

Christopher Clemente  
*Building Commissioner*

# TOWN OF ANDOVER

Building Division  
36 Bartlet Street  
Andover, MA 01810  
978-623-8620  
[www.andoverma.gov](http://www.andoverma.gov)

The following document serves as a reference for common zoning questions. It does not constitute a complete zoning document or a comprehensive summary of all aspects of the Zoning By-law. Any binding determinations on specific projects require a formal review process and the submission of a completed application.

ANDOVER CODE

APPENDIX A

TABLE 2

Section 4.1.2 – Table of Dimensional Requirements

District	Minimum Lot Dimensions(e)		Minimum Yard Depth(f)			Maximum Height(g)		Maximum Coverage Including Accessory Building (percent)
	Area (square feet)	Frontage (feet)	Front (feet)	Side (feet)	Rear (feet)	Feet	Stories	
Single Residence A	15,000(a)	115	35	20(d)	30	35	—	—
Single Residence B	30,000(a)	150	40	25(c)	30	35	—	—
Single Residence C	43,560(a)	180	50	30(c)	30	35	—	—
Apartment(h)	(i)	(i)	30	20	20	35	3	30(b)
Limited Service	—	—	30	50	50	40	3	30(b)
Office Park(j)	43,560	180	30	50	50	40	3	33 1/3(b)
General Business (k)	—	—	—	—	—	50	4	—
Mixed Use(l)	—	50	10	10	10	50	4	30(b)
Industrial G(j)	—	—	30	15	15	60	5	50(b)
Industrial A(j)	—	—	50	40	40	60	4	30(b)
Industrial D(j)	—	50	100	100	100	50	3	25(b)
Industrial D2(j)	—	50	50	40	40	50	4	30(b)

Exceptions and Special Requirements:

(a) See definition of “lot area”. Section 10 of this Bylaw.

(b) Number of stories may be increased and lot coverage decreased correspondingly if site conditions warrant. The gross floor area of the resulting building shall not exceed that allowed by right to meet the standards of the Andover Zoning Bylaw and Chapter 131, Section 40 (Wetland Protection Act).

1997  
4-16-97  
Art. 66

(c) The minimum yard depth of 15 feet shall continue to apply to dwelling units which are exempt by virtue of the provisions of M.G.L. c. 40A, s. 6, and to the enlargement, restoration or reconstruction of a dwelling in existence as of the effective date of this by-law. The minimum yard depth requirement for a cluster development under Section 7.2 of this Bylaw may be reduced by the Planning Board to 20 feet.

(d) The minimum yard depth of 15 feet shall continue to apply to dwelling units which are exempt by virtue of the provisions of M.G.L. c. 40A, s. 6. This Bylaw shall not be required for work which is performed in connection with the ordinary maintenance or improvement of a single-family house lawfully in existence or for which a building permit had been issue on or before January 1, 1999, including, but not limited to, building additions and conversion of lawn to accessory structures such as decks, sheds, patios and pools.

(e) See Section 4.1.3.1.

(f) See Sections 4.1.3.2 and 4.2.

(g) See Section 4.1.3.3.

(h) See Section 4.1.4.1.

(i) The minimum lot area and frontage requirements shall be the same as applies to the adjoining single residence district sharing the longest common boundary, but not less than 3,500 square feet for each dwelling unit in a multi-family development. In the event there is no adjoining single residence district, the requirements of the nearest single residence district shall apply.

(j) See Section 4.1.4.3.

(k) See Section 4.1.4.2.

(l) See Section 4.1.4.4.

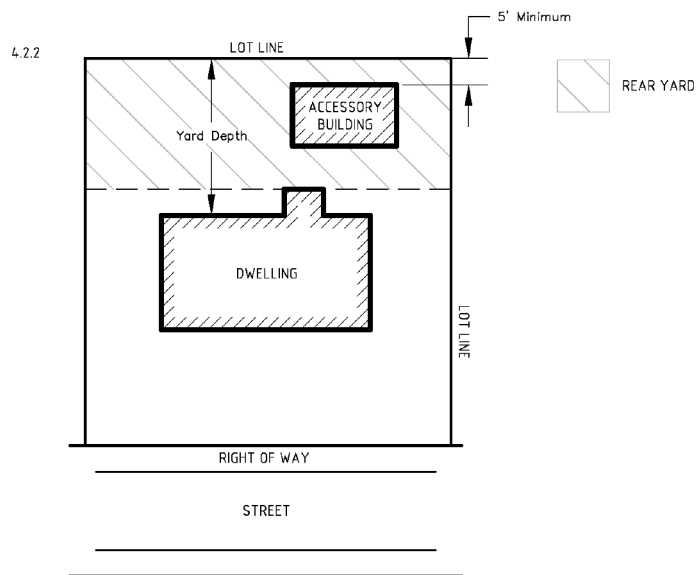
## 4.2. ACCESSORY BUILDINGS AND STRUCTURES.

### 4.2.1. Location.

Except as provided in Section 4.1.4.3, above, accessory buildings and structures shall conform to the following regulations.

### 4.2.2. Yard Depth.

The minimum requirements for yard depth shall not preclude the placing of an accessory building in the minimum yard area, provided that it (a) is located in the rear yard; (b) does not exceed 1 1/2 stories in height; (c) covers not more than 30 percent of the yard area; (d) is not located nearer than five feet to any property line; and (e) is not used for housing domestic animals or livestock. This section shall not apply to multiple dwellings in the Apartment District.



Sheds  
Pavillions

Over 200sf requires  
building permit

Revised Oct.2025

#### 4.2.4. Recreational Structures.

Subject to other provisions of this Bylaw, swimming pools, tennis courts, sports courts, and courts for nonpublic athletic and recreational activity, and their associated equipment and paraphernalia, constructed and employed for the private use without fee or charge of the occupant of the lot, are permitted as an accessory use in rear yards and in side yards, but not in front yards, in all districts, provided that they are not located nearer than 10 feet to any property line of the rear yard and that they comply with the minimum side yard setback requirements for the district.

Side Set backs per district  
SRA-20'  
SRB-25'  
SRC-30"

#### Allowed generator locations

-Not in front yard  
-5' from property line

Revised Oct.2025