

# **Brush Hill Homes Tabular Zoning Analysis** **Sherborn Residential B District**

Item	RB	Proposed 40B	Site	Waiver ?
Minimum Lot Area	2 acre	8 homes	5.1 acres	Yes
Minimum Frontage	200 feet		50 feet	Yes
Minimum Lot Width	200 feet		50 feet	Yes
Minimum Lot Depth	N/A	N/A	N/A	N/A
Minimum Front Setback	60 feet		> 60 feet	No
Minimum Side Setback	40 feet		> 40 feet	No
Minimum Rear Setback	30 feet		> 30 feet	No
Maximum Height (stories)	2.5	< or = 2.5		No
Maximum Height (feet)	35 feet	< 35 feet		No
Maximum Gross Floor Area Ratio			8.10%	
Units per Acre	0.5		1.6 units per acre	Yes
Units per Buildable Acre			1.6 units per acre	Yes
Parking Spaces			16 garage, 8 guest	
Parking Spaces per unit			3 per unit	
Buildings	4.5%			
Parking and Paved Areas	10.5%			
Usable Open Space	85.0%			
Unusable Open Space	0.0%			
Lot Coverage	15.0%			