

Section 7: Table 7.2 Schedule of Dimensional Controls

Dimensional Controls

Districts	Minimum Lot Dimensions		Minimum Yard Depths			Maximum Height	Maximum Lot Coverage	Floor Area Ratio	Minimum Buildable Area	
	Area (s.f.)	Frontage (ft.)	Front (ft.) ^(a)	Side (ft.)	Rear (ft.)	(ft.)		(FAR)	Width (ft.)	Height (ft.)
R-1										
Single-Family	20,000	125	25	20	35	30	25%	0.6	60	40
R-1A										
Single-Family	15,000	125	20	15	35	30	30%	0.7	60	40
R-1B										
Single-Family	10,000	100	25	20	35	30	30%	0.7	50	35
R-2										
Single-Family	5,000	50	15	10	35	30	35%	0.7	25	35
Two-Family	7,500	50	15	10	35	30	35%	1.0	25	35
R-3										
Multi-Family	10,000 and 750 s.f. per bedroom	60	20	10	35	35	20%	0.6	30	20
R-4										
Multi-Family	30,000 and 750 s.f. per bedroom	75	20	15	35	35	35%	1.6	35	25
R-5										
Multi-Family	20 acres	none	25	25	25	35	35%	1.0	--	--
DDD										
As of Right uses	2 acres		^(h)	^(h)	^(h)	72 (6 stories)	35% - 40%	1.8	--	--
Special Permit Uses	2 acres					72 (6 stories)	35% - 40%	2.0	--	--
MH										
Mobile Homes	3,000 s.f. (14 homes/ acre)	30	15 ^(f)	10 ^(f)	25 ^(f)	20	35%	0.2	--	--
B-R										
Regional Business	10,000	100	50 ^(c)	40 ^(c)	50 ^(c)	40	35%	1.0	--	--
B-C										
Central Business	none	none	0	0	10	4 stories or 50 feet	none	3.7	--	--
GB										
General Business	5,000 s.f.	50	30	25	25	3 floors/36 ft	none	2.0	--	--
GBD										
Gen. Bus. Dwntwn	none	none	0	0	10	3 floors/36 ft	none	3.7	--	--
B-N and B-N2										
Neighborhood Business	5,000	50	30 ^(b)	25	50	30	35%	0.8	--	--
I-L										
Light Industry	none	none	50 ^(b)	40	30	40	35%	1.0	--	--
I-P										
Industrial Park	50,000	100	50 ^(b)	40	30	40	35%	1.2	--	--
CCRC										
Continuing Care Retirement Communities	25 acres ⁽ⁱ⁾	none	50 ^(k)	50 ^(k)	50 ^(k)	85	none	--	--	--

Section 7: Table 7.2 Schedule of Dimensional Controls

Dimensional Controls

Footnotes to schedule:

- (a) In the case of a corner lot, any yard parallel to a street shall be considered a front yard.
- (b) In B-H, B-N, G-B, I-L and I-P Districts, the depth of the front yard shall be measured from the property line.
- (c) In areas adjacent to a residence district, the minimum yard shall be one hundred (100) feet. This requirement supersedes all other yard and set-back distances affecting the regional-business district.
- (f) For individual mobile home parcels. A minimum of 20 feet shall be required between mobile homes, and at least 10 of that 20 feet shall be landscaped. Furthermore, structures associated with a mobile home park shall not be located within 50 feet of any property line or boundary line of a residence district.
- (h) Setbacks for all uses except access include the following:
 - 100 feet from Route 1 and residential abutters;
 - 50 feet from District Access Road R.O.W.; and
 - 30 feet from other property lines.
- (i) Setbacks for all uses except access include the following:
 - 100 feet from Route 1 and residential abutters;
 - 40 feet from District Access Road R.O.W.; and
 - 30 feet from other property lines.
- (j) Maximum density is 15 independent living units per acre. This calculation shall not include any assisted living units, nursing home units or medical beds, or any other uses that may be contained within the CCRC.
- (k) No parking area or vehicular circulation shall be nearer than 20 feet to the any lot line.
- (l) For all 100% residential structures, the maximum lot coverage shall be 50%.