

District	Permitted Use	Minimum Lot Size (square feet)
R-1 Residential	single family detached	10,000
R-2 Residential	single family detached	20,000
R-3 Residential	single family detached	60,000
R-4 Residential	single family detached	130,000
B-1 Business	single family detached	not stated
B-1 Business	commercial uses	not stated
B-2 Business	single family detached	10,000
B-2 Business	small scale businesses, oriented toward the pedestrian	10,000
Health Care	single family detached	10,000
Health Care	health care	10,000

**Zoning**

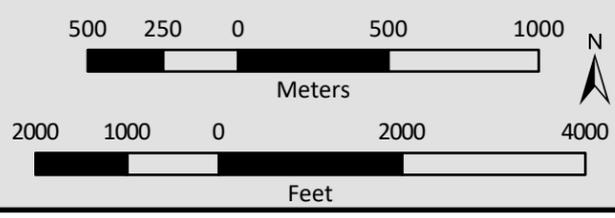
- B1
- B2
- R1
- R2
- R3
- R4
- Health Care

**Parcel Boundary**

**Roads**

- Primary Road
- Secondary Road
- Neighborhood Road
- Local Road

### Oak Bluffs, MA - Zoning



**DISCLAIMER:**  
 Data provided are for planning purposes only. The data are not adequate for boundary determination or regulatory interpretation. The MVC cannot be responsible for how these data are used or interpreted by the end user.

Compiled By: MVC, CL Seidel, 9/9/22  
 Data: Town Boundary - MassGIS/MVC 2006;  
 Roads MassDOT/MassGIS 2018; Zoning - MVC 2014;  
 Parcels - CAI Tech. FY22  
 Projection: Stateplane, MA Mainland, NAD83, m  
 Folder/File: Zoning; Town\_ZnMaps.aprx  
 Layout & Export: oak\_zn\_tbl\_par \*\_FY22.PDF

