

phs (1) through (10) thereof [(b) of this section] and purpose listed in paragraph (6) thereof [(b) of this section] and the purpose listed in paragraph (6) thereof [(b) section] in accordance with the provisions of section Rev. Ords. 1965, § 25-12; Ord. No. 305, 6-17-69)

4-13. Minimum lot areas and widths.

In residence districts, except as provided in section and in this section, there shall be provided for each or two-family dwelling erected the following minimum lot areas and minimum lot widths respectively:

	Lot Area (square feet)	Lot Width (feet)
residence A	25,000	140
residence B	15,000	100
residence C, private		
residence D or E	10,000	80

to single- or two-family dwellings erected on lots on or before December 7, 1953 were shown as such on assessors' plans filed in the assessors' office, or on vision plans tentatively approved by the planning board acting as a board of survey, or on plans duly recorded in the Middlesex South District Registry of Deeds, or as to other land filed with the recorder of the land court or which were described as such in deeds duly recorded with the registry of deeds prior to such date, such minimum lot areas and minimum lot widths shall be, except as provided in subsection (d) of this section, as follows:

	Lot Area (square feet)	Lot Width (feet)
single residence A	15,000	100
single residence B	10,000	80
single residence C, private		
residence D or E	7,000	70

(c) In the case of a lot on a street, the line of which has a radius with a radius of less than two hundred (200) feet, the

required lot width shall be measured along the setback line. In the case of a lot on a street and a public footway, the required lot width may be measured along the public footway with the permission of the board of aldermen in accordance with the procedure provided in section 24-29. In the case of a rear lot not having the required width on a street, the required lot width may be measured along the rear line of the lot or lots in front of it with the permission of the board of aldermen in accordance with the procedure provided in section 24-29. In all other cases the required lot width shall be measured on the street line. In the case of corner lots, the width when measured on the street line shall run to the point of intersection of the two (2) street lines.

(c) Except as provided in sections 24-6(c) and 24-6(e), no new buildings shall be constructed and no existing buildings shall be altered, extended or reconstructed to provide living quarters for more than one family for each three thousand (3,000) square feet of lot area in private residence and residence D districts and for each twelve hundred (1,200) square feet of lot area in residence E and in business A and B districts; provided, that in business A and B districts, the board of aldermen may give permission in accordance with the procedure provided in section 24-29 for the construction of apartment houses, apartment hotels or other multifamily dwellings, separately or in combination with other permitted uses, with a lesser lot area requirement for each family, if circumstances warrant such modification, but in no case less than five hundred (500) feet of lot area per family.

(d) Subsections (a) and (b) of this section shall not apply to lots not in compliance therewith which, prior to October 11, 1940, were shown as separate parcels on the assessors' plans filed in the assessors' office and were assessed as such, or were so shown on subdivision plans approved by the planning board acting as a board of survey, or were so shown or described in plans or deeds duly recorded with the Middlesex South District Registry of Deeds; provided, that such subsections shall apply to any such lot the lot lines of which shall have been changed since October 11, 1940;