

TOWN OF BEDFORD ZONING BYLAWS
As amended through Annual Town Meeting of 2009

Table II Dimensional Regulations

ZONING DISTRICTS	MINIMUM LOT AREA IN SQ.FT.	MINIMUM LOT FRONTAGE IN FEET	FRONTAGE EXCEPTION IN FEET	MINIMUM LOT WIDTH IN FEET	MINIMUM FRONT YARD IN FEET	MINIMUM SIDE YARD IN FEET	MINIMUM REAR YARD IN FEET	CORNER CLEARANCE IN FEET	MAXIMUM HEIGHT IN FEET	MAXIMUM LOT COVERAGE %	MINIMUM LOT LANDSCAPING %	MAXIMUM FLOOR AREA RATIO %
RESIDENCE R Standard Subdivision	60,000	200	160	160	35	15	30	15	37	—	—	—
RESIDENCE A "	40,000	150	120	120	35	15	30	15	37	—	—	—
RESIDENCE B "	30,000	125	100	100	35	15	30	15	37	—	—	—
RESIDENCE C "	25,000	115	92	92	35	15	30	15	37	—	—	—
RESIDENCE D	10 acres	50	-	50	20	50	50	15	37	25	50	4 Dwellings Peracre
RESIDENCE R Cluster Development	—	—	—	125	35	15	30	15	37	—	—	—
RESIDENCE A "	30,000	100	50	100	35	15	30	15	37	—	—	—
RESIDENCE B "	20,000	75	50	75	35	15	30	15	37	—	—	—
RESIDENCE C "	15,000	75	50	75	35	15	30	15	37	—	—	—
LIMITED BUSINESS	10,000	60	—	50	35	10	10	15	37	35	25	50
LIMITED BUSINESS	10,000	60	—	50	10	10	10	15	25	35	25	50
GENERAL BUSINESS	80,000	—	—	—	10	10	10	15	37	35	25	50
COMMERCIAL	20,000	90	—	50	35	20' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 50'.		15	37	25	30% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	
INDUSTRIAL	60,000	90	—	50	35	50' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 100'.		15	42	25	50% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	
INDUSTRIAL PARK	4 acres	50	—	50	100	50' side and rear yard in all cases provided that where		15	42	25	50% in all cases provided that where such use abuts	

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INDUSTRIAL C	4 acres	50	—	50	100	such use abuts a residential district the yard shall be increased to 150'. 50' side and rear yard in all cases provided that where such use abuts a residential district the yard shall be increased to 150'.	15	45	25	50% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	35	a residential district a greenbelt shall be provided.
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*See Section 6 for provisions applicable to this Table II.