

ZONING

Table 5

[Amended 3-28-1973 ATM by Art. 71; 4-17-1975 ATM by Art. 68; 4-10-1980 ATM by Art. 64; 5-12-1981 ATM by Art. 32; 5-12-1981 ATM by Art. 34; 5-13-1981 ATM by Art 36; 5-13-1981 ATM by Art. 37; 4-20-1982 ATM by Art. 52; 4-8-1985 ATM by Art. 55; 4-7-1987 ATM by Art. 69; 4-5-1989 ATM by Art. 30; 4-12-1994 ATM by Art. 22; 4-12-1994 ATM by Art. 24; 11-14-1995 STM by Art. 8; 4-1-2000 STM by Art. 9; 4-6-2000 ATM by Art. 27; 10-24-2000 ATM by Art. 13; 10-27-2003 FATM by Art. 19; 4-6-2004 ATM by Art. 32, 10-25-2005 FATM by Art. 17; Amended 5-20-06 ATM by Art. 30; Amended 4-3-10 SSTM by Art. 18;]

District	Intent of District	Allowed Uses	Special Permit Uses ³	Prohibited Uses	Minimum Lot Size	Minimum Lot Dimensions	Min Side Yard ^{2,4,7}	Min Front Yard ^{2,7}	Min Rear Yard ⁷	Max Lot Coverage/ Max FAR**	Max Height
§ 205-39 WA Wetlands Wetland restrictions relative to area and yard requirements overlie other zones. See full text. Areas											
§ 205-40 RR Rural Res.	To discourage development in areas remote from public utilities and facilities. To preserve the valuable rural character of the Town by prohibiting scattered small lot development. To permit development of very large, easily accessible sites for large self-contained uses.	Single-family dwellings, all wetlands uses, and home occupations	Extractive industry, recreation facilities, day nurseries, recreational campgrounds subject to conditions High tech PUD on >250 acres, RD, RDD, Transfer of Development Rights § 205-70; TRVD § 205-72	Medium and small lot residential, commercial, industrial, junkyards, retirement mobile home PUD	120,000 SF density ⁶	Width 200' Depth 200'	30'	70'	50'	15% NA	3 stories 35 feet
					High tech. PUD: 250 acres	Width 2,000* Depth 2,000*'	500*'	500*'	500*'	10%/0.2	3 stories 35 feet
					RD: 6,000 SF; See § 205-59		10	20	10		
					RDD: 20,000 SF; See § 205-62		10	20	25		
§ 205-41 R-40 Single Family	To provide areas for a particularly spacious residential environment. To permit development of very large, easily accessible site for large self-contained uses.	All uses allowed in RR other than village density development - (see Definitions § 205-3)	2-family dwellings, recreation facilities, day nurseries, High tech. PUD on >250 acres, village density development, ⁵ RD TDR Sec. 205-70 added in 2006 PUD	Industrial, General Commercial, Arterial Commercial, improper storage of vehicles, retirement mobile home	40,000 SF	Width 150' Depth 200'	25'	50'	50'	25%/NA	3 stories 35 feet
					Two-family: 55,000 SF	High tech. PUD: 250 acres	Width 2,000* Depth 2,000*'	500*'	500*'	500*'	10%/0.2
Intensity requirements of the RR District are available as of right; dimensional and intensity requirements specified herein are available by special permit pursuant to adequate facility conditions or by exemption.					RD: See § 205-59 RDD: See Sec. 205-62						
§ 205-42 R-25 Res.	To provide areas for a reasonably spacious residential environment.	All uses allowed in R-40	Funeral homes, medical facilities, village density development ⁵ RD, VOSD, retirement mobile home PUD	Same as R-40	25,000 SF	Width 110' Depth 175'	15' single 40' total	35'	40'	25% NA	3 stories 35 feet
					Two-family: 35,000 SF	VOSD - varies See § 205-66					
Intensity requirements of the RR District are available as of right; dimensional and intensity requirements					RD: See § 205-59						

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specified herein are available by special permit pursuant to adequate facility conditions or by exemption.

Notes:

1. Lot width shall be determined as a function of the type of street providing frontage in accord with a Table 1, § 205-22.
2. Variety in front yard depth is mandatory for all residential lots, see § 205-17H.
3. Certain special permit uses including all multifamily dwellings subject to additional environmental design conditions.
4. Side yard depth variable to allow improved utilization of open space. Optional in R40, R25, R20SL, R20MD and R20MF Zones subject to special permit review. Mandatory for all lots less than 20,000 square feet.
5. All village density development is subject to adequate facility conditions as prescribed by § 205-9D in addition to any other requirements or conditions herein imposed.
6. Any subdivisions of land as defined by MGL c. 41, § 81L in the Rural Residential District subsequent to November 14, 1995, may be developed with a minimum lot size of 60,000 square feet provided that the maximum development density of the entire subdivision shall not exceed one dwelling unit per 120,000 square feet of land area. Lots lawfully laid out by plan or recorded deed prior to November 14, 1995, shall not be subject to the density requirement of 120,000 square feet per lot. Notwithstanding the above, the required lot area can be reduced to not less than 60,000 square feet in the Rural Residential District providing the following requirements are met:
 - A) The lots being created have sufficient frontage along an adequate way;
 - B) The lot being subdivided was created prior to November 13, 1995;
 - C) The lot is being divided into not more than three lots;
 - D) Said division occurs prior to November 13, 2000.
7. The Zoning Board of Appeals may grant a special permit per Section 205 to reduce the front, side or rear yard setbacks, for building additions and extensions (the primary structure must meet the established setbacks) in the RR, R-40, R-25, R-20SL, R-20MD & R-20MF provided the following additional conditions are satisfied:
 - A) The proposed structure does not negatively affect abutting uses and buildings.
 - B) The proposed height and building mass is reasonable for the proposed setback.
 - C) The proposed structure is not likely to negatively affect the future use of abutting land.

* Yards to be left in a natural state except for access roads.

** FAR = GROSS FLOOR AREA (SF) of the building ÷ TOTAL LAND AREA (SF) of the parcel upon which the building is located.

Comment [EH1]: This option on an ANR plan has expired.

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Table 5 - continued

District	Intent of District	Allowed Uses	Special Permit Use s ³	Prohibited Uses	Minimum Lot Size	Minimum Lot Dimensions	Min Side Yard ^{2,4,7}	Min Front Yard ^{2,7}	Min Rear Yard ⁷	Max Lot Coverage/ Max FAR**	Max Height
§ 205-43 R-20SL Small Lot Res.	To provide areas where smaller lots of ample size may be available, consistent with the size and character of existing nearby lots.	All uses allowed in R-40	Same as R-25 Reduction of lot size to 15,000 SF in village density development, ⁵ VOSD, retirement mobile home PUD	Same as R-40	20,000 SF 15,000 SF by special permit Two-family: 30,000 SF <i>VOSD: 6,000 SF; See § 205-66 15,000 two family</i>	Width 90' Depth 150' 75' width by special permit	15' single 35' total	30'	30'	25%/NA	3 stories 35 feet
Intensity requirements of the RR District available as of right; dimensional and intensity requirements specified herein are available by special permit pursuant to adequate facility conditions or by exemption.											
§ 205-44 R-20MD Medium Density Res.	To provide areas in which medium-density multifamily homes may be built. To ensure a high-quality residential environment through rigorous standards and adequate review.	All uses allowed in R-20SL	Same as R-25, except reduction of lot, village density development, ⁵ VOSD, retirement mobile home PUD	Same as R-40	20,000 SF Two-family: 30,000 SF <i>VOSD: 6,000 SF; See § 205-66 15,000 two family</i>	Width 90' Depth 150'	15' single 35' total	30' min	30'	25%/NA	3 stories 35 feet
Intensity requirements of the RR District available as of right; dimensional and intensity requirements specified herein are available by special permit pursuant to adequate facility conditions or by exemption.											
§ 205-45 R-20MF Multi- Family Res.	To encourage compact development, thus discouraging sprawling inefficient patterns of development. To broaden the choice of housing types available.	All uses allowed in R-20MD	Same as R-20MD, multifamily and single-family attached dwellings. Max = 8 du/acre VOSD, retirement mobile home PUD	Same as R-40	20,000 SF Two-family: 30,000 SF <i>VOSD: 6,000 SF; See § 205-66 15,000 two family</i>	Width 90' Depth 150'	15' single 35' total	30' min	30'	25%/NA	3 stories 35 feet
Intensity requirements of the RR District available as of right; dimensional and intensity requirements specified herein are available by special permit pursuant to adequate facility conditions or by exemption.											
§ 205-46 WF	To promote the development of land uses and activities which are appropriate to the waterfront. To require coordination of site plans and pedestrian circulation and the compatibility with the adjacent historic area.	Boat sales, service, repair, rental, and commercial fishing	Restaurants, recreation, motel, specialty shopping, similar compatible facilities which complement and strengthen the function of the WF area. Multifamily and single-family attached dwelling.	Any uses, including most General Commercial facilities, which are not compatible with the intended use or function of the WF or do not fit into the desired pattern of activity.	20,000 SF Does not apply for shopping complexes	70'	10'	10'	10'	50%/1.0	3 stories 35 feet Yard requirements may be greater or less for special permit uses subject to EDC

Notes:

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1. Lot width shall be determined as a function of the type of street providing frontage in accord with a Table 1, § 205-22.
2. Variety in front yard depth is mandatory for all residential lots, see § 205-17H.
3. Certain special permit uses including all multifamily dwellings subject to additional environmental design conditions.
4. Side yard depth variable to allow improved utilization of open space. Optional in R40, R25, R20SL, R20MD and R20MF Zones subject to special permit review. Mandatory for all lots less than 20,000 square feet.
5. All village density development is subject to adequate facility conditions as prescribed by § 205-9D in addition to any other requirements or conditions herein imposed.
6. Any subdivisions of land as defined by MGL c. 41, § 81L in the Rural Residential District subsequent to November 14, 1995, may be developed with a minimum lot size of 60,000 square feet provided that the maximum development density of the entire subdivision shall not exceed one dwelling unit per 120,000 square feet of land area. Lots lawfully laid out by plan or recorded deed prior to November 14, 1995, shall not be subject to the density requirement of 120,000 square feet per lot. Notwithstanding the above, the required lot area can be reduced to not less than 60,000 square feet in the Rural Residential District providing the following requirements are met:
 - A) The lots being created have sufficient frontage along an adequate way;
 - B) The lot being subdivided was created prior to November 13, 1995;
 - C) The lot is being divided into not more than three lots;
 - D) Said division occurs prior to November 13, 2000.
7. The Zoning Board of Appeals may grant a special permit per Section 205 to reduce the front, side or rear yard setbacks, for building additions and extensions (the primary structure must meet the established setbacks) in the RR, R-40, R-25, R-20SL, R-20MD & R-20MF provided the following additional conditions are satisfied:
 - D) The proposed structure does not negatively affect abutting uses and buildings.
 - E) The proposed height and building mass is reasonable for the proposed setback.
 - F) The proposed structure is not likely to negatively affect the future use of abutting land.

* Yards to be left in a natural state except for access roads

** FAR = GROSS FLOOR AREA (SF) of the building ÷ TOTAL LAND AREA (SF) of the parcel upon which the building is located.

ZONING

Table 5 - continued

District	Intent of District	Allowed Uses	Special Permit Uses ^{1, 2}	Prohibited Uses	Minimum Lot Size	Minimum Lot Dimensions	Min Side Yard	Min Front Yard	Min Rear Yard	Max Lot Coverage/ Max FAR**	Max Height
§ 205-47 NC Neighborhood Comm.	To provide convenience commercial facilities for the residents of the various neighborhoods without allowing the influx of large or intensively used businesses which serve a community market.	Convenience grocery, small variety or hardware, drugs, newsstand, barbershop, coin laundry, churches, and branch banks	Day nurseries, private clubs, and recreation facilities	General commercial or other more intense uses, and especially those which draw from a community or regional market	20,000 SF	Width 90' Depth 150'	40' adjacent to other zones;	30' 10' within zone	40'	40%/ .5	2 stories 25 feet
<p style="text-align: center;">*If located in a village center, see § 205-47 for additional requirements. * The maximum front yard setback allowed within the Cedarville, Manomet and West Plymouth Village Service Areas is 60 feet.</p> <p style="text-align: center;"><i>Lot size and yard requirements may be modified by special permit for uses complying with environmental design conditions.</i></p>											
§ 205-48 TC Trans. Comm.	To protect residential areas on major streets from encroachment by incompatible commercial uses while allowing gradual conversion to compatible office and limited commercial uses.	All uses allowed in R-20MF, churches, and small shops and offices in existing residential structures	Same as R-20MF, small professional and business offices, small office parks, barbershops, multi-family and single-family attached dwellings	General commercial or other more intense uses, and especially those which draw from a community or regional market	20,000 SF	Width 90' Depth 150'	15' single 30' total	30'	30'	30%/ .5	3 stories 35 feet
<p style="text-align: center;">*If located in a village center, see § 205-48 for additional requirements. * The maximum front yard setback allowed within the Cedarville, Manomet and West Plymouth Village Service Areas is 60 feet.</p>											
§ 205-49 GC General Comm.	To establish compact business centers which do not include noxious or land-expansive uses and which are centrally located, have adequate vehicular access, and are designed for pedestrian shoppers as much as possible.	Retail business, personal services, business and professional offices, commercial and recreation, hotels, parking lots, churches, public buildings, medical facilities	Service and repair, filling stations, day nurseries, small wholesaling distribution, laundries, rest homes and medical	Heavy commercial such as auto body shops, major repair shops, junkyards, medium size warehouses, industrial uses, other noxious or noisy uses or land expansive uses	20,000 SF	Width 90' Depth 150'	40' adjacent to other zones;	40' 10' within zone;	50' if abutting residential;	50%/1.0	3 stories 35 feet
<p style="text-align: center;">*If located in a village center, see § 205-49 for additional requirements. * The maximum front yard setback allowed within the Cedarville, Manomet and West Plymouth Village Service Areas is 60 feet.</p> <p style="text-align: center;"><i>Lot size and yard requirements may be modified by special permit for uses complying with environmental design conditions.</i></p>											
§ 205-50 AC Arterial Comm.	To provide locations for business which cater to a traffic-oriented market or which need large expanses of land and would not be appropriate in compact general commercial centers	Car sales and similar vehicular related establishments, motels, and commercial recreation	Filling stations, repair garages, rest homes, day nurseries, convenience or one-stop establishments serving the motoring public such as bars, restaurants, large supermarkets, department stores, and auto junkyards; uses which require large sites and would be inappropriate in GC	Small establishments which bear no particular relation to a vehicular market or which do not function as part of a planned group of uses	40,000 SF	Width 200' Depth 150' except planned shopping centers	40'	40'	50' if abutting residential	30%/ .75	3 stories 35 feet
<p>Notes: 1. Certain special permit uses subject to additional environmental design conditions. 2. See § 205-17 D1 with respect to more than one principal nonresidential building on a lot in commercial and airport zones.</p>											

Comment [EH2]: In GC in error

** FAR = GROSS FLOOR AREA (SF) of the building ÷ TOTAL LAND AREA (SF) of the parcel upon which the building is located.

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Table 5 - continued

District	Intent of District	Allowed Uses	Special Permit Uses ¹	Prohibited Uses	Minimum Lot Size	Minimum Lot Dimensions	Min Side Yard	Min Front Yard	Min Rear Yard	Max Lot Coverage/Max FAR**	Max Height
§ 205-51 LI Light Industrial	To reserve for the development of industry. To set standards which will ensure that all industries be of a clean and spacious nature compatible with the Town and the immediate area	Light manufacturing, construction and utility contractors, trucking and freight terminals, wholesale and distribution, heavy commercial, office buildings and complexes, utilities plants	Certain heavy manufacturing, wrecking and salvage yards, gravel pits, concrete plants, asphalt plants, construction contractors, and heavy commercial, PCD § 205-61	Manufacture of acids, chlorine or other noxious gases, fertilizer, petroleum refining, explosives, stockyards, distillation of bones or rendering of fat, manufacture of hair or glue, or similar noxious or dangerous uses	40,000 SF	Width 200' 400' on numbered route or highway except where reverse frontage is employed. Depth 150'	30'	50'; 500' natural buffer from a numbered highway or route from which access is directly obtained, including a buffer strip of 15' measured from the edge of the right-of-way, left in its natural state if access is from service road.	30'	50%/75	35 feet See § 205-171 if located in West Village Center
§ 205-52 AP -Airport	To provide for necessary airport expansion. To protect incompatible or sound-sensitive uses from conflict with airport.	Aviation-related uses on airport property, industrial uses allowed in LI, agriculture and recreation	Limited commercial related to aviation or other aviation-oriented uses, industry authorized by special permit in LI and commercial park on airport property*	Residential and other sound-sensitive uses							
§ 205-53 LI/WF Light Industrial/ Waterfront	To promote the development of land uses and activities which are appropriate to the waterfront. To reserve for the development of industry especially waterfront dependent-industries. To require coordination of site plans and pedestrian circulation and compatibility with the adjacent architecture. To set standards which will ensure that all industries be of a clean and spacious nature compatible with the Town and the immediate area.	Light manufacturing, construction and utility contractors, trucking and freight terminals, wholesale and distribution, heavy commercial, office buildings and complexes, utilities plants; boat sales, service, repair rental; commercial fishing	Certain heavy manufacturing, wrecking and salvage yards, construction contractors, heavy commercial; restaurants, motel, specialty shopping, similar compatible facilities which complement and strengthen the function of the waterfront area; multifamily and single-family attached dwellings	Manufacture of acids, chlorine or other noxious gases, fertilizer, petroleum refining, explosives, stockyards, distillation of bones or rendering of fat, manufacture of hair or glue or similar noxious or dangerous uses; any uses, including most General Commercial facilities which are not compatible with the intended use or function of the waterfront or do not fit into the desired pattern of activity	20,000 SF	70'	10'	10'	10'	50%/1.0	3 stories 35 feet
						Does not apply for planned shopping complexes					Yard requirements may be made greater or less for special permit uses subject to environmental design conditions

Comment [EH3]: No, see 205.21

*See § 205-17 D1 with respect to more than one principal nonresidential building on a lot.

Notes: 1. Certain special permit uses subject to additional environmental design conditions. ** FAR = GROSS FLOOR AREA (SF) of the building ÷ TOTAL LAND AREA (SF) of the parcel upon which the building is located.

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Table 5 - continued

District	Intent of District	Allowed Uses	Special Permit Uses ²	Prohibited Uses	Minimum Lot Size	Minimum Lot Dimensions	Min Side Yard	Min Front Yard	Min Rear Yard	Max Lot Coverage/ Max FAR**	Max Height
§ 205-54 DH Down- town/ Harbor	To encourage a mix of commercial and throughout the district that complement the Town's rich historical background. To create a pedestrian oriented environment To preserve And protect the distinctive characteristics of buildings and places significant in the history of Plymouth	Single family, two-family, and multi-family dwellings containing fewer than 9 units on the same lot ¹ ; boat, marine, and fishing related activities, small hotels, restaurants, retail, office, recreational, commercial, parking See § 205-54 for full listings.	Drive-through establishments, rest homes, halfway houses, convalescent homes, and similar institutions, passenger stations for mass transit, automobile service stations, multifamily units in excess of 8 units on the same lot, lodging houses, Large hotels	Industrial uses not otherwise provided for, any use other than permitted above, including exterior storage of products or merchandise in substantial quantities, any use determined to be potentially dangerous or offensive to persons in the district	(1) all uses, premises, and structures should be designed to allow pedestrian access to and along the shore. (2) The front line for a structure hereafter erected may extend to an alignment consistent with the predominant setback of existing structures along the same side of the street within 500 feet of the site. (3) The side and rear yards of detached structures shall be a minimum of five feet, variable by special permit. Attached structures may have no side or rear setback, provided that internal sprinkling and fire alarm systems are provided.						
§ 205-55 MC -Mixed Commerce	To provide for a mix of retail and industrial uses in an area geographically suited to commerce activities. The district encourages a mix of low-intensity industrial uses	Office buildings, laboratory, research facilities, and other campus-type office structures or groups of structures less than 10,000 SF; hotels and motels less than 10,000 SF; wholesaling, warehousing, and distribution facilities less than 10,000 SF	Technical schools or other training facilities on spacious adequately buffered sites; contract construction, utilities ing supply and lumber yards, but not to include junkyards saw mills, concrete or cement mixing plants, asphalt plants and the like; retail uses under 10,000 SF; commercial recreation and Vehicular-related uses.	Any use which emits strong odors, dust particles or smoke, any other use dangerous to persons within or outside the district by reason of emission odor, fumes, gases or particulate matter, vibration, glare, radiation, electrical interference or threat of fire or explosion.	40,000 SF	Width: 200' Depth: 150'	40' except planned shopping centers	40' except automotive service station canopies, which are 10'	50'	30%/0.75	3 stories 35 feet
§ 205-56 HC Highway Comm.	To provide industrial and commercial opportunities, to allow for more effective and efficient uses of large tracts of land in industrial zones, and to minimize Town services.	All allowed uses in LI Zone, retail, eating & drinking establishments, personal service, professional, private clubs, commercial recreation, financial, clinics, labs, motels and hotels	Allowed uses that require a curb cut, uses allowed by SP in LI Zone, service & repair, day nurseries, one-stop uses for the motoring public or comm. Uses that require large tracts of land*** New and Used Automotive Sales	All uses prohibited in the LI Zone	40,000 SF	Width 200' Depth 150'	40'	40'	50' abutting residential 30' other uses	50%/1.0	3 stories 5 stories/ 55 feet*

Uses in the Historic District subject to review by the Town of Plymouth Historic District Commission.

A 200' natural buffer is required on numbered routes or highways.

**A maximum height of five stories or 55 feet may be allowed by special permit within the Five Story Overlay Zone FTM 2000 ART 13.*

****See § 205-17 D1 with respect to more than one principal nonresidential building on a lot.*

¹ Provided that (a) each unit contains a minimum floor area of 600 square feet for one-bedroom units, 720 square feet for two-bedroom units, and (720 + 100X) square feet for (two + X) bedroom units; and (b) such uses are not allowed on the street floor of a building located on a state-numbered highways, as designated as of January 24, 1991.

Notes: 2. Certain special permit uses subject to additional environmental design conditions. ** FAR = GROSS FLOOR AREA (SF) of the building ÷ TOTAL LAND AREA (SF) of the parcel upon which the building is located.