

ZONE: RA (RESIDENTIAL A)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA*	15,000 ft ² OR 10,000 ft ² /UNIT	91,476± ft ²	91,476± ft ²
MINIMUM LOT FRONTAGE	125 ft	252 ft	252 ft
MINIMUM FRONT SETBACK	20 ft	48.9 ft	21.0 ft
MINIMUM SIDE SETBACK	15 ft	24± ft	16.0 ft
MINIMUM REAR SETBACK	10 ft	161± ft	97.9± ft
MINIMUM LOT DEPTH	100 ft	382± ft	382± ft
LANDSCAPED OPEN SPACE REQUIRED	2,000 ft ²	Not Calculated	>10,000 ft ²
MAXIMUM BUILDING HEIGHT	35 ft. (2.5 Stories)	<35.0 ft	<35.0 ft ±
IMPERVIOUS AREA**	36,590 ft ² (40%)	50,512± ft ² (55%)	35,649± ft ² (39%)

*FOR MULTIPLE-FAMILY UNITS OR APARTMENTS, 10,000 S.F./UNIT FOR FIRST TWO UNITS; 10,000 S.F./UNIT THEREAFTER
**REQUIRES SPECIAL PERMIT IF GREATER THAN 40%

PARKING CALCULATIONS PER ZONING:		
CATEGORY	REQUIRED	PROVIDED
2 SPACES PER DWELLING UNIT	2 SPACES X 9 UNITS = 18 SPACES	37 SPACES

- NOTES:
- 1) INCLUDES REQUIRED ACCESSIBLE PARKING SPACES (1 SPACE PROVIDED) (521 CMR 23.2.1)
- 2) SEE CH 165-61G OF THE GEORGETOWN ZONING BY-LAWS.

ASSESSORS MAP REFERENCE:
MAP 6B LOT 53

PROPERTY ADDRESS:
206 WEST MAIN STREET
GEORGETOWN, MA 01833

DEED REFERENCES:
BOOK 30109 PAGE 300
RECORDED AT THE ESSEX SOUTH
REGISTRY OF DEEDS (ESRD)

GEORGETOWN PLANNING BOARD
SITE PLAN APPROVAL

DATE: _____



Designed By: TJR
Drawn By: TJR
Reviewed By: RLW
Project Manager: RLW
Job File Number: GEOR-0058
Drawing File Folder: GEOR58

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

LAYOUT PLAN
206 WEST MAIN STREET, GEORGETOWN, MA

DRAWING: LP	SHEET 2 OF 6	NO.		DATE
		4	3	

SCALE: 1" = 20'
JULY 27, 2022