

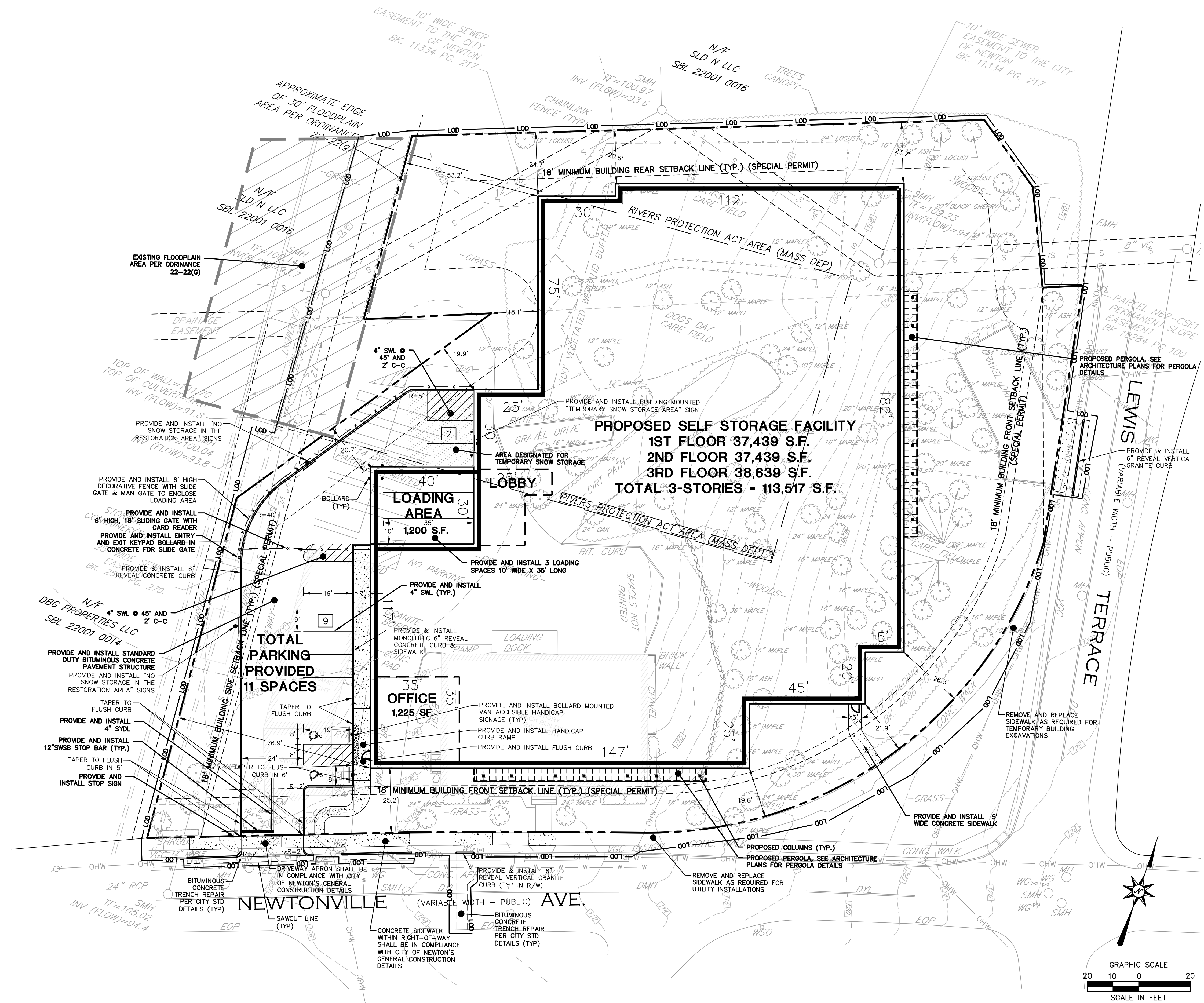
ZONING INFORMATION

LOCATION: NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS				
ZONE: MANUFACTURING				
USE: (PERMITTED USE) STORAGE WAREHOUSE				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 SF	76,000 S.F. 1.74 ACRES	NO
2	MINIMUM FRONT SETBACK	18 FEET (1) * (1/2 BUILDING HEIGHT)	19.6 FEET	NO
3	MINIMUM SIDE SETBACK	18 FEET (1) ** (1/2 BUILDING HEIGHT)	18.1 FEET	NO
4	MINIMUM REAR SETBACK	18 FEET (1) ** (1/2 BUILDING HEIGHT)	20.6 FEET	NO
5	MAXIMUM BUILDING HEIGHT	36 FEET/3 FLOORS (1)	35'-4"/3 FLOORS	NO
6	MAXIMUM BUILDING COVERAGE	NO MAXIMUM	50.84 PERCENT	NO
7	MAXIMUM FLOOR AREA RATIO	1.5	1.49	NO

(1) BY SPECIAL PERMIT
 * FRONT SETBACK SHALL BE 15 FEET OR 1/2 BUILDING HEIGHT OR THE AVERAGE SETBACK OF ADJOINING PROPERTIES, WHICHEVER IS GREATER.
 ** SIDE AND REAR SETBACKS SHALL BE 1/2 BUILDING HEIGHT, EXCEPT, WHEN ABUTTING A RESIDENTIAL OR PUBLIC USE ZONE, THE SETBACK SHALL BE 1/2 BUILDING HEIGHT OR 20 FEET, WHICHEVER IS GREATER.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	38,639 S.F. FOOTPRINT (113,517 S.F. TOTAL)	NO
2	PARKING REQUIRED BY TOWNSHIP	1 SPACE PER FOUR (4) EMPLOYEES AND 1 SPACE PER 2,500 S.F. (4 EMPLOYEES PROPOSED/ 4 EMPLOYEES=1 SPACES 113,517 S.F./2,500 S.F.= 45 SPACES TOTAL SPACES REQ.= 46 SPACES)	11 SPACES (V)	YES
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/19 FEET LONG (90° PARKING)	9 FEET WIDE/ 19 FEET LONG	NO
4	MINIMUM AISLE WIDTH	24 FEET MIN.	24 FEET	NO
5	MINIMUM/MAXIMUM ENTRANCE AND EXIT DRIVEWAY WIDTH	20 FEET MINIMUM (2-WAY) AND 25 FEET MAXIMUM	24 FEET	NO
6	MINIMUM FRONT SETBACK	5 FEET	18.0 FEET	NO
7	MINIMUM SIDE SETBACK	5 FEET	5.3 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	N/A	NO
9	LOADING SPACES REQUIRED	3 SPACES	3 SPACES	NO
10	MINIMUM LOADING SPACE DIMENSIONS	10 FEET WIDE X 35 FEET LONG X 12 FEET HIGH	10 FEET X 35 FEET	NO
11	MINIMUM INTERIOR LANDSCAPING	5% OF PARKING AREA SHALL BE LANDSCAPED AND 1 TREE (3" CAL. MIN.) PER 10 PARKING SPACES	5% 2 TREES	NO



REFER TO SHEET GN-1 FOR GENERAL NOTES AND SITE PLAN NOTES

**FOR PERMITTING PURPOSES ONLY
 NOT RELEASED FOR CONSTRUCTION**



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PROPOSED SELF STORAGE FACILITY
 255-257 NEWTONVILLE AVENUE
 NEWTON, MASSACHUSETTS

Revisions	Date	Description
1.	2/19/2016	CONSERVATION COMMISSION COMMENTS
2.	2/22/2016	ENGINEERING COMMENTS
3.	2/29/2016	CONSERVATION COMMISSION COMMENTS

Designed: A.B.U.
 Drawn: A.B.U.
 Checked: A.B.U.
 Approved: A.B.U.
 Scale: 1"=20'
 Project No: 1502781
 Date: 2/5/2016
 CAD File: SP150278101

SITE PLAN

Sheet No.

SP-1