

## Zoning Matrix

Property Address: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Total new square footage: \_\_\_\_\_

	Required Dimensional Controls from Section VI.A	Existing Dimensional Controls from survey or site plan	Proposed Dimensional Controls from proposed plans	Notes
Lot Area				
Frontage				
Height*				
Lot Coverage**				
Open Space***				
Front Setback				
Side A Setback				
Side B Setback				
Rear Setback				
Parking Spaces				
FAR^				
# of Bedrooms^^				

Detail description for Zoning Matrix infill

\*Building Height is measured from the mean grade elevation at perimeter to the mean roof elevation.

\*\*Lot coverage is the percentage of the lot area which is devoted to building area, regardless of such building's building height. Divide the total building area by the lot size.

\*\*\*Open Space is the space on a lot unoccupied by buildings, unobstructed to the sky, not devoted to streets, driveways or off-street parking or loading spaces, and expressed as a percentage of total lot area. Open space areas shall be used for landscape areas and for active or passive recreation including, but not limited to, non-roofed decks (one (1) level only), patios, pools or tennis courts.

^Floor Area Ration (FAR) is only applicable to the Plum Island Overlay District (PIOD). Divide the total gross floor area of a building (regardless of usable area) and divide by lot size.

^^If within the PIOD, bedroom count is subject to verification by the Department of Public Services.

See <https://www.cityofnewburyport.com/zoning-board-of-appeals/links/dimensional-controls> for dimensional requirements.