PANHANDLE LOTS and SHAPE NUMBERS

ARTICLE II: Definitions

"LOT, PANHANDLE" means a lot approved by the Planning Board under the Subdivision Control Law which has less than the required frontage on a public or private way. Standards for panhandle lots are provided in Section 325-18.Q.

"SHAPE NUMBER" – The numerical value resulting from division of the square of the perimeter of a lot by the area in square feet thereof.

ARTICLE VI: Area, Height and Bulk Regulations

Section 325-18. Additional Regulations

A. The required minimum width of any lot hereafter laid out or created, measured along the front yard setback line, shall not be less than 80% of the required minimum lot frontage. In order to comply with the minimum square foot requirement, all lots hereafter created for building purposes must be a closed plot of land having a definite area and perimeter and having a shape number not exceeding the numerical value of 22, except that a lot may have a shape number larger than 22 provided that the site intended for building, is contained within a portion of said lot, which said portion meets the zoning requirements of the area in which it is located and has a shape number not exceeding 22. The lot shape number shall be obtained by dividing the square of the lot perimeter (P), measured in feet, by the area of the lot (A), measured in square feet (i.e.: $P^2 \div A \leq 22$).

Q. Panhandle lots may be approved by the Planning Board under the Subdivision Control Law provided that the following conditions are met:

(1) Lot frontage and lot width within the panhandle portion shall be a minimum of 35 feet.
(2) The length of the panhandle portion of a lot shall be a maximum of 300 feet.
(3) Suitable access by a driveway to such lot is provided within the panhandle and, in the opinion of the Board, the access is wide enough and otherwise satisfactory for a driveway.
(4) All panhandle lots shall meet the shape number requirements of Section 325-18.A.
(5) No panhandle portion of any lot may be contiguous to another panhandle portion of a lot at the street line.

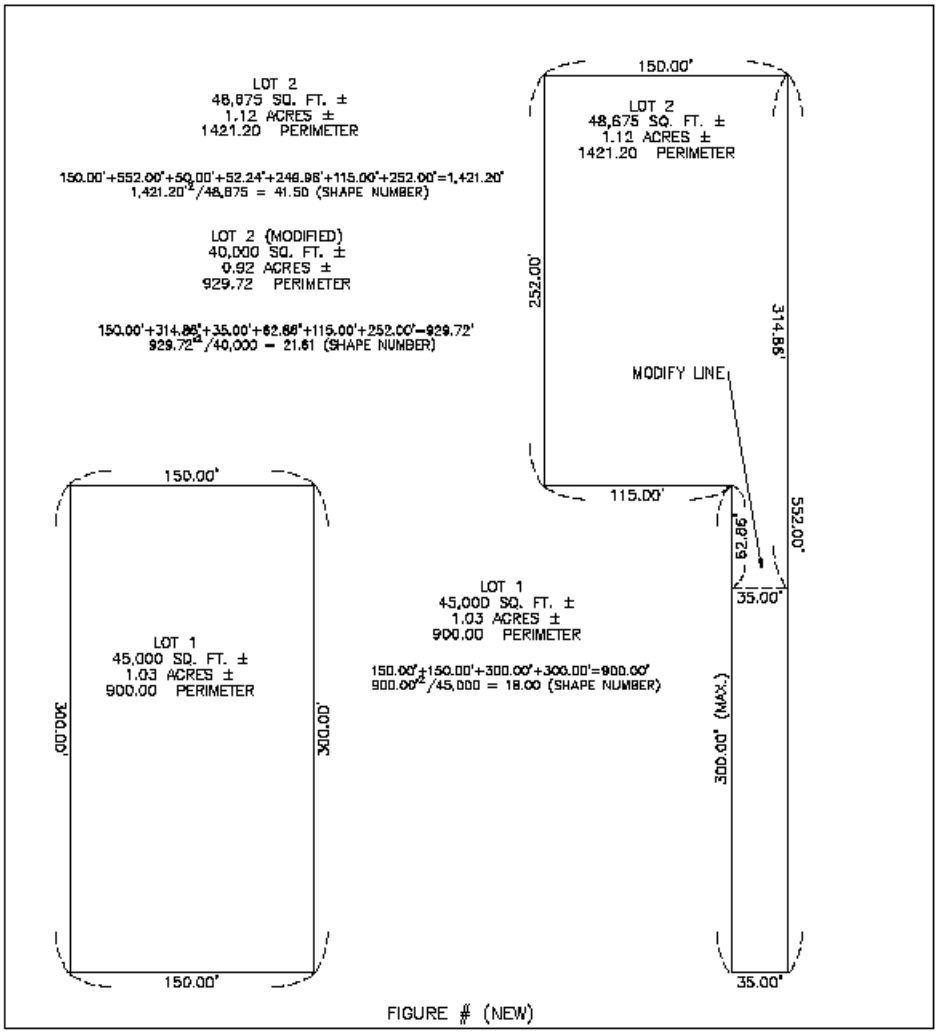

LOT 2
48,675 SQ. FT. ±
1.12 ACRES ±
1421.20 PERIMETER
150.00'+552.00'+50.00'+52.24'+248.86'+115.00'+252.00'=1,421.20'
1,421.20²/48,675 = 41.50 (SHAPE NUMBER)
LOT 2 (MODIFIED)
40,000 SQ. FT. ±
0.92 ACRES ±
929.72 PERIMETER
150.00'+314.86'+35.00'+62.86'+115.00'+252.00'=929.72'
929.72²/40,000 = 21.61 (SHAPE NUMBER)
150.00'
LOT 2
48,675 SQ. FT. ±
1.12 ACRES ±
1421.20 PERIMETER
252.00'
314.86'
MODIFY LINE
115.00'
552.00'
62.86'
35.00'
LOT 1
45,000 SQ. FT. ±
1.03 ACRES ±
900.00 PERIMETER
150.00'+150.00'+300.00'+300.00'=900.00'
900.00²/45,000 = 18.00 (SHAPE NUMBER)
150.00'
LOT 1
45,000 SQ. FT. ±
1.03 ACRES ±
900.00 PERIMETER
300.00'
300.00'
300.00' (MAX.)
150.00'
35.00'

FIGURE # (NEW)