FOR REGISTRY USE ONLY

ZONING ANALYSIS
TABLES - DIMENSIONAL
REQUIREMENTS

ZONING DISTRICT: R-1 RESIDENTIAL (SINGLE FAMILY HOME-ALLOWED BY RIGHT) WATERSHED PROTECTION DISTRICT

ZONE CRITERIA	LOT 1A	LOT 1B	LOT 2A	LOT 2B	LOT 3A	LOT 3B	LOT 4A	LOT 4B	LOT 5A	LOT 5B	LOT 6A	LOT 6B	LOT 7A	LOT 7B	LOT 8A	LOT 8B	LOT 9A	LOT 9B	LOT 10A	LOT 10B	LOT 11A	LOT 11B	LOT 12A	LOT 12B	LOT 13A	LOT 13B	LOT 14A	LOT 14B	LOT 15A	LOT 15B
MIN. LOT AREA	6,149 SF	5,612 SF	5,600 SF	5,592 SF	5,608 SF	5,642 SF	5,673 SF	5,702 SF	5,698 SF	5,685 SF	5,671 SF	5,660 SF	5,645 SF	6,987 SF	6,709 SF	6,324 SF	9,284 SF	6,981 SF	7,007 SF	6,984 SF	6,998 SF	6,999 SF	7,001 SF	7,002 SF	7,857 SF	8,477 SF	8,110 SF	9,404 SF	8,161 SF	7,109 SF
MIN. FRONTAGE	157.14'	54.67'	54.66'	54.67'	54.66'	54.68'	54.66'	54.64'	54.69'	54.68'	54.66'	54.68'	54.66'	67.82'	40.37'	86.44'	65.48'	54.46'	54.88'	54.46'	54.78'	54.56'	54.78'	54.56'	51.37'	53.03'	54.88'	49.23'	58.84'	54.67'
REQ'D CIRCLE	62.68'±	54.67'±	54.66'±	54.67'±	54.66'±	54.68'±	54.66'±	54.64'±	54.69'±	54.68'±	54.66'±	54.68'±	54.66'±	67.82'±	51.48'±	59.80'±	61.32'±	54.46'±	54.88'±	54.46'±	54.78'±	54.56'±	54.78'±	54.56'±	55.33'±	58.25'±	58.24'±	56.54'±	58.84'±	59.78'±
MIN. FRONT SETBACK	10.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	17.0'	16.8'	16.8'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	23.4'	23.0'	23.0'
MIN. SIDE SETBACK	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'
MIN. REAR SETBACK	20.9'	20.6'	20.5'	20.2'	20.5'	21.4'	21.6'	22.4'	22.2'	21.9'	21.8'	21.4'	21.3'	21.0'	13.1'	11.2'	40.0'	39.8'	40.0'	39.9'	40.1'	40.0'	40.1'	39.9'	37.8'	39.0'	39.8'	48.4'	45.6'	41.0'
MAX. BUILDING HEIGHT	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES
MAX. LOT COVERAGE (1)	43.2%	47.3%	47.4%	47.4%	47.3%	47.0%	46.9%	46.6%	46.6%	46.8%	46.9%	47.0%	47.0%	38.0%	40.4%	41.9%	30.2%	39.6%	39.7%	39.9%	39.8%	39.8%	39.8%	39.8%	35.5%	32.9%	34.3%	29.8%	34.1%	39.2%

ZONE CRITERIA	LOT 16A	LOT 16B	LOT 17A	LOT 17B	LOT 18A	LOT 18B	LOT 19A	LOT 19B	LOT 20A	LOT 20B	LOT 21A	LOT 21B	LOT 22A	LOT 22B	LOT 23A	LOT 23B	LOT 24A	LOT 24B	LOT 25A	LOT 25B	LOT 26A	LOT 26B	LOT 27A	LOT 27B	LOT 28A	LOT 28B	LOT 29 (2)	LOT 30 (2)	LOT 31 (2)	LOT 32 (2)
MIN. LOT AREA	6,923 SF	6,737 SF	6,551 SF	6,302 SF	13,785 SF	7,447 SF	5,620 SF	5,498 SF	5,435 SF	5,145 SF	5,145 SF	5,145 SF	5,145 SF	7,086 SF	6,773 SF	6,606 SF	6,542 SF	4,568 SF	4,551 SF	4,551 SF	5,439 SF	5,485 SF	6,539 SF	6,428 SF	6,371 SF	6,147 SF	55,692 SF	14,938 SF	14,477 SF	7,608 SF
MIN. FRONTAGE	54.67'	54.67'	54.67'	37.22'	20.88'	30.23'	44.58'	45.67'	157.68'	45.67'	45.67'	45.67'	45.67'	71.05'	65.85'	68.27'	74.12'	45.67'	45.67'	45.67'	54.70'	56.77'	67.51'	57.32'	56.75'	56.75'	11.76'	464.58'	237.30'	198.86'
REQ'D CIRCLE	54.67'±	54.67'±	54.67'±	50.44'±	28.76'±	38.41'±	44.58'±	45.67'±	50.95'±	45.67'±	45.67'±	45.67'±	45.67'±	65.62'±	60.66'±	61.62'±	66.67'±	45.67'±	45.67'±	45.67'±	54.70'±	56.77'±	67.51'±	57.32'±	56.75'±	56.75'±	20.42'±	46.39'±	44.12'±	61.01'±
MIN. FRONT SETBACK	23.0'	23.0'	23.0'	23.0'	24.3'	22.6'	23.0'	23.0'	14.1'	16.0'	16.0'	16.0'	16.0'	16.0'	17.1'	16.1'	16.0'	16.0'	16.0'	16.0'	16.0'	16.0'	16.0'	16.0'	16.0'	16.0'	N/A	N/A	N/A	N/A
MIN. SIDE SETBACK	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	0.0'	N/A	N/A	N/A	N/A
MIN. REAR SETBACK	38.8'	34.2'	32.0'	27.4'	41.0'	34.9'	23.7'	23.7'	23.0'	23.0'	23.0'	23.0'	23.0'	23.0'	31.6'	31.3'	10.7'	10.5'	10.0'	10.0'	18.7'	11.0'	10.5'	31.1'	31.2'	24.1'	N/A	N/A	N/A	N/A
MAX. BUILDING HEIGHT	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	<35' - 2.5 STORIES	N/A	N/A	N/A	N/A
MAX. LOT COVERAGE (1)	40.2%	41.4%	42.5%	44.2%	17.0%	30.6%	40.4%	41.4%	40.0%	42.3%	42.3%	42.3%	42.3%	30.7%	32.4%	33.1%	33.2%	47.5%	47.7%	47.7%	48.4%	48.0%	40.3%	41.0%	41.3%	42.9%	0%	9.4%	23.6%	0%

(1) LOT COVERAGE IS ALL IMPERVIOUS SURFACES
(2) LOTS 29, 30, 31 AND 32 ARE OPEN SPACE LOTS AND DO NOT CONTAIN STRUCTURES

ZONING ANALYSIS TABLE - DIMENSIONAL REQUIREMENTS (ESTATE LOT)

ZONING DISTRICT	R-1 RESIDENTIAL (SINGLE FAMILY HOME-ALLOWED BY RIGHT) WATERSHED PROTECTION DISTRICT	
ZONE CRITERIA	REQUIRED	PROP. OVERALL PROPERTY
MIN. LOT AREA	90,000 SF	90,000 SF
MIN. FRONTAGE	50'	65.5'
REQ'D CIRCLE	50'	112'±
MIN. FRONT SETBACK	50'	52.3'
MIN. SIDE SETBACK	25'	52.5'
MIN. REAR SETBACK	25'	200.0'
MAX. BUILDING HEIGHT	35' - 2.5 STORIES	<35' - 2.5 STORIES
MAX. LOT COVERAGE (1)	25%	7.8%

(1) LOT COVERAGE IS ALL IMPERVIOUS SURFACES

LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT /OWNER:
   NORFOLK HOLDINGS, LLC
2. PARCEL:
   MAP 15 , LOT 54-87
   VILLAGE GREEN STREET
   TOWN OF NORFOLK
   NORFOLK COUNTY, MASSACHUSETTS

COVENANTS TO BE RECORDED HEREWITH.

APPROVED _____
SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____

DATED _____

AND TO BE RECORDED WITHIN

I, TOWN CLERK OF NORFOLK, RECEIVED AND RECORDED FROM THE ZONING BOARD OF APPEALS APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME

DATE:

TOWN CLERK OF NORFOLK

NORFOLK ZONING BOARD OF APPEALS

DATE APPROVED:

DATE ENDORSED:

I CERTIFY THAT 30 DAYS HAVE PASSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED WITH THIS OFFICE

DATE:

TOWN CLERK OF NORFOLK

811
Know what's below.
Call before yo

NORFOLK PLANNING BOARD

DATE APPROVED:

DATE ENDORSED:

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REVISIONS

REV	DATE	COMMENT	BY
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PROJECT No.:	W131097
DRAWN BY:	KBS
CHECKED BY:	RMM
DATE:	06/13/2017
SCALE:	AS NOTED
CAD I.D.:	W131097_SS0

PROJECT:
PRELIMINARY PLAN
FOR
COMPREHENSIVE PERMIT
"THE ENCLAVE AT NORFOLK"
A SUBDIVISION IN NORFOLK, MASS.
OWNER: NORFOLK HOLDINGS, LLC
VILLAGE GREEN
TOWN OF NORFOLK
NORFOLK COUNTY, MASS.
MAP #15, LOT 54-87

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CONNECTICUT LICENSE No. 30785
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
C-6

REV 0 - 06/13/2017

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