

26 Weston Ave  
Zoning Summary

Residence B Dimensional Controls	Required/ Allowed	Proposed	Existing
Lot Area (sq.ft.)	7,500	26,792	26,792
Lot Area/unit (min. sq.ft.)	1,500	1,576	na
# Units Based on Lot Area	17.9	17	na
Lot Frontage	50'	326	326
Front Setback*	15'	15'	1'
Side Setback**	10'/20'	10'/20'	0'
Rear Setback***	20'	20'	0'
Landscaped Minimum (%)	25%	32.7%	0%
Landscaped Minimum (sf)	6,698	8,750	0
Maximum Lot Coverage (%)	50%	39.4%	84.5%
Maximum Lot Coverage (sf)	13,396	10,550	22,163
Building Height	40'	40'	23'
Stories	3	3	1-2
Floor Area Ratio	1.00	0.99	0.81
Floor Area (sq. ft.)	26,792	26,786	21,625
Parking	33	33	13
1.5 sp/du (1-2 BRs)	12	12	na
2 sp/du (3+ BRs)	18	18****	na
Visitors	3	3	na
Compact spaces (max)	6	6	0

\* section 2.2.94. Lot Line, Rear: In the case of a a corner lot the owner shall have the option of choosing which of the two (2) corner lot lines is to be considered the front lot line

\*\* section 8.6: footnote 7 requires a minimum side yard of 10' and the sum both side yards of 20'

\*\*\* section 2.2.94. Lot Line, Rear: In the case of a lot ...of odd shape, only the one (1) lot line furthest from any street shall be considered a rear lot line

\*\*\*\* requires SP modification under section 9.13 to permit tandem parking