

Zoning Analysis (Attachment from Section 3.4)

The property is located within the Low Density Residential Zoning District (R-40). The table below outlines the existing zoning requirements, proposed dimensions, and anticipated waiver requests.

Zoning Table	Required	Proposed	Waiver
Min. Lot Area	40,000 s.f.	10,042 s.f.	Yes
Min. Frontage	140 ft.	30 ft.* & 100 ft	Yes
Front Setback	30 ft.	17 ft.	Yes
Side Setback	15 ft.	10 ft.	Yes
Rear Setback	15 ft.	16 ft.	No
Max. Bldg. Coverage	30%	11%	No
Building Height	2.5 stories 35 ft.	2 stories <35 ft.	No
Units per Acre	Not defined	2.00 units/acre	No
Parking spaces	2.0 per unit	4 per unit	No
Wetland Protection Bylaw	25-foot “no touch” buffer zone	25-foot “no touch” buffer zone	No

*there are 9 lots with reduced frontage but have larger total lot area