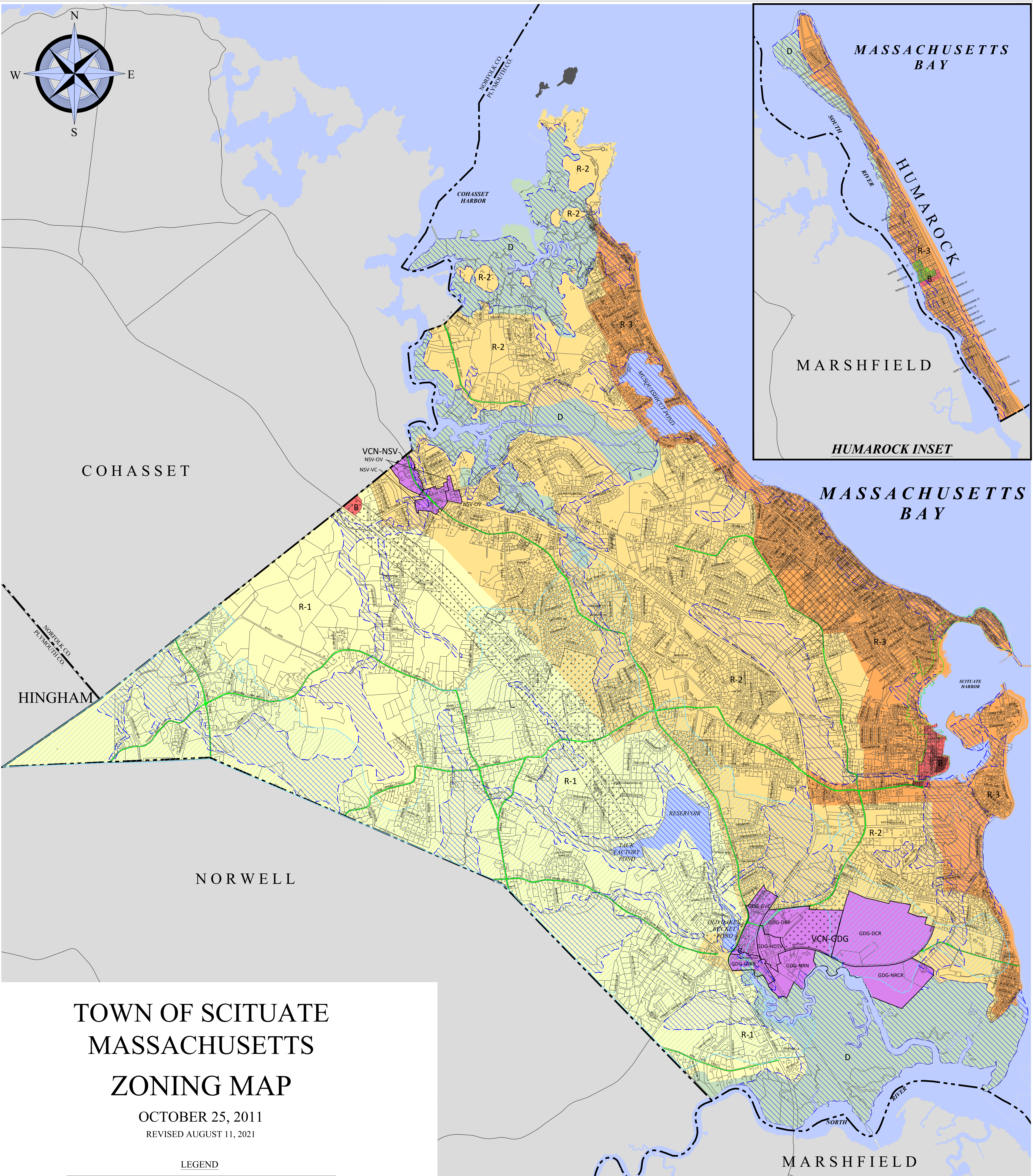


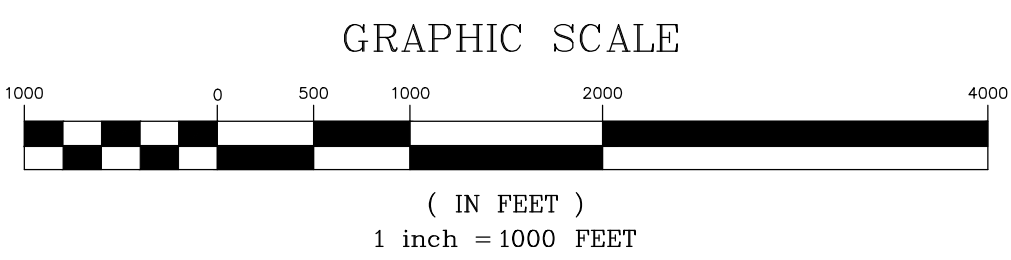


TOWN OF SCITUATE MASSACHUSETTS ZONING MAP

OCTOBER 25, 2011
REVISED AUGUST 11, 2021

LEGEND

ZONING DISTRICTS		MINIMUM DIMENSIONAL REQUIREMENTS					
		LOT AREA (UPLAND) (SQ. FT.)	FRONTAGE ² (FT.)	FRONT ³ (FT.)	SIDE (FT.)	REAR (FT.)	LOT WIDTH (FT.)
R-1	RESIDENCE R-1	40,000	100	30	15	30	175
R-2	RESIDENCE R-2	20,000	100	30	15	30	125
R-3	RESIDENCE R-3	10,000	100	30	8	20	100
B	BUSINESS ⁴	---	60	30	8 ⁵	8	---
VCN	VILLAGE CENTER & NEIGHBORHOODS (See Zoning Bylaw for information on districts and subdistricts)						
D	SALTMARSH & TIDELAND CONSERVATION DISTRICT						
OVERLAY DISTRICTS							
	FLOOD PLAIN & WATERSHED PROTECTION DISTRICT						
	HUMAROCK VILLAGE RESIDENTIAL OVERLAY DISTRICT						
	RESIDENTIAL CLUSTER DISTRICT						
	VILLAGE BUSINESS OVERLAY DISTRICT						
	WATER RESOURCE PROTECTION DISTRICT						
	WIRELESS COMMUNICATION OVERLAY 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.)						



Original by Amory Engineers, P.C.
Revision by Dodson & Flinker, Inc.

- NOTES:
- SEE ZONING BYLAW SECTION 510.5, NON-DISTURBANCE BUFFER ZONE, FOR REQUIRED SETBACK WITHIN WRPD FROM THE HIGH WATER MARK OF TACK FACTORY POND RESERVOIR AND TRIBUTARIES IN THE RESERVOIR WATERSHED.
 - SEE ZONING BYLAW SECTION 610.2, LOT FRONTAGE REQUIREMENTS, FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - UNLESS HAVING A PARTY WALL ON THE SAME LOT LINE, PER ZONING BYLAW SECTION 620.3, SETBACKS AND YARD REQUIREMENTS.