

ZONING

192 Attachment 1

Town of DeWitt

Standards	MUV1	MUV2	MUV3
Building height			
- Maximum stories (feet)	2 stories (25'0")	4 stories (50'0")	6 stories (65'0")
- Height transition, or step-down, required when adjacent to residential use or zoning district.	No	Yes - 1:1 from facing property line	Yes - 1:1 from facing property line
Floor area ratio (floor space-to-land area)			
- Minimum	0.50	1.00	1.50
- Maximum	1.00	1.50	2.00
Yard Setbacks (feet)			
- Front setback, minimum	14'0"	16'0"	20'0"
- Front setback, maximum	18'0"	20'0"	24'0"
Lot coverage – performance standard			
- Maximum building coverage	40%	40%	40%
- Maximum lot coverage: The area covered by impervious surfaces shall be minimized to the greatest extent practicable; best practices for surface water management shall be required.	80%	75%	70%
- Minimum green space	10%	10%	10%
Landscaping – Per § 192-100			
- Street trees required	Yes	Yes	Yes
- Landscape buffer between parking lot and adjacent pathways and streets	Yes	Yes	Yes
- Parking lot minimum interior landscape. Does not apply to structured parking, underground or multistory.	10%, for lots with more than 10 parking spaces	10%, for lots with more than 10 parking spaces	10%, for lots with more than 10 parking spaces
- Landscaping buffer between abutting commercial/civic/ industrial and residential uses and districts, as determined through site plan review; exceptions may be granted through site plan review, as appropriate for mixed-use projects.	Yes	Yes	Yes
Lighting			
- Building entrances	Yes	Yes	Yes
- Parking areas and pathways	Yes	Yes	Yes