

1995

(a) In any instance where a density or dimensional control(s) is not set forth in the Tables below for a use which may be granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where such use is allowed as of right shall be applicable to such use when granted by special permit, unless otherwise required in the special permit by the board of aldermen.

(b) Lot frontage.

(1) In the case of a lot on a street, the line of which has a curve with a radius of less than two hundred (200) feet, the required lot frontage shall be measured along the setback line;

(2) In the case of a lot on a street and a public footway, the required lot frontage may be measured along the public footway with the permission of the board of aldermen in accordance with the procedure provided in section 30-24;

(3) In the case of corner lots, the frontage when measured on the street line shall run to the point of intersection of the two (2) street lines;

(4) In the case of a rear lot not having the required frontage on a street, the required lot frontage 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 30-24;

(5) In all other cases the required lot frontage shall be measured on the street line.

(c) The minimum lot area, lot frontage, maximum building lot coverage and minimum open space requirements set forth in Table 1 below which are applicable to as-of-right uses in all Single Residence

Districts and in Multi-Residence Districts 1, 2 and 3 (hereinafter referred to in this subsection as the "dimensional and density controls") shall not apply to lots not in compliance therewith which, prior to October 11, 1940, were shown as separate parcels on the assessing' plans filed in the assessing' 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 dimensional and density controls shall apply to any such lot the lot lines of which shall have been changed since October 11, 1940; provided further, that if at any time subsequent to 1950 two (2) or more contiguous lots with frontage upon a common street shall be in common ownership, the dimensional and density controls shall apply to the extent that it is possible by combining such lots, or by resubdivision thereof by straight line boundaries and without bringing the location of any buildings thereon into violation of the provisions of the setbacks required in Table 1 below to provide at least one or more lots, each of which complies, or more nearly complies, than theretofore with such dimensional and density controls, such combination to be made to provide as many fully complying lots as possible. In the event that the dimensional and density controls are made applicable, by operation of either of the foregoing provisions of this subsection to any lot or lots to which, as originally constituted, the provisions of Table 1 applicable to lots created prior to December 7, 1953 would have been applicable, the minimum lot areas, lot frontage, maximum building lot coverage and minimum open space requirements applicable to the changed, combined or resubdivided lot or lots shall be those set forth in Table 1 for lots created prior to December 7, 1953.