, 2021)*
- (C) No more than thirty (30) percent of the area of any lot may be covered by structures. *(Renumbered May 30, 1978)*
- (D) No building or part thereof in any district shall be so located as to extend within fifty (50) feet of a property line where it borders the street right of way line, except that this shall not apply to uncovered steps. *(Renumbered May 30, 1978, Amended May 25, 1988, May 8, 1989, May 15, 2012, May 12, 2015)*
- (E) No new building or part thereof in any district shall extend within ten (10) feet of a side or rear lot line of any lot existing at the time this by-law was originally adopted, or within thirty (30) feet of a side or rear lot line of any new lot recorded or registered after the adoption of this by-law. *(Renumbered May 30, 1978, Amended May 13, 2014, May 12, 2015)*
- (F) Septic tank, leachfield, back-up area and access to said systems must be on the same building lot as the dwelling it serves, except that upon the recommendation of the board of health, the planning board may waive this requirement for an open space-residential development approved under Section XIV. *(Amended May 12, 1987, Amended February 26, 2008)*
- (G) For any lot created after the adoption of this section, the width of the lot between the property line where it borders the street right of way line and the nearest part of the principal building to be constructed on the lot shall be not less than fifty (50) feet. Lot width shall be the shortest distance between side lot lines, or for a corner lot, between the side lot line and the opposite lot line. *(Adopted May 21, 1991, amended May 15, 2012)*
- (H) Notwithstanding any other provision in these by-laws, no new structure with a footprint of more than 10,000 square feet, and no addition to an existing structure which results in a structure with a footprint of more than 10,000 square feet, shall be so located in a Residential-Agricultural District as to extend within one hundred (100) feet of a property line where it borders the street right of way line, or within sixty (60) feet of a side or rear lot line. *(Amended May 14, 2019)*

### **2. Height Regulations:**

- (A) The height of any structure in the Residential-Agricultural District shall exceed neither thirty-five (35) feet nor two and one-half (2 1/2) stories. This does not apply to a church or to public buildings. Except that the height of telecommunications facilities, towers and devices is governed

by the restrictions set forth in the wireless telecommunications section of this by-law. (*Amended June 8, 1999*)

- (B) The height of any structure in a Business District or in a Business-Industrial District shall exceed neither thirty-five (35) feet nor three (3) stories. This does not apply to a church or to public buildings. Except that the height of telecommunications facilities, towers and devices is governed by the restrictions set forth in the wireless telecommunications section of this by-law. (*Amended June 8, 1999*)
- (C) In determining the height of structures a half (1/2) story is that portion of a structure under a sloping roof, the cubic contents of which are never more than half of those of the story below; if the cubic contents are greater than half, it shall be deemed a story. The calculations for determining the cubic contents of the space will extend vertically to the highest horizontal plane of the finished ceiling and horizontally to an imaginary line of a vertical wall set at five (5) feet (1524 mm), intersecting with the slope of the roofline. All dormers shall be part of this calculation. In no case shall such space be considered for occupancy unless it meets the minimum ceiling height and area requirements contained in the Massachusetts state building code. Limitations of height shall not apply to chimneys, ventilators, skylights, towers and spires when carried above roofs and to tanks, silos, and structures used for the generating of electric power for the Town of Princeton or the Princeton Municipal Light Department so long as none of the aforementioned features are in no way used for living purposes. Except that the height of telecommunications facilities, towers and devices is governed by the restrictions set forth in the wireless telecommunications section of this by-law. (*Amended June 8, 1999 & May 10, 2005 & May 11, 2010*)