

INTERIM WESTFORD LAND USE & DEVELOPMENT REGULATIONS

Figure 2-7. Transect Zone Summary Table

	T5 (see Figure 2-8)	T4 (see Figure 2-9)	T3 (see 2-10)	T2 (see Figure 2-11)
LOTS AND DENSITY				
a. Lot area	¼ acre min	½ acre min	½ acre min	½ acre min
b. Lot width	50 ft min, 100 ft max	60 ft min, 120 ft max	75 ft min	100 ft min
c. Lot coverage	80% max	70% max	50% max	40% max
d. Density	4 principal residential structures/ac max	3 principal residential structures/ac max	2 principal residential structures /ac max	1 principal residential structure/ac max
BUILDING SIZE AND MASSING				
e. Height, principal	2 stories min, 2½ max	1½ stories min, 2 max	2 stories max	2 stories max
f. Height, accessory	2 stories max	2 stories max	2 stories max	2 stories max
g. Footprint, principal	4,500 sf max	3,000 sf max	4,500 sf max	4,500 sf max
h. Footprint, accessory	80% of principal max	60% of principal max	n/a	n/a
BUILDING LOCATION				
i. Front setback, principal	5 ft min, 10 ft max	10 ft min, 20-100 ft max	25 ft min, 50 ft max	25 ft min, 50 ft max
j. Front setback, accessory	5 ft min behind principal façade	5 ft min behind principal façade	5 ft min behind principal façade	5 ft min behind principal façade
k. Side setback, principal	5 ft min or attached	10 ft min	15 ft min	20 ft min
l. Side setback, accessory	5 ft min	5 ft min	10 ft min	10 ft min
m. Rear setback, principal	10 ft min	10 ft min	20 ft min	30 ft min
n. Rear setback, accessory	5 ft min	5 ft min	10 ft min	10 ft min
o. Frontage buildout	60% min	40% min	n/a	n/a
FRONTAGE TYPE (see Error! Reference source not found.)				
Open space	not permitted	not permitted	permitted	permitted
Yard	not permitted	not permitted	permitted	permitted
Porch	permitted	permitted	permitted	permitted
Fence	not permitted	permitted	permitted	permitted
Stoop	permitted	permitted	permitted	permitted
Forecourt	permitted	permitted	not permitted	not permitted
Storefront	permitted	permitted	not permitted	not permitted
Gallery	permitted	not permitted	not permitted	not permitted
Arcade	permitted	not permitted	not permitted	not permitted

Figure 2-9. T4 Standards

LOTS AND DENSITY	
a. Lot area	1/3 acre min
b. Lot width	60 ft min, 120 ft max
c. Lot coverage	70% max
d. Density	3 principal residential structures/ac max
BUILDING SIZE AND MASSING	
e. Height, principal	1 1/2 stories min, 2 max
f. Height, accessory	2 stories max
g. Footprint, principal	3,000 sf max
h. Footprint, accessory	60% of principal max
BUILDING LOCATION	
i. Front setback, principal	10 ft min, 20-100 ft max
j. Front setback, accessory	5 ft min behind principal façade
k. Side setback, principal	10 ft min
l. Side setback, accessory	5 ft min
m. Rear setback, principal	10 ft min
n. Rear setback, accessory	5 ft min
o. Frontage buildout	40% min
FRONTAGE TYPE	
Open space	not permitted
Yard	not permitted
Porch	permitted
Fence	permitted
Stoop	permitted
Forecourt	permitted
Storefront	permitted
Gallery	not permitted
Arcade	not permitted

BUILDING HEIGHT

PRINCIPAL BUILDING LOCATION

ACCESSORY BUILDING LOCATION

Adopted this 6th day of December, 2018

William Hope

Town of Westford Selectboard - Chair