



TOWN OF WRENTHAM

BUILDING DEPARTMENT · 350 TAUNTON STREET · WRENTHAM, MA 02093

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Zoning Summary – 165 East Side Road

This parcel is an undersized lot located within the R-30 Zoning District, which presently requires a minimum area of 30,000 square feet of land and minimum continuous frontage of 125 feet, for buildable lots. The R-30 zoning district is predominately a single-family dwelling zoning district.

Because the premises was developed before the zoning change that rendered the property nonconforming, the property enjoys grandfathering rights and should be considered a pre-existing, nonconforming lot and structure.

In accordance with Article 3.4, of the Wrentham Zoning By-Laws, Any extension, reconstruction, or alteration to a pre-existing, nonconforming single detached dwelling may be allowed with a Special permit, provided that the extension, reconstruction, or alteration does not intensify any existing non-conformity or result in any additional non-conformity within the requirements of the zoning by-laws.

With proper submittals and permits, the existing structure may be repaired and restored, as a matter of right.

Extension, reconstruction, or alteration to the existing structure is not permitted by-right and potential purchasers should refer to the Wrentham Zoning By-Laws for guidance on additional requirements and conditions.

In addition, approvals may also be necessary from Wrentham Board of Health, Conservation Commission and Public Works Water Division. Potential purchasers should contact those departments directly for their requirement and restrictions, to the extent applicable.

The Town of Wrentham, or its employees makes no warranty or representation as to the buildability of this property. This zoning summary is being provided as a matter of convenience and potential purchasers should conduct their own due diligence. The Town of Wrentham makes no representation, warranty or guarantee as to the condition of the property, or any improvements thereon and shall not be responsible for the accuracy or completeness of any information contained in and accompanying this communication.