

THINGS YOU NEED TO DO TO BUILD A NEW HOUSE IN NORWOOD, MA

Before a building permit can be issued you must assemble the following information. Please bring in all the applicable information as a **“package”**.

PRE-APPROVALS:

[1] SEWER CONNECTION APPROVAL

Applications are obtained at the Selectmen’s Office – 2nd floor, Town Hall. Instructions are self-explanatory.

If your lot is part of a sub-division and overall approval has been given for all sewer connections – the town still requires that you supply the Building Inspector your sewer connection approval for each individual lot.

[2] CURB CUT APPROVAL

Applications are obtained from the Building Inspector but submitted to the Dept. of Public Works for approval.

If your lot is part of a sub-division and overall approval has been given for all of the curb cut locations – the town still requires that you supply the Building Inspector your sewer connection approval for each individual lot.

[3] SMOKE DETECTOR APPROVAL

Bring 5 sets of your building plans to the Norwood Fire Department - 137 Nahatan Street opposite Shaws Plaza. Plans will be stamped, if approved. Distribute the 5 stamped sets as follows:
Building Inspector – Norwood Fire Dept. – your electrician – on the job – filed with permanent records.

[4] ZONING BOARD OF APPEAL APPROVAL, IF REQUIRED

If the lot you’re developing required relief from the Zoning Board of Appeal, a copy of the decision as well as proof that the decision has been filed at Dedham Registry of Deeds will be required as part of your package.

[5] Conservation Commission – Planning Board or Board of Health decisions that relate to the property shall be included with the building permit application.

[6] Domestic water meters available at Public Works. Location/installation are under their jurisdiction.

If you’re unable to provide a “complete” package, you can expect to unnecessarily delay review and processing or cause your application to be returned.

In addition to those **pre-approvals** you will also have to provide the Building Inspector with:

[1] TWO copies of your CERTIFIED PLOT PLAN.

[2] ONE complete set of your BUILDING/FRAMING PLANS.

Permit cost: \$10 per thousand or fraction thereof the estimated cost of construction. [ie., \$124,000 estimated cost - \$1,240 permit fee]

AREA, FRONTAGE, WIDTH REQUIREMENTS

DISTRICT	Minimum LOT AREA	Minimum LOT FRONTAGE	Maximum LOT COVERAGE	Minimum OPEN SPACE	Maximum FLOOR AREA RATIO	Required Lot Width Thru Building or Structure
S2	15,000 s.f.	125 ft.	25%	25%	No limit	125 ft.
S1	12,500 s.f.	100 ft.	25%	25%	No limit	100 ft.
S	10,000 s.f.	90 ft.	25%	25%	No limit	90 ft.
G	10,000 s.f.(1)	90 ft.	35%	25%	No limit	90 ft.
A	10,000 s.f.(2)	90 ft.	35%	25%	No limit	90 ft.
CB	5,000 s.f.(2)	20 ft.	80%	0%	No limit	20 ft.
HB	22,500 s.f.(2)	150 ft.	50%	25%	0.5	150 ft.
LB,GB	10,000 s.f.(2)	20 ft.	80%	10%	0.5	20 ft.

Footnote: (1) 7,500 square feet per dwelling unit if that results in more than the basic minimum.
 (2) For multifamily dwellings, 10,000 square feet plus 3,500 square feet per dwelling unit after the first.

SETBACK, YARD AND HEIGHT REQUIREMENTS

DISTRICT	FRONT SETBACK	MINIMUM YARDS SIDE	REAR	MAXIMUM BUILDING HEIGHT
S2	30 ft.	20 ft.(1)	35 ft.(7)	30 ft.
S1	30 ft.	15 ft.(2)	30 ft.(7)	30 ft.
S	20 ft.	15 ft.(2)	30 ft.(7)	30 ft.
G	20 ft.	15 ft.(3)	30 ft.(7)	30 ft.
A	20 ft.	15 ft.(3)	30 ft.(7)	30 ft.
CB	0 ft.(8)	0 ft.(4)	10 ft.	40 ft.
HB	50 ft.	15 ft.	30 ft. (7)	40 ft.(12)
LB, GB	0 ft.	0 ft.	10 ft.	30 ft.

Footnote:

- (1) Fifteen feet for building portions not exceeding 15 feet in height. Buildings other than dwellings, if not exceeding 15 feet height and set back from the street by at least 100 feet, may attach to a building on a contiguous lot or have yard as little as 10 feet. Accessory buildings (i.e. sheds) if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (2) Ten feet for building portions not exceeding 15 feet height. Buildings other than dwelling, if not exceeding 15 feet height and set back from the street by at least 75 feet, may attach to a building on a contiguous lot or have yard as little as 10 feet. Accessory buildings (i.e. sheds) if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (3) For building portions not exceeding 15 feet height, yard may be 10 feet. Buildings, including dwellings, may attach to buildings on adjacent lots. Accessory buildings (i.e. sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (4) But not less 10 feet from a Residence District boundary. Any yard, if provided, shall be not less than 10 feet.
- (7) 10 feet for an accessory building not exceeding 15 feet building height. Accessory buildings (i.e. sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (8) Increase to 20 feet for any part of a building within 200 feet of a Residential District having frontage on the same street in the same block.
- (12) Increase by one foot for each foot by which all setback and yard requirements are, at minimum, exceeded, to a maximum of 60 feet in height.