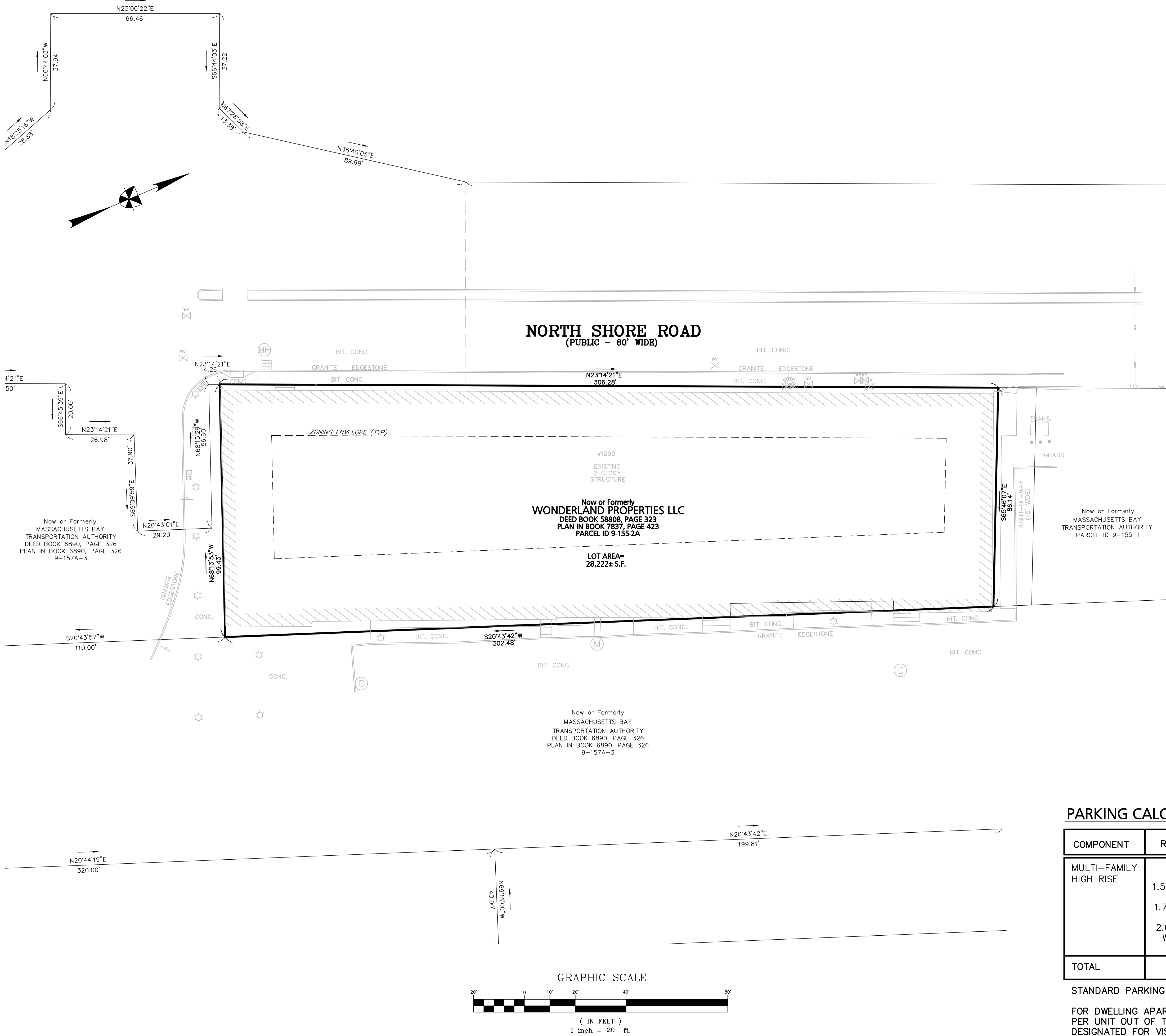




LAND USAGE TABLE				
HIGH RISE MIXED USE (RC-2) & WONDERLAND TANSIT-ORIENTED OVERLAY DISTRICT (WTODOD)				
ITEM	REQUIRED RC-2	REQUIRED WTODOD	PROVIDED	RELIEF REQUIRED
MINIMUM LOT AREA	25,000 S.F.	25,000 S.F.	28,222± S.F.	NO
MINIMUM LOT FRONTAGE	100 FT	100 FT	306.3 FT	NO
MINIMUM FRONT YARD SETBACK	20 FT ⁽¹⁾	NA	-	-
MINIMUM SIDE YARD SETBACK	20 FT ⁽¹⁾	NA ⁽⁴⁾	-	-
MINIMUM REAR YARD SETBACK	30 FT ⁽²⁾	NA	-	-
MAXIMUM HEIGHT	140 FT	160 FT ⁽⁵⁾	-	-
MAXIMUM STORIES	14	16 ⁽⁶⁾	-	-
MAXIMUM FENCE HEIGHT	10 FT ⁽³⁾	10 FT ⁽⁷⁾	-	-
MAX FLOOR AREA RATIO	3.0	3.6	-	-

- FOR STRUCTURES GREATER THAN 60 FEET OR 6 STORIES, IN THE RC1 AND RC2 DISTRICTS, AT A HEIGHT NOT LESS THAN 30 FEET FROM THE FRONT SIDEWALK FINISHED GRADE, BALCONIES MAY BE EXTENDED OUT OVER THE REQUIRED SIDE YARD SETBACK. FOR STRUCTURES GREATER THAN 60 FEET OR 6 STORIES, IN THE RC1 AND RC2 DISTRICTS, AT A HEIGHT NO LESS THAN 20 FEET FROM THE FRONT SIDEWALK, FINISHED-GRADE BALCONIES MAY BE EXTENDED OUT OVER THE REQUIRED FRONT YARD SETBACK. FOR STRUCTURES 60 FEET OR 6 STORIES OR LESS, IN THE RC1 AND RC2 DISTRICTS, BALCONIES MAY BE EXTENDED OUT OVER THE REQUIRED FRONT, REAR AND SIDE YARD SETBACK SUBJECT TO THE APPROVAL OF THE SITE PLAN REVIEW COMMITTEE. IN ALL INSTANCES, BALCONIES SHALL BE UNENCLOSED AND EXTEND NO MORE THAN 4 FEET FROM THE WALL OF THE PRINCIPAL BUILDING.
- FOR ANY STRUCTURE 60 FEET OR 6 STORIES OR LESS IN HEIGHT IN THE RC1 AND RC2 DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET.
- NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED IN THE RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, AND CB DISTRICTS.
- SIDE YARD SETBACK: NONE OR THE MINIMUM AMOUNT NECESSARY TO SATISFY THE MASSACHUSETTS BUILDING CODE, PROVIDED THAT: (1) ANY SECTION OF A BUILDING CONSTRUCTED WITHIN THE WTODOD THAT EXCEEDS THREE STORIES IN HEIGHT SHALL BE AT LEAST FIFTY FEET APART FROM OTHER BUILDING SECTIONS EXCEEDING THREE STORIES IN HEIGHT WITHIN THE WTODOD (THERE SHALL NOT BE ANY SETBACK RESTRICTIONS OR SPACING REQUIREMENTS AT AND BELOW THREE STORIES IN HEIGHT EXCEPT AS OTHERWISE PROVIDED HEREIN); (2) THERE SHALL BE A TWENTY FT. MINIMUM SIDE YARD SETBACK ABOVE THE PLAZA LEVEL FOR SUCH PORTIONS OF THE WTODOD THAT ABUT CHESTER STREET; AND (3) THERE SHALL BE A TWENTY-FOOT MINIMUM SIDE YARD SETBACK FOR SUCH PORTIONS OF THE WTODOD THAT ABUT REVERE STREET. AS TO THE MINIMUM SIDE YARD SETBACK, THE ENTIRE AREA OF THE WTODOD IS CONSIDERED ONE LOT, IRRESPECTIVE OF THE INDIVIDUAL LOTS OR PARCELS COMPRISING THAT AREA.
- ONE HUNDRED SIXTY FT., PROVIDED THAT THE SUM TOTAL OF ALL BUILDING FLOOR AREAS BETWEEN ONE HUNDRED FORTY FEET AND ONE HUNDRED SIXTY FEET SHALL NOT EXCEED TWENTY PERCENT OF THE SITE AREA OF THE WTODOD. FOR PURPOSES OF CALCULATING THE HEIGHT OF A BUILDING IN THE WTODOD, HEIGHT SHALL BE DEFINED AS THE VERTICAL DIMENSION OF A BUILDING MEASURED FROM THE MEAN LEVEL OF THE FINISHED GRADE AT THE BUILDING, OR FROM THE PLAZA LEVEL AT THE BUILDING, WHICHEVER IS HIGHER, TO THE MEAN HEIGHT OF THE ROOF STRUCTURE. ALSO, HEIGHT SHALL NOT INCLUDE: PARAPETS LESS THAN FIVE FEET HIGH, CHIMNEYS, FLAG POLES, VENTILATORS, WATER TANKS, ANTENNAS, AND OTHER PROJECTIONS USED FOR, OR INTENDED TO BE USED EXCLUSIVELY FOR, UTILITY SERVICES OR ACCESS TO THE ROOF MAY EXCEED THE HEIGHT LIMITATIONS OF THIS CHAPTER BY NOT MORE THAN TWENTY FEET.
- SIXTEEN. FOR PURPOSES OF CALCULATING THE NUMBER OF STORIES OF A BUILDING IN THE WTODOD, THE NUMBER OF STORIES SHALL BE MEASURED FROM THE MEAN LEVEL OF THE FINISHED GRADE AT THE BUILDING, OR FROM THE PLAZA LEVEL AT THE BUILDING, WHICHEVER IS HIGHER, TO THE PLAZA LEVEL AT THE BUILDING SHALL NOT EXCEED TWO STORIES ABOVE THE MEAN LEVEL OF THE FINISHED GRADE AT THE BUILDING.
- TEN FT. NO BARBED WIRE OR FENCES WITH POINTED ENDS SHALL BE ALLOWED.

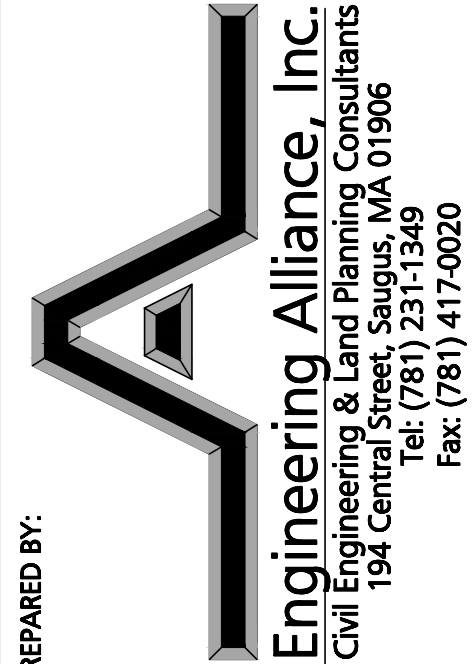
PARKING CALCULATIONS

COMPONENT	REQUIRED (RC-2)	REQUIRED (WTODOD)	PROPOSED
MULTI-FAMILY HIGH RISE	- SPACES 1.5 Spaces Per Single Bed 1.75 Spaces Per Two Bed 2.0 Spaces Per Unit With Three+ Beds	- SPACES 1.25 Spaces Per Single Bed 1.5 Spaces Per Two Bed 2.0 Spaces Per Unit With Three+ Beds	- STANDARD SPACES - ACCESSIBLE SPACES - VISITOR SPACES
TOTAL	- SPACES	- SPACES	- SPACES

STANDARD PARKING SPACE 9'x18'

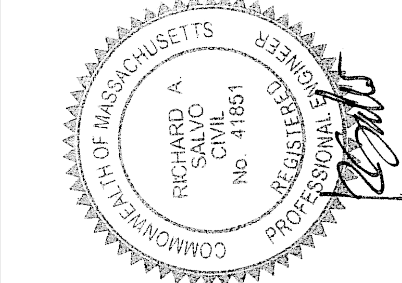
FOR DWELLING APARTMENTS AND PLANNED UNIT DEVELOPMENTS, .25 SPACES PER UNIT OUT OF THE REQUIRED PER UNIT PARKING RATION SHALL BE DESIGNATED FOR VISITOR AND HANDICAPPED PARKING.

PREPARED BY:



PROJECT: Proposed Site Plan
1290 North Shore Road
(Tax Map 9 Block 155 Lot 24)
Revere, Massachusetts

PROJECT #: 25-91303
DATE: October 30, 2025
SCALE: AS NOTED
DWG FILE NAME: 25-91303.dwg
DESIGN BY: James Gomatios
CHECKED BY: Richard A. Salvo, P.E.



APPLICANT: Jewel Saeed
55 Berkshire Street
Swampscott, MA 01907

DRAWING TITLE:
Site Layout Plan

DWG. NO.
C-2

DESCRIPTION OF REVISION

DATE