

## HOW TO READ THIS TABLE

All items shown in grey are either pre-existing measurements or consistent with existing zoning

	Phillips Fire Station PDD	Burrill Senior Center PDD	Greenwood PDD	Temple PDD
Minimum Lot Area	10,442 sf	9,165 sf	96,600 sf	97,567 sf
Minimum Lot Frontage	120 feet	79 feet	250 feet	392 feet
Front Yard Setback	30 feet	17 feet	60 feet	40 feet
Rear Yard Setback	35 feet	25 feet	60 feet	40 feet (north side)
Side Yard Setbacks	11 feet (west side) 9 feet (east side)	10 feet	35 feet	20 feet (south side) 20 feet (east side)
Maximum Gross Floor Area	Not Applicable	Not Applicable	90,000 sf	65,000 sf
Open Space Requirement	Not Applicable	Not Applicable	35%	45%
Total Lot Coverage	25 percent	25 percent	None Required	None Required
Maximum Height *	2 ½ stories up to 35 feet	2 ½ stories up to 35 feet	60 feet **	45 feet
Minimum Parking Spaces per Dwelling Unit	2 spaces	2 spaces	2 spaces	2 spaces
Minimum Parking Space Size	By-Law	None Required	9 ft by 18 ft	9 ft by 18 ft
Minimum Width of Parking Lot Circulation Lanes	None Required	None Required	20 feet	By-Law
Maximum Number of Dwelling Units	1	3	41	42
Garage or storage space for private automobiles	20 feet from rear lot line 0 feet from western lot line	By-Law	None Required	None Required
Maximum Number of Principal Structures per Lot	1	1	2	2

Front and rear setbacks increased for Greenwood & Temple

Control lot coverage through open space requirement

Current zoning would only require 1.5 spaces

Less than heights of existing structures

Garage to abut old B&M right-of-way, provides greater clearance for neighboring residences

Current parking space requirement: 10' x 20'

\* Maximum height is measured to the peak of the finished roof.

\*\* Excluding the existing cupola.

\*\*\* By-Law means that the provisions of the Swampscott Zoning By-Law other than those applicable to a Planned Development District apply. See Section 4.5.5.0.

Allowing up to 2 structures provides developers enough flexibility to avoid large facades and encourages parking out of common view