

TOWN OF TOPSFIELD
TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

District	Use	Minimum lot area Sq. ft.	Minimum lot Frontage ft.	Minimum lot Depth ft.	Minimum yards			Maximum Height ft.	Maximum Stories No.	Maximum Building area %	Minimum Open Space ⁽¹⁾ %
					Front ft.	Side ft.	Rear ft.				
O-R-A	Any permitted use	87,120 ⁽⁵⁾	200 ⁽⁵⁾	200	20	20	40	35	2½	15	50
I-R-A	Any permitted use	87,120	200	150	20	15	40	35	2½	25	50
C-R	Any permitted use	20,000	100	120	20	10	30	35	2½	40	40
B-V	Any permitted use	20,000	100	100	40	30 ⁽²⁾	30 ⁽²⁾	35	2½	40	30
BHN	Any permitted use	20,000	100	100	40	30 ⁽²⁾	30 ⁽²⁾	35	2½	40	30
B-H	Any permitted use	40,000	200	175	75	40 ⁽³⁾	40 ⁽³⁾	35	2 ½	40	30
B-P	Any permitted use	87,500	350	250	75	50 ⁽⁴⁾	50 ⁽⁴⁾	45	3	25	25

- EHD See Standards Section 3.16 for Dimensional and Density Regulations.
1. See Section 1.52 for definition of Open Space
 2. Except where adjacent to residential use or district in which case the yard will increase to 50 feet.
 3. Except where adjacent to residential use or district in which case the yard will increase to 100 feet.
 4. Except for O-R-A uses permitted under Section 3.06.
 5. Unless as provided for in an Open Space Development Plan under Article 4.09.

(Art. 46, 5/9/78; Art. 23, 5/5/81; Art. 40, 5/4/2005; Art. 26, 5/1/2007; Art. 36, 5/6/2008, Art. 34, 5/2/2017)