



Under the Massachusetts State Building Code (8th Edition) accessory structures used as tool and storage sheds, playhouses and similar uses where the floor area does not exceed **one hundred twenty (120) square feet** do not require a building permit.

Zoning Yard Requirements - in the RC, GR, MSR, and DN Districts the placement of an accessory structure (storage shed, greenhouses, cabanas, pool equipment sheds, gazebos, etc...) **one hundred twenty (120) square feet in area or less & one story in height** shall be five (5) feet off the property line.

Accessory structures **greater than one hundred twenty (120) square feet** need to maintain the required setbacks for the zoning district where the property is located

Table of Density and Dimensional Regulations (1)

District	Minimum Lot Area (sq. ft.)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Yard Setbacks			Maximum Front Setback (2)	Maximum Lot Coverage	Minimum Open Space	Maximum Height	
				Front	Side	Rear				Stories	Feet
RA	80,000	200	200	30	15	25	-	-	-	-	-
RB	40,000	150	150	30	15	25	-	-	-	-	-
RC	20,000	100	100	30	15	25	-	-	-	-	-
GR	15,000	100	100	30	15	25	-	30%	-	-	-
MSR	15,000	100	100	30	15	25	-	30%	-	-	-
DN	10,000	50	None	15	20	20	30	30%	20%	-	-
DB	4,000	50	None	6	None	None	20	-	15%	-	45
BE	20,000	150	None	15	20	25	75	-	20%	3.0	45
BW	20,000	150	None	15	20	25	75	-	20%	3.0	45
BS	40,000	150	None	40	25	25	-	-	25%	3.0	45
HB	40,000	150	None	50	25	25	-	-	25%	-	-
I	60,000	150	None	40	20	25	-	50%	25%	-	60

(1) Additional requirements apply in some districts and for some classes of use. See Section [7-06-030](#), Supplemental regulations.

(2) Maximum front setback applies only to new construction.