



Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
50 Main Street  
Suite 360  
White Plains, NY 10606  
914.467.6600

### Zoning Summary Chart

Zoning District(S):	Residential (R)
Proposed Use(S):	Residential Cluster Development
Zoning Regulation Requirements	Required <sup>1</sup> Provided
MINIMUM LOT AREA <sup>2</sup>	7,500 SF (0.17 Acres)
FRONT YARD SETBACK	10 Feet 78.37 Feet
SIDE YARD SETBACK (ONE/BOTH)	10 Feet / 25 Feet 21.09 Feet
REAR YARD SETBACK	20 Feet 60.96 Feet
MINIMUM LOT WIDTH	75 Feet 1,839 Feet
MINIMUM LOT DEPTH	100 Feet 559 Feet
MAXIMUM BUILDING HEIGHT	2 1/2 Stories / 35 Feet 2 1/2 Stories / 35 Feet
MAXIMUM BUILDING COVERAGE	30.0 % 14.0 %

<sup>1</sup>Zoning regulation requirements as specified in "Code of the Town of Marlborough" adopted through April 12, 2021.

<sup>2</sup>Minimum lot area with public water and sewer and natural gas.

### Parking Summary Chart

Description	Size		Spaces
Required	Provided	Required	Provided
STANDARD SPACES	162 SF (MIN.)	9x18 (162 SF)	154 <sup>+</sup>
VISITOR PARKING SPACES *	162 SF (MIN.)	9x18 (162 SF)	14 46
STANDARD ACCESSIBLE SPACES ***	8x19 (MIN.)	9x20	2 2
TOTAL SPACES		170 <sup>+</sup>	254

\* BASED ON SECTION 155-27 (TABLE 1) OF THE TOWN CODE. RESIDENTIAL CLUSTER USES ARE REQUIRED TO PROVIDE 1.5 SPACES FOR EACH DWELLING UNIT (ROUNDED DOWN TO A WHOLE NUMBER), PLUS 10% FOR PERSONS WITH DISABILITIES AND 10% FOR VISITOR PARKING.  
\*\* EACH DWELLING UNIT HAS A PERSONAL ENCLOSED GARAGE PROVIDING TWO STANDARD PARKING SPACES.  
\*\*\* 2 ADA STALLS REQUIRED FOR 26-50 TOTAL PARKING STALLS PROVIDED (ONLY APPLIED TO SURFACE VISITOR PARKING).

### Unit Mix Breakdown Chart

Unit Type	Total
TYPE "A" (32 x 55)	18
TYPE "B" (28 x 55)	53
COTTAGES WITH DETACHED GARAGES	32
PROPERTY TOTAL	103
CLUBHOUSE	5,375 SF (FOOTPRINT)

