

CITY OF BEVERLY ZONING
SCHEDULE OF AREA AND BULK REQUIREMENTS

Zoning District	Minimum Lot Requirements			Minimum Yard Requirements					Accessory Buildings & Structures		Maximum Building & Structure Height		Max. Lot Cover (%)
	Lot Area	Width (feet)	Depth (feet)	Front (feet)	One Side (feet)	Two Sides (feet)	Rear (feet)	Side (feet)	Rear (feet)	Principal (feet/stories)	Accessory (feet/stories)		
R-1	15,000 sq.ft.	50	150	30	10	20	35	6	6	35/2-1/2	15/1	50	
R-2	6,000 sq.ft.	50	100	25	8	20	25	4	4	35/2-1/2	15/1	50	
R-3													
1-Family Detached	4,000 sq.ft.	40	100	25	6	16	25	4	4	35/2-1/2	15/1	60	
1-Family Attached	2,000 sq.ft.	20	100	25	5	--	25	4	4	35/2-1/2	15/1	60	
2-Family	5,000 sq.ft.	50	100	25	6	20	25	4	4	35/2-1/2	15/1	60	
Rowhouse, Max. 4 attached units													
End unit	2,500 sq.ft.	25	100	25	5	--	25	4	4	35/2-1/2	15/1	60	
Interior unit	2,000 sq.ft.	20	100	25	--	--	25	4	4	35/2-1/2	15/1	60	
C-1	10,000 sq.ft.	100	100	10	15	30	10	4	4	35/2-1/2	15/1	65	
C-2	5,000 sq.ft.	50	100	0	5	5	10	1	1	65/4	15/1	95	
C-3	2 acres	200	200	50	30	60	30	10	10	100/6	65/4	75	

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I	10,000 sq.ft.	100	100	25	15 ¹	30 ²	25	10	10	45/3	35/2-1/2	70	

¹ Zero (0) feet for principal buildings and structures served by a railroad siding located along a side yard property line.

² Fifteen (15) feet for both side yards combined when a principal building or structure is served by a railroad siding located along a side yard property line.