

LAND DEVELOPMENT REGULATIONS

25 Attachment 2

**Schedule B
Bulk Requirements - Non-Residential Zones**

Zone	Minimum Requirements								Maximum Permitted			
	Lot Area	Lot Width	Lot Depth	Front Yard Setback	Principal		Accessory		Lot Coverage	Floor Area Ratio	Height Feet/Stories	
					Side Yard Setback	Rear Yard Setback	Side Yard Setback	Rear Yard Setback				
VC	7,500 sq. ft.	60'	100'	15'	0'/30%	25'	(1)	(1)	Building Impervious	25%(2) 75%(2)	40%(2)	35'/2
GC	7,500 sq. ft.	60'	100'	15'	0'/30%	25'	(1)	(1)	Building Impervious	25% 75%	40%	35'/2
LI	20,000 sq. ft.	100'	150'	15'	20%/40%(3)	40'(3)	(1)	(1)	Building Impervious	40% 80%	40%	35'/2

NOTES:

- (1) See Ordinance text for required accessory building and structure setbacks
- (2) It is the intent of the VC Zone to promote the maintenance of the historical character of the area thru the provision of architectural features which are esthetically pleasing and consistent with the historical character of the area. Applicants who demonstrate that a proposed development is consistent with this goal, thru the provision of colonial or federal architecture, or other similar styles of architecture which are acceptable to the Planning Board, shall be entitled to an increase in Building Lot Coverage to 35%, an increase in Impervious Lot Coverage to 80%, and an increase in Floor Area Ratio to 60%. In addition, the calculated parking requirement shall be reduced by 20%
- (3) The side and rear yard requirements shall not apply in an Industrial Zone on any side of a property which abuts a railroad right-of-way. In such instances, the minimum yard requirement for that yard shall be 0 feet. Where a 1 side yard of any such property abuts a railroad right-of-way, the total side yard requirement for both side yards shall be reduced from 40% to 20%.