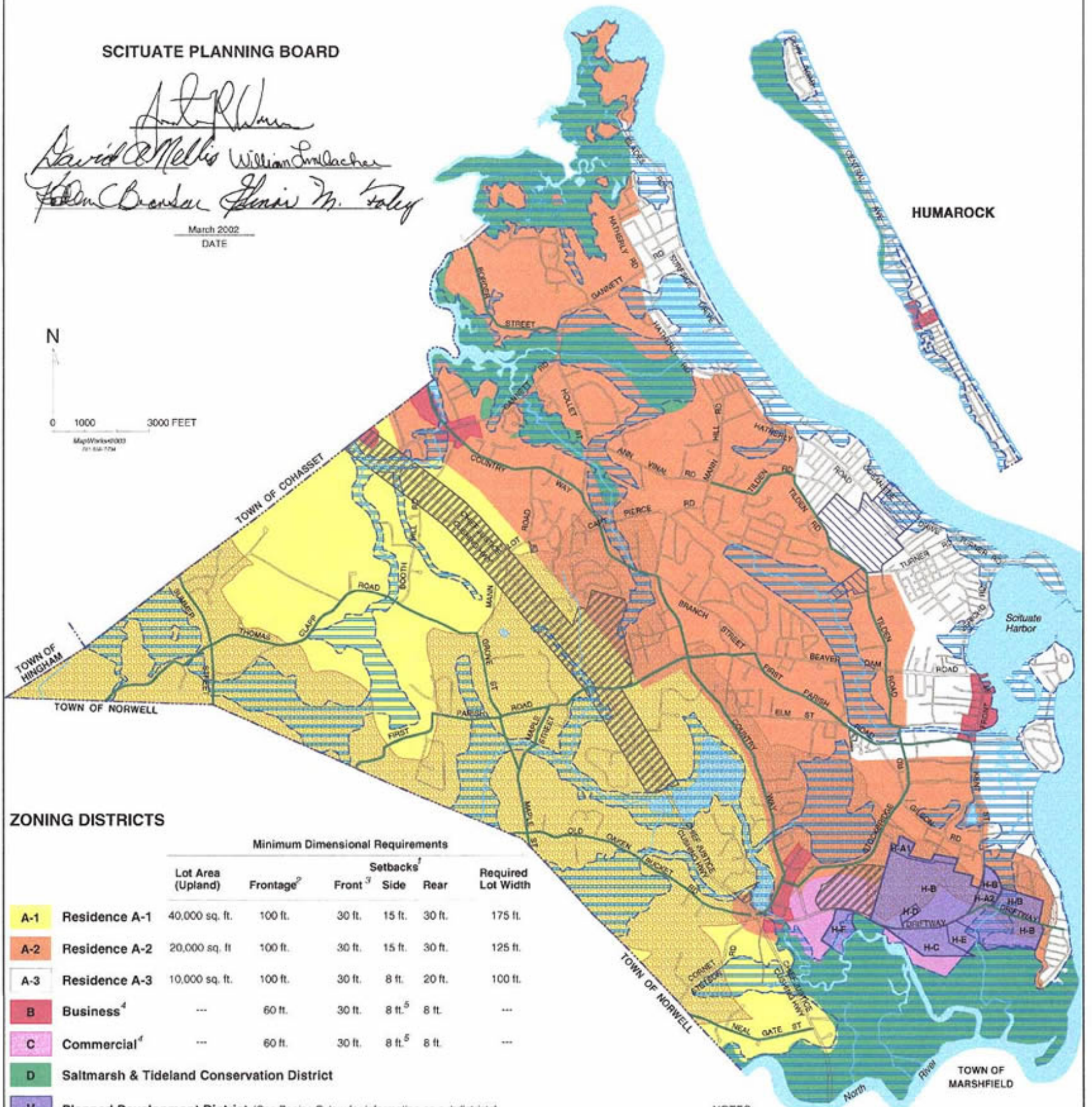
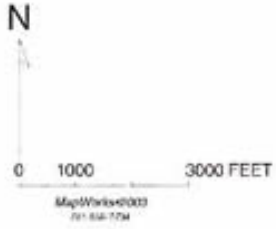


TOWN of SCITUATE ZONING MAP

SCITUATE PLANNING BOARD

Andrew R. Warren
David Mellis *William Smolacher*
John Brandon *Glenn M. Foley*

March 2002
DATE



ZONING DISTRICTS

		Minimum Dimensional Requirements					Required Lot Width
		Lot Area (Upland)	Frontage ²	Setbacks ¹			
			Front ³	Side	Rear		
A-1	Residence A-1	40,000 sq. ft.	100 ft.	30 ft.	15 ft.	30 ft.	175 ft.
A-2	Residence A-2	20,000 sq. ft.	100 ft.	30 ft.	15 ft.	30 ft.	125 ft.
A-3	Residence A-3	10,000 sq. ft.	100 ft.	30 ft.	8 ft.	20 ft.	100 ft.
B	Business ⁴	---	60 ft.	30 ft.	8 ft. ⁵	8 ft.	---
C	Commercial ⁴	---	60 ft.	30 ft.	8 ft. ⁵	8 ft.	---
D	Saltmarsh & Tideland Conservation District						
H	Planned Development District (See Zoning Bylaw for information on subdistricts)						

OVERLAY DISTRICTS

- Residential Cluster District
- Wireless Communication District
- Water Resource Protection District
- Flood Plain and Watershed Protection District

Scenic Road

Parts of the Driftway were designated as a Scenic Road by Article 23 of the 1985 Annual Town Meeting. All other Scenic Roads were designated by Article 53 of the 1974 Annual Town Meeting.

NOTES:

- 1 See Zoning Bylaw Section 510.5, Non-Disturbance Buffer Zone, for required setback within the WRPD from the high water mark of Tack Factory Pond Reservoir and tributaries in the reservoir watershed.
- 2 See Zoning Bylaw Section 610.2, Lot Frontage Requirements, for additional information.
- 3 See Zoning Bylaw Section 620.3, Setback and Yard Requirements, for required setbacks from Chief Justice Cushing Highway, the New Driftway, the Driftway, and New Kent Street.
- 4 See Zoning Bylaw Sections 610.1, Lot Area and Width Requirements, and 620.3, Setback and Yard Requirements, for the required area, frontage, lot width and setbacks for dwellings in the Business and Commercial Zoning Districts.
- 5 Unless having a party wall on the same lot line, per Zoning Bylaw Section 620.3, Setbacks and Yard Requirements.

Zoning Map, Town of Scituate, MA, dated April, 1974, as amended and revised to include changes through the Annual Town Meeting convened March 4, 2002.