

IPSWICH BYLAWS - MAXIMUM NEW DEVELOPMENT DENSITY

H. Great Estate Preservation Development (GEPD)¹

3. Density Standards

b. Floor Area of Development:

- i. **New Floor Area:** For the purposes of determining the total new floor area which may be developed on the lot, the applicant may construct new floor area in the development such that the total resulting floor area does not exceed the product of 3,000 square feet times the number of dwelling units which could be developed under normal application of one-acre zoning requirements under the "Town of Ipswich Rules and Regulations Governing the Subdivision of Land" and in accordance with Section VI. of this zoning bylaw.

NOTE: The following charts apply requirements from Section H. Great Estate Preservation Development Zoning in the Ipswich Bylaws to the BHOD District data to determine density:

| MAXIMUM ALLOWABLE FLOOR AREA | | |
|------------------------------|--|---------------------------|
| 1. | UPPER CAMPUS | |
| | Total Developable Land: | 19-Acres (827,640 SF) |
| | One Acre Zoning Requirement: | 40,000 SF / Dwelling Unit |
| | Maximum Dwelling Units – 10% Roads (Developable Land / Zoning Requirement): | 18-Dwelling Units |
| | Max. Allowable Floor Area (Max. Dwelling Units x 3,000 SF) | 54,000 SF |
| | Floor Area Ratio (Max. Floor Area / Developable Land) | 0.06 |
| 2. | MIDDLE CAMPUS | |
| | Total Developable Land: | 19-Acres (827,640 SF) |
| | One Acre Zoning Requirement: | 40,000 SF / Dwelling Unit |
| | Maximum Dwelling Units – 10% Roads (Developable Land / Zoning Requirement): | 18-Dwelling Units |
| | Max. Allowable Floor Area (Max. Dwelling Units x 3,000 SF): | 54,000 SF |
| | Floor Area Ratio (Max. Floor Area / Developable Land) | 0.06 |
| 3. | LOWER CAMPUS | |
| | Total Developable Land: | 12-Acres (522,720 SF) |
| | One Acre Zoning Requirement: | 40,000 SF |
| | Maximum Dwelling Units – 10% Roads (Developable Land / Zoning Requirement): | 11-Dwelling Units |
| | Max. Allowable Floor Area (Max. Dwelling Units x 3,000 SF) | 33,000 SF |
| | Floor Area Ratio (Max. Floor Area / Developable Land) | 0.06 |

¹ The Great Estate Preservation Development (GEPD) the Ipswich, MA Zoning Bylaws updated STM 10/25/22.

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- iv. **Maximum Density:** The total allowable floor area obtained through the application of the formulae described in sub-paragraphs (1) and (2) above, shall not exceed eight percent (8%) of the area of the lot.

| MAXIMUM ALLOWABLE DENSITY | | |
|---------------------------|---|-----------------------|
| 1. | UPPER CAMPUS | |
| | Total Developable Land: | 19-Acres (827,640 SF) |
| | Max. Allowable Floor Area (Lot Area x 8%) | 66,211 SF |
| | Floor Area Ratio (Max. Floor Area / Developable Land) | 0.08 |
| 2. | MIDDLE CAMPUS | |
| | Total Developable Land: | 19-Acres (827,640 SF) |
| | Max. Allowable Floor Area (Lot Area x 8%) | 66,211 SF |
| | Floor Area Ratio (Max. Floor Area / Developable Land) | 0.08 |
| 3. | LOWER CAMPUS | |
| | Total Developable Land: | 12-Acres (522,720 SF) |
| | Max. Allowable Floor Area (Lot Area x 8%) | 41,818 SF |
| | Floor Area Ratio (Max. Floor Area / Developable Land) | 0.08 |

- ii. **Additional Floor Space** for Rehabilitation of Existing Buildings: A GEPD that rehabilitates or renovates all buildings and supporting structures certified by the Historical Commission as having historic or architectural significance may increase allowable floor space by the amount of square footage contained in all existing buildings that are rehabilitated or renovated as part of the GEPD development, except that new floor area developed on the lot may be increased by five (5) square feet for every square foot of floor space contained in buildings and supporting structures certified by the Historical Commission as having historic or architectural significance

| HISTORIC BUILDINGS BONUS | | |
|---------------------------|---|----------------|
| HISTORIC BUILDINGS | | |
| | Retreat House (GSF) | 14,723 |
| | Pilgrim Hall & Garage (GSF) | 15,351 |
| | Gate House (GSF) | 2,226 |
| | Total Area (GSF): | 32,300 |
| | New Floor Area increase (Floor Area x 5 SF) | 161,500 |