

Benchmark Communities Comparison
Residential Dimensional Controls

Community	Districts	Minimum Lot Area	Maximum Lot Coverage %	Minimum Open Space %	FAR	Where In By-Law	Definitions
Braintree	Residence A	25,000 SF	70%	30%	NONE	Section 135: Attachment 3	Coverage: Covered by structures or impervious surface
	Residence B	15,000 SF	70%	30%			
	Residence C	43,560 SF	65%	35%			
Dedham	Single Residence A	40,000	30%	NONE	0.15	Section 280: Attachment 2 Table 2	
	Single Residence B	12,500	30%		0.5		
Wellesley	Single Residence Districts	10,000-40,000 SF	15-25%	75% of lot area	NONE	Section 5.2 Part B/ Section 5.3 Table 1	
Canton	Single Resident AA	45,000 SF	25%	NONE	NONE	Section 4.4.1	
	Single Resident A	30,000 SF	25%				
	Single Resident B	15,000 SF	25%				
	Single Resident C	10,000 SF	25%				
Cohasset	Single Family R-A	18,000 SF	30%	NONE	NONE	Section 300, Attachment 2	Coverage: Portion of lot covered by impervious man made materials
	Single Family R-B	35,000 SF	30%				
	Single Family R-C	60,000 SF	30%				
Concord	Resident AA	80,000 SF	NONE	NONE	.24 + (1200/actual lot area in SF)	Section 6.3 Table III	Gross Floor Area: Sum of horizontal floors measured from exterior face of exterior walls.
	Resident A	40,000 SF					
	Resident B	20,000 SF					
	Resident C	10,000 SF					
Duxbury	Residence Single	40,000 SF	15%	NONE	NONE	Section 410.4	
Hull	Single Family A	6,500 SF	30%	NONE	NONE	Section 410-5.1	
	Single Family B	12,000 SF	30%				
	Single Family C	20,000 SF	30%				
Marblehead	Single Residence	10,000 SF	NONE	1 SF of open land area for each 1 SF of gross floor area	NONE	Section 200, Attachment 2 table 2	Gross Floor Area: The sum of the areas of floors taken from exterior faces of walls
	Expanded Single Residence	35,000 SF					
Needham	Rural Residence Conservation	43,560 SF	15%	NONE	.36-.38	Sections 4.2.1, 4.2.2, 4.2.3	Lot Coverage Exclusions: Landings, Porches, Overhangs, Chimneys, and Bulk Heads
	Single Residence A	43,560 SF					
	Single Residence B	10,000 SF	25-30%				
	General Residence	10,000 SF	30-35%				

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Rockland	Residence 1	32,670 SF	25%				
	Residence 2	32,670 SF	30%	NONE	NONE	Section 415-22	
	Residence 3	32,670 SF	35%				
	Residence 4	32,670 SF	40%				
Westwood	Single Residence A	12,000 SF	25%				Section 5.2
	Single Residence B	20,000 SF	25%				
	Single Residence C	40,000 SF	25%	NONE	NONE		
	Single Residence D	15,000 SF	25%				
	Single Residence E	80,000 SF	25%				
Weymouth	Residence 1	25,000 SF	30%	NONE	NONE	Section 120, Attachment 1	Coverage: Ground coverage of all structures including ADU's
Andover	Single Residence A	15,000 SF				Section 4.1.2, Appendix A, Table 2	
	Single Residence B	30,000 SF	NONE	NONE	NONE		
	Single Residence C	43,560 SF					
Hingham	Residence A	20,000 SF				Section IV-A Page 61	
	Residence B	30,000 SF	NONE	NONE	NONE		
	Residence C	40,000 SF					
Lexington	RO	30,000 SF				Section 4.1.1 Table 2	
	RS	15,000 SF	NONE	NONE	NONE		
Milton	Residence A	40,000 SF				Section VI, part A	
	Residence B	20,000 SF	NONE	NONE	NONE		
	Residence C	7,500 SF					
Norwell	Residential single	40,000 SF	NONE	NONE	NONE	Section 201-9.2 A	
Scituate	Residence R-1	40,000 SF				Section 610.1	
	Residence R-2	20,000 SF	NONE	NONE	NONE		
	Residence R-3	10,000 SF					
Weston	District A	60,000 SF				Section VI, B, 2	
	District B	40,000 SF					
	District C	30,000 SF	NONE	NONE	NONE		
	District D	20,000 SF					