

ZONING - DIMENSIONAL REGULATIONS

BEACON HILL

DISTRICT: H 2 -65

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT AREA	none	544 S.F	544 S.F	
MIN. LOT WIDTH	none	N/A	N/A	
MAX. ALLOWABLE F.A.R.	2.0 (1,074 allowed)	2.96	3.55	
MAX ALLOWABLE BUILDING HEIGHT	none/ 65Ft	2 STORIES 24.5'	3 STORIES 32.5	
MIN. USABLE OPEN SPACE SF/DWELLING	150 FT	223 SF	120 S.F.	
MIN. FRONT YARD	20 FT	0	0	MODAL SETBACK
MIN. REAR YARD	10 FT	0	0	

KEY

L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line

L' = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is...

H = Height of building above the height below which no setback is required.