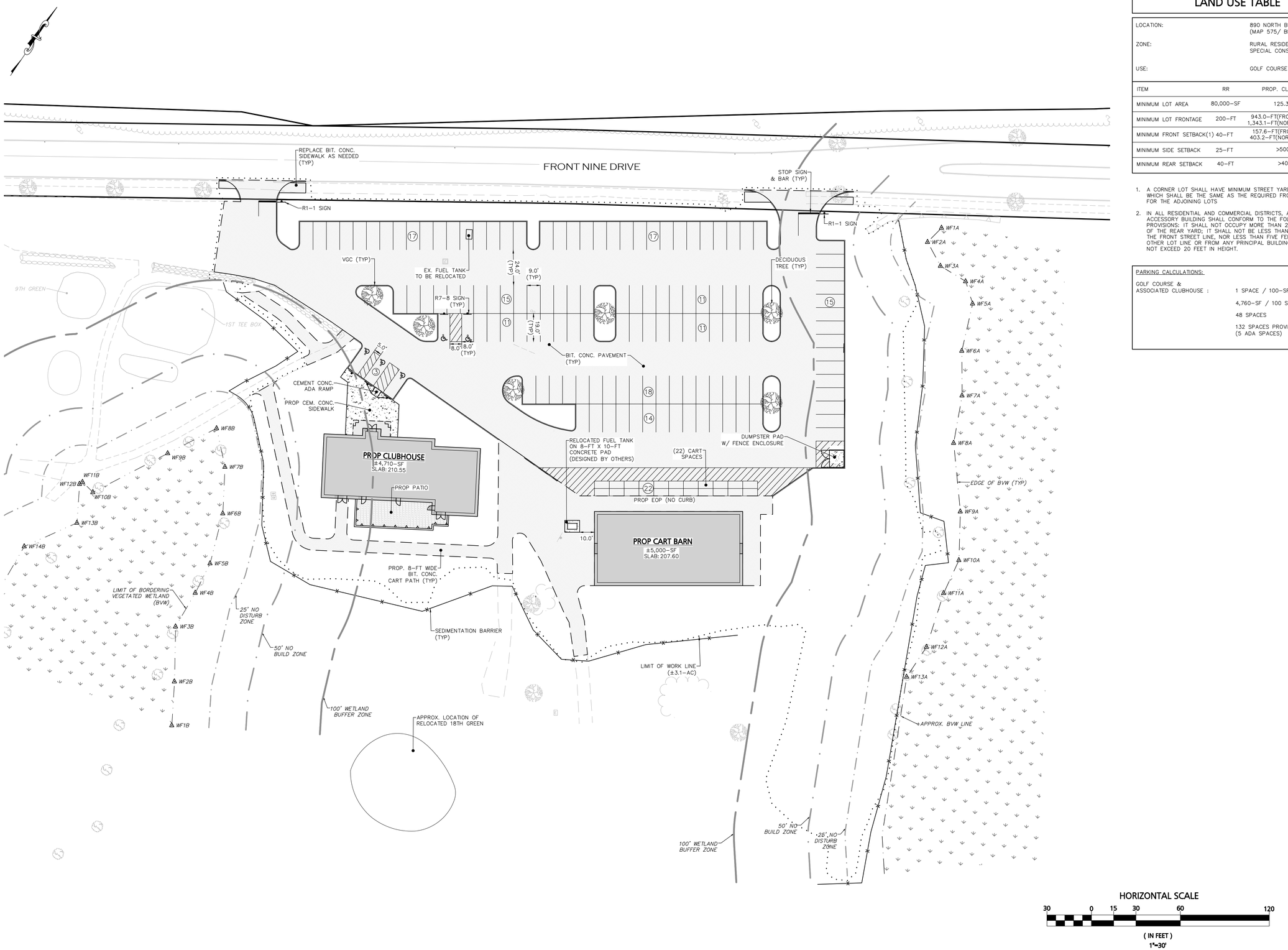

LAND USE TABLE

LOCATION:	890 NORTH BROADWAY (MAP 575/ BLOCK 2/ LOT 8)
ZONE:	RURAL RESIDENTIAL (RR) SPECIAL CONSERVATION (SC)
USE:	GOLF COURSE

ITEM	RR	PROP. CLUBHOUSE
MINIMUM LOT AREA	80,000-SF	125.35-AC
MINIMUM LOT FRONTAGE	200-FT	943.0-FT(FRONT NINE DR.) 1,343.1-FT(NORTH BROADWAY)
MINIMUM FRONT SETBACK(1)	40-FT	157.6-FT(FRONT NINE DR.) 403.2-FT(NORTH BROADWAY)
MINIMUM SIDE SETBACK	25-FT	>500-FT
MINIMUM REAR SETBACK	40-FT	>40-FT

1. A CORNER LOT SHALL HAVE MINIMUM STREET YARDS WITH DEPTHS WHICH SHALL BE THE SAME AS THE REQUIRED FRONT YARD DEPTHS FOR THE ADJOINING LOTS
2. IN ALL RESIDENTIAL AND COMMERCIAL DISTRICTS, A DETACHED ACCESSORY BUILDING SHALL CONFORM TO THE FOLLOWING PROVISIONS: IT SHALL NOT OCCUPY MORE THAN 25% OF THE AREA OF THE REAR YARD; IT SHALL NOT BE LESS THAN 20 FEET FROM THE FRONT STREET LINE, NOR LESS THAN FIVE FEET FROM ANY OTHER LOT LINE OR FROM ANY PRINCIPAL BUILDING; AND IT SHALL NOT EXCEED 20 FEET IN HEIGHT.

PARKING CALCULATIONS:

GOLF COURSE & ASSOCIATED CLUBHOUSE :	1 SPACE / 100-SF OF GFA
	4,760-SF / 100 SF/SPACE
	48 SPACES
	132 SPACES PROVIDED (5 ADA SPACES)

DATE	DESCRIPTION
REVISIONS	

OWNER / APPLICANT:
STERLING GOLF MANAGEMENT, INC.
212 KENDRICK STREET
NEWTON, MA 02458

PROJECT:
890 NORTH BROADWAY
HAVERHILL, MA 01832

DATE ISSUED:	FEBRUARY 26, 2026
PROJECT #:	24-10594
PREPARED BY:	MAC

ISSUED FOR REVIEW
FEBRUARY 26, 2026

PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

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DRAWING TITLE:
LAYOUT & MATERIALS PLAN

DRAWING #:
C-4