



ZONING SUMMARY:

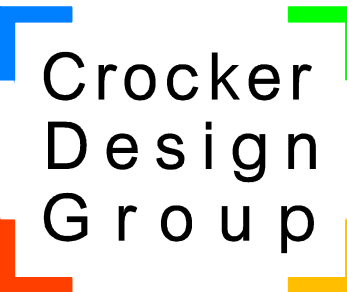
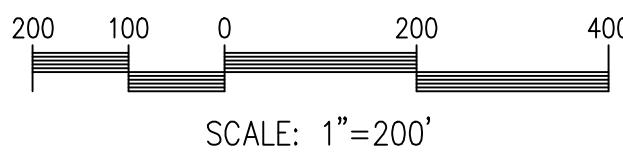
	REQUIRED	PROPOSED
EXISTING ZONE-RESIDENTIAL DISTRICT-A		
OVERLAY DISTRICTS-		
PROPOSED USE: AGED QUALIFIED CLUSTER DEVELOPMENT -SECTION V 13.		
OVERALL LOT AREA (SF)	1,306,800 SF (30 AC)	TOTAL=10,761,566 SF (244 AC)
PERIMETER SETBACK (FT)	50'	50'
SUBDIVIDED LOT MIN. FRONTAGE	N/A	N/A
SUBDIVIDED LOT MIN. AREA	N/A	N/A
OPEN LAND MIN AREA	50% OF TOTAL TRACK AREA	±180 AC OF OPEN LAND=±72%
DWELLING MAX HEIGHT	2.5 STORIES	2.5 STORIES
SUBDIVIDED LOT FRONT YARD SETBACK	18 FT	MORE OR EQUAL TO 18 FT
MIN DISTANCE BETWEEN BUILDINGS	20 FT	MORE OR EQUAL TO 20 FT

DENSITY CALCULATION:

	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY	1 DWELLING/ 40,000 SF OF UPLAND ±195 AC OF UPLAND WITHIN TOTAL TRACK AREA THEREFORE MAX OF 212 UNITS ALLOWED	170 RESIDENTIAL UNITS 2 EXISTING RESIDENTIAL HOMES

**170 NEW UNIT
PROPOSED AQV
CONCEPT PLAN
PEMBROKE COUNTRY CLUB
PEMBROKE, MA 02359**

DATE: 1-20-2023



2 SHARP STREET,
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