

TOWN OF ACTON LAND USE DISTRICT REQUIREMENTS

District	MINIMUM DIMENSIONAL REQUIREMENTS (Residential Uses)				MINIMUM DIMENSIONAL REQUIREMENTS (Commercial, Industrial or Institutional Uses)			STRUCTURE REQUIREMENTS					MAXIMUM LOT COVERAGE	
	Lot Size (per dwelling)	Road/Street Frontage (per dwelling)	Shore Frontage (per dwelling)	Shoreline Setback	Minimum Lot Size (per dwelling)	Minimum Road/Street Frontage (per dwelling)	Minimum Shore Frontage (per dwelling)	Maximum Net Residential Density	Minimum Setback from Normal High Water	Minimum Front Setback	Minimum Side/Rear Setback	Maximum Structure Height	Residential	Commercial
Resource Protection														
Shoreland	2 acres	250'	250'		2 acres	300'	300'		¹ 100'	² 75'	³ 25'	35%	20%	
Little Ossipee River	5 acres	300'	300'	100'					¹ 100'	² 75'	³ 25'	35%	20%	
Commercial A					2 acres	250'				125'	50'		20%	⁴ 30%
Commercial B					3 acres	300'				125'	50'		20%	⁴ 30%
Commercial C					3 acres	300'				75'	50'		20%	⁴ 30%
Village	2 acres	250'								⁵ 75'	³ 25'		20%	⁴ 30%
Village (less than two acres but greater than one acre)		150'								⁵ 75'	³ 25'		20%	⁴ 30%
Village (one acre or less; part of a subdivision)	10,000 square feet	100'								⁵ 75'	³ 25'		20%	⁴ 30%
Transition	2 acres	250'								⁵ 75'	³ 25'		20%	⁴ 30%
Rural	2 acres	250'								⁵ 75'	³ 25'		20%	⁴ 30%
Critical Rural	5 acres	350'						0.2 acres		⁵ 75'	³ 25'		20%	⁴ 30%
Mixed Use	2 acres	250'								⁵ 75'	³ 25'		20%	⁴ 30%

¹ 100' from Great Pond; 75' from a river, stream, wetland or tributary stream

² from center line of right of way except on non-conforming lots of record, including all lots on private roads, in which case the setback may be no less than 50' from the centerline of the right of way

³ 10' on undersized lots of record.

⁴ except that 50% is allowed with 100' minimum side and rear setbacks – that includes a 25' vegetative buffer

⁵ 50' for non-conforming lots of record

⁶ dwelling units per net residential acre