

ZONING CHART

46 FARWELL STREET, NEWTON, MASSACHUSETTS

ZONE: MR-2 (OLD)

SUBMISSION: PROPOSED

| REGULATION | ALLOWABLE | EXISTING PRIMARY BUILDING | EXISTING SECONDARY BUILDING | PROPOSED |
|-----------------|------------|---------------------------------|-----------------------------------|----------|
| LOT AREA | 7,000 S.F. | 8,683.31 S.F. | 8,683.31 S.F. | N/C |
| LOT FRONTAGE | 70.0' | 94.0' | 94.0' | N/C |
| FRONT SETBACK | 25.0' | 18.0' | 62.0' | N/C |
| SIDE SETBACK | 7.5' | 21.6' | 4.7' | N/C |
| REAR SETBACK | 15.0' | 25.9' | 1.8' | N/C |
| BUILDING HEIGHT | 36.0' | 27.68' | 23.71' | N/C |
| AVERAGE GRADE | - | 35.49' | 36.11 | N/C |
| LOT COVERAGE | 30.0% | *31.5% | *31.5% | N/C |
| OPEN SPACE | 50.0% | *18.8% | *18.8% | 45.2% |

* FOR ENTIRE SITE

