

## ZONING ANALYSIS TABLE - M-2.0

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT SIZE	5,000	12,090	12,090
MAXIMUM F.A.R.	2.0	0.32	4.62
MINIMUM LOT WIDTH	N/A	78'	78'
MAXIMUM HEIGHT**	50' (60-70 W/ PBI)	30'±	80.78'
MINIMUM FRONT YARD*	$15' + (H/10) = 15+(81/10) = 23.1'$	27.6'	26'
MINIMUM FRONT YARD PROJECTIONS	5'	27.6'	21'
MINIMUM SIDE YARD*	$(H+L)/6 = (81+127)/6 = 35'$	14.8'	5'-4" WEST, 8'-10" EAST
MINIMUM SIDE YARD PROJECTIONS	3'	14.8'	0' WEST, 6'-6" EAST
MINIMUM REAR YARD*	$(H+L)/6 = (81+72)/6 = 25.5'$ (MIN. 30')	62'	4'-6"
MINIMUM REAR YARD PROJECTIONS	10'	62'	2'
MINIMUM LANDSCAPE OPEN SPACE	10%	$2,173/5,200=42\%$	$750/55,888=1.3\%$
MINIMUM USABLE OPEN SPACE	10%	639± SF	0
MINIMUM AMOUNT OF PARKING SPACES***	Parking Requirements in the Transit Parking Overlay District: 1.4 spaces per one-bedroom unit Number of spaces required = 76 spaces	13	0

\*MINIMUM YARDS HAVE BEEN CALCULATED ASSUMING A 81' HEIGHT AND 127' LENGTH SIDE YARD, 72' LENGTH REAR YARD.

\*\*80.78' MAXIMUM HEIGHT INCLUDES BUILDING FINISHED FLOOR BEING 2' ABOVE EXISTING GRADE AT CENTERLINE OF ROAD

\*\*\*TRANSIT PARKING OVERLAY DISTRICT, AND THIS PROJECT IS FOR "CONGREGATE ELDERLY HOUSING" AND THE BYLAW ALLOWS FOR 20% OF THE REQUIRED SPACES BY SPECIAL PERMIT WHICH WOULD BE  $76 \times 20\% = 15$  SPACES