

TOWN OF HOPKINTON
ZONING BYLAW

ARTICLE III
Residence B (RB) District

~ 210-8. Size and setback requirements. [Amended 3-3-1965 ATM, Art. 44; 6-18-1973 STM, Art. 13]

The following size and setback requirements shall apply:

- A. Minimum lot area: 45,000 square feet. [Amended 5-3-1999 ATM, Art. 20]
- B. (Reserved)¹
- C. Maximum lot coverage: 25%.
- D. Minimum lot frontage: 150 feet. [Amended 5-2-2000 ATM, Art. 26]
- E. Minimum setback from street line: 50 feet.
- F. Minimum side yard width: 25 feet.
- G. Minimum rear yard width: 20 feet.

~ 210-9. Permitted uses.

The following land uses and building uses shall be permitted in an RB District. Any uses not so permitted are excluded unless otherwise permitted by law or by the terms hereof.

- A. All uses permitted in an RA District as set forth in ~ 210-6 above.

~ 210-10. Uses allowed by special permit. [Amended 4-13-1978 ATM, Art. 39]

In addition to the foregoing permitted uses, the following uses shall be allowed in an RB District upon the granting of a special permit by the Board of Appeals.

- A. Funeral homes.²
- B. Home specialty retail.
- C. Public or semipublic institutions of a philanthropic or charitable character, nursing homes, acute care and rehabilitation facilities and elderly housing. [Added 4-14-1992 ATM, Art. 33]

¹Editor's Note: Former Subsection B, added 3-12-1973 ATM, Art. 26, which provided for minimum lot area without Town water, was repealed 5-3-1999 ATM, Art. 20.

²Editor's Note: Original Section 8(b), Medical centers, which immediately followed this section was deleted 4-15-1988 ATM, Art. 63.

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- D. Landscaping business and storage/staging facility. Such facility shall be an accessory use to the lawful principal use of the property and shall be located on the same property as the petitioner's dwelling. [**Amended 5-1-2006 ATM, Art. 34**]