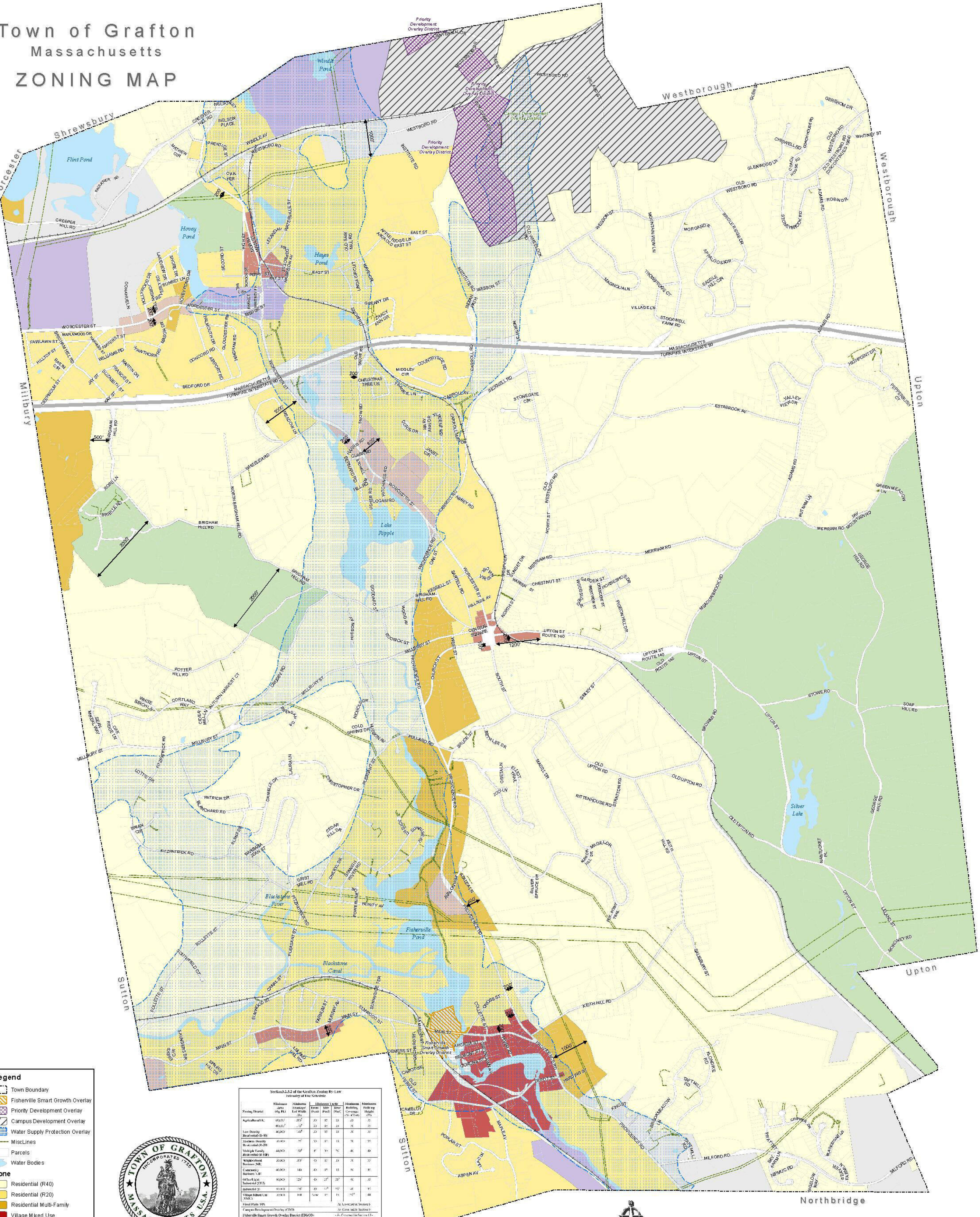
Town of Grafton
Massachusetts
ZONING MAP



Legend

- Town Boundary
- Fisherville Smart Growth Overlay
- Priority Development Overlay
- Campus Development Overlay
- Water Supply Protection Overlay
- MiscLines
- Parcels
- Water Bodies

Zone

- Residential (R40)
- Residential (R20)
- Residential Multi-Family
- Village Mixed Use
- Agriculture/Residential
- Neighborhood Business
- Community Business
- Office/Light Industrial
- Industrial

TOWN OF GRAFTON · INCORPORATED 1735 · MASSACHUSETTS U.S.A.

Section 3.2.3.2 of the Grafton Zoning By-Law
Intensity of Use Schedule

Zoning District	Minimum Area (Sq. Ft.)	Minimum Frontage/ Lot Width (Ft)	Minimum Yards Front (Feet)	Side (Feet)	Rear (Feet)	Maximum Building Coverage (% of Lot)	Maximum Building Height (Ft)
Agricultural (A)	80,000[1]	200[3]	50	15	15	25	35
	40,000[2]	150[4]	50	15	15	30	35
Low Density Residential (R-40)	40,000	140[5]	50	15	15	30	35
Medium Density Residential (R-20)	20,000	125[6]	30	15	15	30	35
Multiple Family Residential (R-MF)	44,000	150[6]	40	30	50	40	40
Neighborhood Business (NB)	20,000	100[7]	40	15	15	30	35
Community Business (CB)	40,000	140	40	15	15	30	35
Office/Light Industrial (OLI)	40,000	120[7]	40	25[8]	25[8]	40	35
Industrial (I)	40,000	120	40	25[8]	25[8]	40	35
Village Mixed Use (VMU)	20,000	100	None	15	15	75[10]	40
Flood Plain (FP)						As Governed in Section 6	
Campus Development Overlay (CDO)						As Governed in Section 9	
Fisherville Smart Growth Overlay District (FSGOD)						- As Governed in Section 10 -	
Chapter 43D Priority Development Overlay District (PDOD)						- As Governed in Section 11 -	

[1] 80,000 sq. ft. minimum lots required in unsewered areas.
[2] In areas connected to and serviced by sewers in accordance with Sewer regulations.
[3] [illegible]
[4] [illegible]
[5] [illegible]
[6] [illegible]
[7] Except that the frontage may be 70 feet when the frontage is located on the turnaround of a cul-de-sac.
[8] Side and rear yards shall each be at least one hundred (100) feet when abutting any residential or agricultural district.
[9] In any district no building except [illegible] shall be placed nearer to the street line [illegible] than the distance specified as the minimum front yard for that district in the Intensity of Use Schedule.
[10] In VMU District, the maximum building coverage shall include all impervious surfaces.

1 inch = 1,000 feet

0 0.25 0.5 Miles

AppGeo

Map adopted October 15, 2012.