

<b>ZONING REGULATIONS PRELIMINARY EXEMPTION SUMMARY</b> <b>For</b> <b>Oxford School</b> <b>347 Main Street</b> <b>Fairhaven, MA</b>	
<b>ALLOWED/PERMITTED BY LOCAL REGULATION / BY-LAW</b>	<b>REQUESTED EXEMPTION</b>

<p>Including but not limited to:</p> <p><b><u>SINGLE RESIDENCE DISTRICT - RA</u></b>  The locus is located entirely within the RA District. Multi-Family housing is allowed by Special Permit with the Planning Board being the SPGA per 198-29.</p> <p><b><u>198-18 - INTENSITY OF USE SCHEDULE</u></b></p> <p><u>Minimum Lot Requirements</u>  Lot Area – 15,000 SF  Frontage - 100 ft  Contiguous Upland – 13,500 sf  Percent of Lot Area – 90%</p> <p><u>Minimum Yard Requirements</u>  Building Setbacks  Front – 20 ft  Side – 10 ft  Rear – 30 ft  Max Building Height – 35 ft  Max Lot Coverage – 50%  Max Building Coverage - 30%</p> <p><b><u>198-27 – PARKING, LOADING, AND LANDSCAPING REQUIREMENTS</u></b></p> <p>Parking Schedule.  (1) Residential  (a) Dwelling units having two or more bedrooms: two spaces.  (b) Dwelling units having fewer than two bedrooms - one space.</p>	<p>The applicant requests to permit, design/prepare plans, and gain approval through the Zoning Board of Appeals of the Town of Eastham, MA in accordance with the applicable provisions of Chapter 40B of the M.G.L.</p> <p>The Applicant proposes refuge max lot and building coverages and side setback. The max building coverage is approximately 31.2% and the max lot coverage is 81.1%. The proposed side setback is 5 ft.</p> <p>The Applicant requests a waiver to reduce the number of parking spots to 75 for the total development noting that this meets the needs of the proposed development.</p>
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C. Parking area designation and location

(1) No off-street parking area for five or more cars shall be located within the required front, side or rear yard setback areas.

(4) [Amended 5-5-2001 ATM by Art. 13] Perimeter landscaping requirements. Parking lots for five or more cars shall include the following:

(a) A landscaped buffer strip shall be provided adjacent to any public road to visually separate parking and other uses from the road, where feasible and without interfering with vehicular or pedestrian safety.

(5) Parking lots for 20 or more cars shall be interrupted with landscaped islands such that no parking surface exceeds 100 feet in width, including the area(s) used for parking aisles/stalls. A protective landscaped island shall be provided per 10 parking spaces and shall contain one shade tree with the remaining area to be planted with shrubs or groundcover. The landscape island shall be the width and depth of a parking space. The SPGA having jurisdiction may grant a waiver to the landscape island size requirement if it is demonstrated that an alternate design will still accommodate a shade tree.

**198-29 - SPECIAL PERMITS FOR  
CERTAIN INTENSIVE  
NONRESIDENTIAL AND MULTIFAMILY  
SITE DEVELOPMENTS.**

Planning Board (SPGA). The Fairhaven Planning Board is hereby designated as the special permit granting authority (SPGA), for the development of all sites in the Apartment/Multi-Family (RC), Park (P), Wetland Resource Protection District (WRP), Business (B), Mixed Use (MU), or Industrial (I) Districts, which propose the following to be provided for under the requirements of § 198-27 Parking, loading, and landscaping:

The Applicant requests a waiver to allow parking within the setbacks with up to zero feet from a property line due to the nature of the lot and the required parking for the development.

The Applicant requests a waiver to not provide a landscaped buffer strip adjacent to a public roadway due to the nature of the lot and the required parking for the development.

The Applicant requests a waiver to the landscape island requirement to develop a landscaping and parking plan that fits the nature of the development and provides shade trees.

The Applicant requests to permit, design/prepare plans, and gain approval through the Zoning Board of Appeals of the Town of Eastham, MA in accordance with the applicable provisions of Chapter 40B of the M.G.L.