October 2021

**Permissible Building Lots in Conway, MA**

Per Conway Protective Zoning Bylaws, two types of building lots are permissible in Conway. The first is a minimum 1-acre front lot with at least 200’ frontage on a public road. The second is a minimum 4-acre back lot with at least a right of way to the public road that is a minimum of 20’ in width, and a width of at least 200’ where the residential building is to be built. Both are by right, meaning no further permission is required from the Planning Board.

There is a limit of 2 houses on a shared driveway before it must be upgraded to a Shared Common Driveway. Both are by right, without further permission required from the Planning Board.

Within any lot, the required setbacks are 50’ from the road and 25’ from the side and back lines of the lot. One residential building is allowable per building lot.

The total dwelling units allowed per residential structure are three: one or two dwelling units within a single structure, and not more than one additional accessory apartment (by special permit only).

The Planning Board must approve any division of a property that creates new parcel(s) before anything can be built on it. See the document, Process for Dividing Frontage Land in Conway.

Proposed building projects must be reviewed by the Conway Conservation Commission *and* receive a building permit through the [Franklin County Cooperative Inspection Program](https://frcog.org/program-services/franklin-county-cooperative-inspection-program/) prior to beginning any construction.

Please review [the Zoning Bylaws and regulations](https://townofconway.com/by-laws/) for more details.