



DATE _____

Zoning Compliance Check List

Properties Located within the GR Zoning Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 40 Walnut Street

Surveyor Signature and Stamp: _____

Date: _____

Per §4.2 of the Zoning By-Laws

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000		7850		—	
Lot Frontage (feet)		50		50.00		—	
Lot Area/Unit (sq. ft./d.u.)		3500		3925		3925	
Lot Coverage (% of lot)		30%		14.5%		25.7%	
Open Space (% of lot)		40%		71.9%		53.9%	
Setbacks: (feet)	➤ Front	18.3		8.6		8.6'	
	➤ Front Door (25%)						
	➤ Side/Side	10'	10'	4.1'		10.25	10.25
	➤ Rear	20		109.4		96.2	
Building Height:	➤ Feet	33				27.5	
	➤ Stories	2 1/2		2 1/2		2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						

Per §6D of the Zoning By-Laws

HVAC:	Prohibited in Front Yard and Side and Rear Setbacks		
Front Doors:	Both Must Face Street		
		STANDARD	PROPOSED
Curb Cut (One per 70' Frontage)			

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