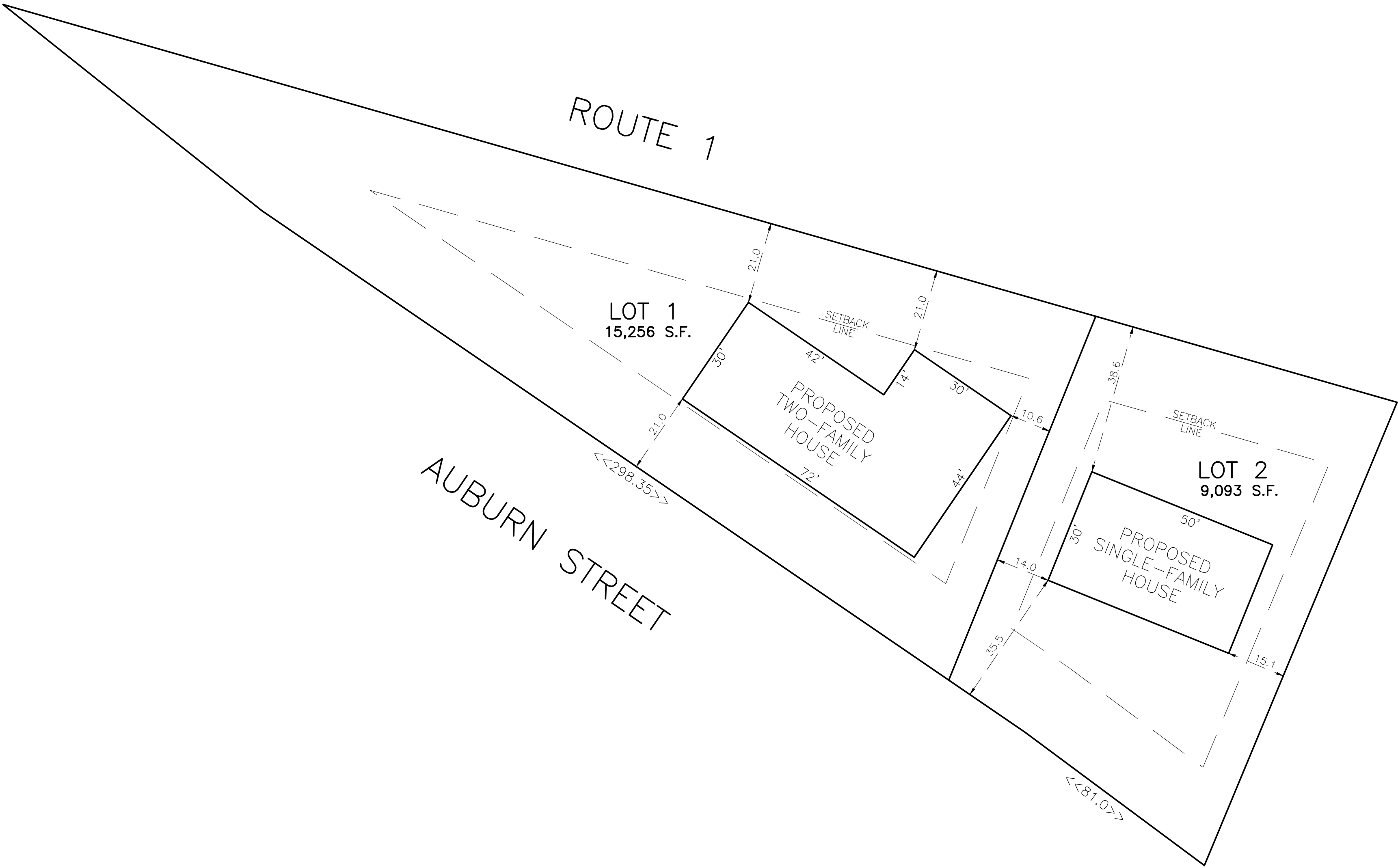
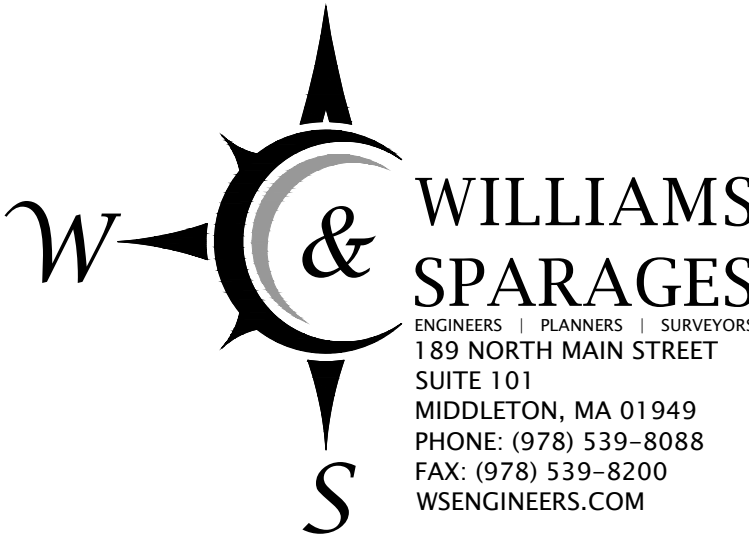
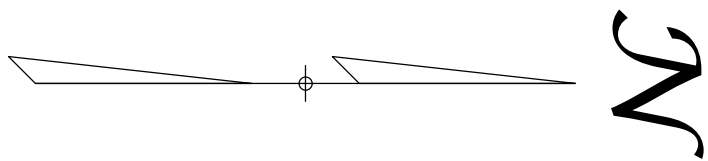


CONCEPT PLAN
22 AUBURN STREET
NEWBURYPORT, MA

SCALE: 1" = 20' 0' 10' 20' 40' DATE: FEBRUARY 1, 2021



ZONE: R-3

MINIMUM LOT AREA: 8,000 S.F. (SINGLE-FAMILY)
12,000 S.F. (TWO-FAMILY)
MINIMUM LOT FRONTAGE: 80 FEET (SINGLE-FAMILY)
120 FEET (TWO-FAMILY)
LOT COVERAGE: 30%
MAXIMUM HEIGHT OF BUILDING: 35 FEET
MINIMUM FRONT YARD: 20 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 20 FEET