

ZONING

300 Attachment 1

Schedule A
Lot and Building Requirements

District ¹	Minimum Lot Size		Lot Coverage ² (percent)	Building Height (feet)	Yard Dimensions (feet) ³			
	Area (square feet)	Width (feet)			Front	Rear	Side	
							One	Both
R-1 Residence District								
Single-Family detached dwelling	6,000	50	30	40	20	35	10	20
Multifamily dwellings	3,000 per unit	60	20	40	20	35	10	25
All other uses	6,000	50	25	40	20	35	10	25
R-1A Residence District								
Single-family detached dwelling	12,000	80	25	40	30	50	10	25
Multifamily dwellings	6,500	100	25	40	30	50	10	25
All other uses	12,000	100	25	40	30	50	10	25
R-C Residence-Commercial District								
Single-family detached dwelling	5,000	50	30	40	20	35	10	20
Multifamily dwellings	2,000 per unit	60 — 70 ⁴	35	40 — 50 ⁵	20	35	10	25
All other uses	5,000	50	25	40	20	35	10	25
C Commercial District								
Single-family detached dwelling	6,000	50	35	50	15	25	10	20
Multifamily dwellings	1,500 per unit	60	35	60	10	40	10	20
All other uses	6,000	50	35	50	10	25	10	20
M Manufacturing District								
To be determined by site plan review (see § 300-11)								
IPZ Industrial Park Zone					30	30		20
To be determined by site plan review (see Article V)			25	35				
CIP Crossroads Industrial Park Zone					30	30		20
To be determined by site plan review (see Article VI)			50	50				
CBP Crossroads Business Park Zone								
To be determined by site plan review (see Article XIX)	1 acre	175	25	35	25	50		25

Notes:

1. The lot and area requirements for properties located within the Downtown Urban Core Form-Based Overlay District will be determined by Planning Board. See § 300-12.
2. The lot coverage percent is to be determined by dividing the total area of land under a roof by the total lot size.
3. No building shall be erected, reconstructed or altered so as to project beyond the average setback line observed by the buildings on the same side of the street within the same block. Where appropriate, a zero or shallow build-to-line may be encouraged to maintain a continuous street wall and support pedestrian-friendly streets.
4. The maximum lot width applies only to multifamily dwellings with five or more dwelling units.
5. The maximum building height standard applies only to multifamily dwellings with five or more dwelling units.