



Zoning Compliance Check List

Properties Located within the SR-C Districts
 (To be Completed by a Registered Land Surveyor)

Property Address: 48 Middle cot St

Surveyor Signature and Stamp: Scott Lynch

Date: 3/2/2016

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	7847	7847
Lot Frontage (feet)		75	73.53	73.53
Lot Coverage (% of lot)		25%	22.7%	25.0%
Open Space (% of lot)		50%	69.4%	67.8%
Setbacks: (feet)	➤ Front ^(a)	25	25.5	25.5
	➤ Side/Side	10' 10'	9.0 10.0	10.2 10.0
	➤ Rear	30	39.2	36.6
Building Height:	➤ Midpoint (feet)	30	15.2	26.54
	➤ Ridge (feet)	34	19.3	32.46
	➤ Stories	2 1/2	1	2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks		

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated