

LAND USE TABLES (Revised 11/20/23)

EPSTEIN PROPERTY - 17 Mahkeenac Terrace, Stockbridge, MA 01262

ZONING TABLES

DISTRICT: R-2 TAX MAP #205, LOT #38			
ZONING SETBACKS	REQ.	EXISTING RESIDENCE	PROPOSED RESIDENCE
FRONT: EAST	40'	164' ±	NO CHANGE
SIDE: NORTH	35'	20' ±	NO CHANGE
SIDE: SOUTH	35'	24' ±	NO CHANGE
REAR: WEST	35'	85' ±	NO CHANGE
HEIGHT:	35'	<35'	NO CHANGE

TOTAL LOT SIZE:	25,700.4 (0.59 ACRES)
10% COVERAGE ALLOWED:	2,570 SF
20% MASS ALLOWED:	5,140 SF

EXISTING – RESIDENCE	COVERAGE	MASS
FIRST FLOOR:	1,243 SF	1,243 SF
DECK & PORCH:	119 SF	119 SF
SECOND FLOOR:	100 SF CANTILEVERED	1,343 SF
BASEMENT:	0 SF	634 SF
GARAGE:	463 SF	463 SF

TOTAL EXISTING	COVERAGE	MASS
TOTAL AREA:	1,925± SF	3,802± SF
TOTAL PERCENTAGE: (ENTIRE LOT)	7.5%	14.8%

PROPOSED – RESIDENCE	COVERAGE	MASS
FIRST FLOOR:	1,243 SF	1,243 SF
DECK:	232 SF	232 SF
SECOND FLOOR:	100 SF CANTILEVERED	1,343 SF
BASEMENT:	0 SF	634 SF
GARAGE:	463 SF	463 SF

TOTAL PROPOSED	COVERAGE	MASS
TOTAL AREA:	2,038± SF	3,915± SF
TOTAL PERCENTAGE: (ENTIRE LOT)	7.9%	15.2%

LPOD

AREA OF LAKE & POND OVERLAY DISTRICT ON LOT (LPOD)	13,500 SF
15% COVERAGE ALLOWED IN THE LPOD	2,025 SF

LAKE & POND OVERLAY DISTRICT COVERAGE	EXISTING		PROPOSED	
	AREA	PERCENT OF LPOD	AREA	PERCENT OF LPOD
HOUSE	1,243 SF	9.2 %	1,243 SF	9.2 %
SECOND FLOOR	100 SF	0.7%	100 SF	0.7%
DECK	119 SF	0.9 %	232 SF	1.7 %
TOTAL	1,462 SF	10.8 %	1,575 SF	11.7 %