

ZONING

28 Attachment 2

**SCHEDULE OF DISTRICT REGULATIONS
(Subsection 28-4.4)**

District		Permitted Uses	Minimum Lot Size		Maximum Height		Maximum Coverage	Minimum Yard Requirements				Minimum Lot Depth (feet)	Minimum Open Space	
			Width (feet)	Area (square feet)	Stories	Feet		Front	One Side (feet)	Two Side (feet)	Rear			
R-1	Low Density Residential	See Section 28-4.5	25	2,500	3	35	Building: 40% Lot: 75%	Existing average	2	5 feet, 1 inch	25			
R-2	High Density Residential	See Section 28-4.6	None	40,000	50	550	Building: 60%	None	None	None	None			
R-3	Waterfront Residential	See Section 28-4.7	75	7,500	3	35	Building: 60%	5	5	10	25			
R-4	Mid-Rise Mixed-Use	See Section 28-4.8												
	Lots less than 20,000 square feet in area		50	5,000	With ground floor parking: 3 residential stories above parking level/50 feet Without ground floor parking: 3 stories/40 feet		Building: 50%	10	5	10	25	50		
	Lots 20,000 square feet or greater in area		100	20,000	Inclusive of indoor garage parking: 5 stories and 90 feet exclusive of roof appurtenances		Impervious surface coverage inclusive of building coverage: 90%	10	0 feet. If side yard proposed then minimum is 5 feet setback		5	200	10%	
R-5	High-Rise Residential	See Section 28-4.11	100	20,000	Inclusive of indoor garage parking: 15 stories and 180 feet exclusive of roof appurtenances		Impervious surface coverage inclusive of building coverage: 90%	10	0 feet. If side yard proposed then minimum setback is 5 feet		5	200	10%	
C	Commercial	See Section 28-4.9	None		5	55	Building: 60%	None	None	None	None			
P	Parks & Recreation	See Section 28-4.10	Site Plan Subject to Planning Board Approval											