

Summary

This brochure is meant to serve as a guide when preparing for a project in the Town of Weston. Please feel free to contact Margy Cohen, Permit Administrator for the Department of Inspectional Services, to make an appointment to discuss your specific project with the Inspector of Buildings and Zoning Enforcement Officer.

Office hours

Monday-Friday:

8:30 a.m.—5:00 p.m.

Closed at 1:30 p.m. on Fridays
between July and August



Weston Building Department

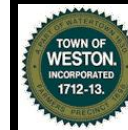
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Margy Cohen

Permit Administrator



Town of Weston

Zoning By-law Information

- ⇒ **Setbacks**
- ⇒ **RGFA**
- ⇒ **“Structure”**



Weston Building Department

John F. Field, P.E.

Building Inspector /

Zoning Enforcement Officer /

Land Use Coordinator

ZONING

The following information is provided to help applicants gain a clearer understanding of important zoning regulations when preparing for a Residential construction project. All information provided in this brochure is based on the Town of Weston Zoning Bylaw as amended through May, 2008. This information is intended to touch on a few key zoning issues in the town relative to calculating Residential Gross Floor Area (RGFA), measuring setbacks and the impact of the new structure definition. If any further clarification is needed or assistance with a specific project would be helpful, an appointment should be made with the Zoning Enforcement Officer.



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Setbacks

Dimensional and Other Requirements

No Building or structure or part thereof shall be constructed, altered, enlarged, reconstructed, extended or moved except in conformity thereto.

Setbacks are measured from the property line to the closest point of the structure. This includes, but is not limited to: eaves, overhangs, chimneys, cantilevers, landings, stairs, etc. Setbacks are not measured to items which are not part of the structure such as gutters, light fixtures, flagpoles, etc.

RGFA

Residential Gross Floor Area

The Residential Gross Floor Area "RGFA" of any new or replacement single family dwelling use constructed pursuant to a building permit issued on or after October 29, 1998, may not exceed the greater of 3,500sf or 10% of the lot area up to a maximum of 6,000sf without a Special Permit issued by the Weston Planning Board.

The RGFA applies to:

- new home construction including after an existing home has been demolished
- Demolition or replacement of more than 75% of an existing home's roof or more than 50% of an existing home's walls by one or more building permit dated after October 28, 1998
- building an addition to an existing home which received a building permit as a new or replacement home dated after October 28, 1998

Calculating RGFA for your project

Included in the calculation:

- Area of all above-grade floors, measured from exterior wall to exterior wall
- Garages (detached, attached, drive-under) and accessory buildings, enclosed porches, basements when considered a story above grade

Exemptions from RGFA:

- Unfinished attics when located above the uppermost story of the building. *A 1/2 story is only considered an attic when built in pitched roof construction. If dormers or similar features are built through the roof, the area shall **not** be considered an attic and therefore is **included** in the RGFA calculation.*

"Structure"

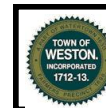
Anything constructed, assembled, erected, or maintained at a fixed location above or below ground, including but not limited to, the following examples: antenna, bridge, building, gazebo, mechanical equipment, pergola, platform or deck, satellite dish, shed, swimming pool, and an apron of five (5) feet measured from the water's edge, tennis or similar court, tower, trailer without wheels, trellis, tunnel.

May 2008 Town Meeting adopted the above definition as an amendment to the Zoning By-law. As a result of this amendment, the items listed are now considered a structure, require a building permit prior to installation, and are subject to conformity with Dimensional Requirements, including setbacks.

The following is also considered a structure:

- A fence if it is more than six (6) feet high
- Any type of masonry or concrete wall that is 36 inches or more in height
- A retaining wall constructed of any material that is 36 inches or more in height

Note: the height of a structure is measured from existing natural grade.



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