

5.1. GENERAL REQUIREMENTS

5.1.1. Dimensional Requirements for all uses and building shall be as specified in Paragraph 5.1.2., "Table of Dimensional Controls," and are part of this By-Law. The letters "N.A." in this table denote particular dimensional controls which are not applicable to a particular use.

| 5.1.2. Table of Dimensional Controls | | | | | | | | |
|---|--------------------------------|---------------|---------------|------------|-----------|-----------|-------------------|-------------------------|
| Minimum Lot | | Minimum Yds. | | | | | Maximum | Maximum Building Height |
| | Lot Width Circle Diameter Feet | Area Sq. Feet | Frontage Feet | Front Feet | Side Feet | Rear Feet | Coverage % of Lot | Feet |
| One or Two Family Dwelling | | | | | | | | |
| In S-15 District | 60 | 15,000 | 100 | 20 | 15 | 20 | 25 | 35 |
| In S-20 Districts | 80 | 20,000 | 120 | 20 | 15 | 20 | 25 | 35 |
| In S-40 Districts | 80 | 40,000 | 200 | 20 | 15 | 20 | 25 | 35 |
| In A-40 Districts | | 10,000 | 80 | 20 | 15 | 20 | 25 | 40 |
| In BUS-A Districts | | N.A. | N.A. | 15 | 10 | 20 | 25 | 45 |
| Apartment | | | | | | | | |
| In A-40 Districts | | 40,000 | 80 | 30 | 30 | 30 | 25 | 40 |
| In A-80 Districts | | 80,000 | N.A. | 60 | 60 | 60 | 12.5 | 60 |
| In BUS-A Districts | | 40,000 | N.A. | 15 | 30 | 30 | 25 | 40 |
| In S-15 Districts | | 100,000+ | 100 | 20 | 15 | 20 | 25 | 35 |
| In S-20 Districts | | 100,000+ | 120 | 20 | 15 | 20 | 25 | 35 |
| In S-40 Districts | | 100,000+ | 200 | 20 | 15 | 20 | 25 | 35 |
| In A-40 Districts | | 100,000+ | 80 | 20 | 15 | 20 | 25 | 40 |
| In A-80 Districts | | 100,000+ | N.A. | 20 | N.A. | N.A. | N.A. | 60 |
| Hotel or Motel | | | | | | | | |
| In Bus-A Districts | | N.A. | N.A. | 50 | 10 | 20 | 60 | 45 |
| In Bus-B Districts | | N.A. | N.A. | N.A. | N.A. | 20 | 85 | 45 |
| In Bus-C Districts | | N.A. | N.A. | 10 | 10 | 10 | 60 | 55** |
| In Ind Districts | | N.A. | N.A. | 50 | 20 | 20 | 25 | 60* |
| Other Permitted Principal Use | | | | | | | | |
| In S-15 Districts | | 15,000 | 100 | 20 | 15 | 20 | 25 | 35 |
| In S-20 Districts | | 20,000 | 120 | 20 | 15 | 20 | 25 | 35 |
| In S-40 Districts | | 40,000 | 200 | 20 | 15 | 20 | 25 | 35 |
| In A-40 Districts | | 10,000 | 80 | 20 | N.A. | N.A. | N.A. | 40 |
| In A-80 Districts | | 80,000 | N.A. | 20 | N.A. | N.A. | N.A. | 60 |
| In BUS-A Districts | | N.A. | N.A. | 15 | 10 | 20 | 60 | 45 |
| In BUS-B Districts | | N.A. | N.A. | N.A. | N.A. | 20 | 85 | 45 |
| In BUS-C Districts | | N.A. | N.A. | 10 | 10 | 10 | 60 | 55** |
| In Ind Districts | | N.A. | N.A. | 50 | 20 | 20 | 60 | 60* |

* Except as provided in Section 5.2.5.3.
 ** Fifty-five (55) feet, except ninety-five (95) feet if the structure is located within four hundred (400) feet of the property line adjacent to Route 128, as it exists on May 1, 2000, including ramps, and south of Jacob Way and excluding areas within two hundred (200) feet of the residential zoning district to the west, all as more specifically shown on a plan entitled: "Plan Showing Height Limitation and Setback Areas, Business C District in Reading, Mass.," dated March 27, 2000, Scale 1" = 60', by Hayes Engineering, Inc., on file with the Reading Town Clerk.