

The overall lot area is 21,309 square feet or about .49 acres. The build envelope (shaded brown) is roughly 4,200 square feet when you factor in all setbacks and special conditions. See the next page for more details.

28 PEARL ST, GREAT BARRINGTON, MA

ZONE R1B DIMENSIONAL REQUIREMENTS

For this lot, **Section 4.2.2 of the zoning by-laws applies**

<https://www.townofgbma.gov/DocumentCenter/View/971/Zoning-bylaw-PDF>

4.2 SPECIAL REGULATIONS

4.2.1 More than One Principal Structure per Lot. In any zoning district, more than one building or structure housing a principal permitted use may be erected or placed on a single lot of record, provided that area, width, frontage, yard and other requirements of this Bylaw shall be met.

4.2.2 Street Frontage Requirement. Every principal building or structure hereafter erected or moved shall be on a lot having frontage on a street. In no case shall said frontage be less than 80% of the required minimum lot width as provided for in the Schedule of Dimensional Requirements.

R1B Requirement	Meets Requirement
Minimum lot width: 48 ft. (80% of 60 ft.)	Lot has 53 ft. of road frontage
Minimum side yard setback is 10 ft.	Build area accounts for that.
Minimum front yard setback: 25 ft.	The build area is 60 ft. from the road.
When section 4.2.2 is in effect, the road frontage, in this case 53 ft., must not change for at least 25 ft.	The build area starts 60 ft. from the road and is 65 feet wide.
200 ft. setback from the riverbank (known as the riparian zone)	Build area accounts for the riparian zone

