

1 **ARTICLE 5 DIMENSIONAL AND INTENSITY REGULATIONS**

2 **SECTION 5.0 PURPOSE**

3 The purpose of this Article is to establish dimensional standards for all districts. As Article 4
4 deals with USES, this Article deals with the location and size of STRUCTURES. In addition to
5 structural dimensions, this Article also contains the minimum LOT standards, which are related to
6 the residential density (number of units per acre) and the intensity at which DEVELOPMENT
7 occurs.

8 **SECTION 5.1 GENERAL PROVISIONS**

9 **SECTION 5.1.10 LOTS AND STRUCTURES, GENERALLY**

10 **5.1.11** No division of land shall be made which results in the creation of any LOT having
11 dimensions less than the minimum required by this Article for the BUILDING or
12 use located thereon within the district in which the LOT is located.

13 **5.1.12** No BUILDING, STRUCTURE, DEVELOPMENT or other improvement shall be
14 constructed which results in any dimension or ratio that is greater than the
15 maximum or less than the minimum required by this Article for the district in
16 which the LOT is located.

17 **SECTION 5.1.20 SPECIFIC DIMENSIONAL AND INTENSITY REQUIREMENTS**

18 **5.1.21 Lot Area**

19 When this Article specifies a minimum LOT AREA, no PRINCIPAL BUILDING or USE shall be
20 located on any LOT of lesser area, except as may be permitted by Section 10.2,
21 “NONCONFORMING Lots”.

22 **5.1.22 Lot Frontage**

23 When this Article specifies a minimum LOT FRONTAGE, no PRINCIPAL BUILDING or USE shall be
24 located on a LOT which fronts a lesser distance on a STREET, except as may be permitted by
25 Article 10.

26 **5.1.23 Lot Width**

27 When this Article specifies a minimum LOT WIDTH, no PRINCIPAL BUILDING shall be located
28 where the LOT WIDTH is less than the specified width at the point of the BUILDING closest to the
29 FRONT LOT LINE.

1 **5.1.24 Open Space**

2 When this Article specifies a minimum percentage of OPEN SPACE, no BUILDING or USE shall be
3 located on any LOT in a manner that does not provide such OPEN SPACE.

4 **5.1.25 Yards**

5 When this Article specifies a minimum YARD dimension, no BUILDING or STRUCTURE shall be
6 erected within the specified distance from the applicable LOT LINE, except as permitted
7 hereinafter.

8 **5.1.26 Building Height**

9 When this Article specifies a maximum BUILDING HEIGHT, no part of a BUILDING shall exceed
10 the specified number of stories, and no part of a BUILDING shall exceed the maximum height in
11 feet, except as permitted hereinafter.

12 **5.1.27 Building Coverage**

13 When this Article specifies a maximum BUILDING COVERAGE, the percentage of a LOT covered
14 by all BUILDINGS and STRUCTURES, including ACCESSORY STRUCTURES, shall not exceed said
15 maximum BUILDING COVERAGE, except as permitted hereinafter.

16 **SECTION 5.1.30 APPLICATION OF MULTIPLE REQUIREMENTS**

17 When this Article specifies two requirements for the same dimension (e.g., maximum BUILDING
18 HEIGHT stated both in feet and in stories, or minimum SIDE YARD stated both in feet and as a
19 percentage of BUILDING HEIGHT), the more restrictive shall apply unless explicitly stated
20 otherwise.

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1 **SECTION 5.2 RESIDENTIAL DISTRICTS**

2 **SECTION 5.2.10 DIMENSIONAL AND INTENSITY REGULATIONS IN RESIDENTIAL DISTRICTS**

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Table 5-1 Dimensional and Intensity Regulations – Residential Districts						
Principal Use	Res A-1	Res A	Res B	Res B-1	Res C	Res C-2
MINIMUM LOT AREA PER DWELLING UNIT (SQUARE FEET)						
Single-family dwelling	10,000	7,500	6,000 ¹	4,500	4,500	N
Two-family dwelling	N	N	4,000 ¹	3,000	3,000	N
Townhouse	N	N	2,500	2,500	2,000	2,000
Apartment building						
Units with 2 or more bedrooms	N	N	N	N	2,000	580
Units with less than 2 bedrooms	N	N	N	N	1,400	580
MINIMUM FRONTAGE (FEET) FRONT LOT LINE						
Single-family dwelling	50	50	50	45	45	N
Two-family dwelling	N	N	50	50	50	N
Townhouse	N	N	N	25	25	25
Apartment building	N	N	N	N	50	25
MINIMUM LOT WIDTH (FEET)(at BUILDING LINE)						
Single-family dwelling	100 ²	75	60	45	45	N
Two-family dwelling	N	N	80	50	60	N
Townhouse	N	N	25	N	25	25
Apartment building	N	N	N	N	75	25
MINIMUM AND MAXIMUM FRONT YARDS (FEET)						
Minimum	25	25	15	10	10	25
Maximum	30	30	20	20	20	30

Table 5-1 Dimensional and Intensity Regulations – Residential Districts						
Principal Use	Res A-1	Res A	Res B	Res B-1	Res C	Res C-2
MINIMUM SIDE AND REAR YARDS - PRINCIPAL BUILDINGS						
SIDE YARD						
Feet	10	10	10	7	7	25
% of height of PRINCIPAL BUILDING	n.r.	n.r.	n.r.	n.r.	n.r.	50%
REAR YARD						
Feet	35	30	25	20	20	25
% of height of PRINCIPAL BUILDING	n.r.	n.r.	n.r.	n.r.	n.r.	50%
MINIMUM SIDE AND REAR YARDS - RESIDENTIAL GARAGES AND OTHER ACCESSORY BUILDINGS						
SIDE YARD						
Feet	3 ³	3 ³	0 ³	0 ³	0 ³	10
% of height of PRINCIPAL BUILDING	n.r.	n.r.	n.r.	n.r.	n.r.	50%
REAR YARD						
Feet	3	3	3	3	3	10
% of height of PRINCIPAL BUILDING	n.r.	n.r.	n.r.	n.r.	n.r.	50%
OPEN SPACE AND LANDSCAPING						
Minimum OPEN SPACE	n.r.	n.r.	n.r.	5%	5%	10%
Minimum landscaped portion of area between the front wall of the PRINCIPAL BUILDING and the STREET	75%	75%	75%	50%	50%	n.r.
MAXIMUM BUILDING HEIGHT OR STRUCTURE HEIGHT						
PRINCIPAL BUILDINGS						
Stories	2 1/2	2 1/2	2 1/2	3	3	n.r.
Feet	35	35	35	35	35	150 ⁴
School, college, university, library, or municipal or institutional BUILDING, or church belfry or flagpole						
Stories	3	3	3	3	3	4
Feet	60	60	60	35	60	60

Table 5-1 Dimensional and Intensity Regulations – Residential Districts						
Principal Use	Res A-1	Res A	Res B	Res B-1	Res C	Res C-2
Residential Garage (feet)	20	20	20	20	20	25
Other Accessory STRUCTURE (feet)	15	15	15	15	15	25

1 N = Use not permitted n.r. = no regulation

2 ¹ In the Residential B-1 district, if a Special Permit is granted to authorize more than one SINGLE-FAMILY or TWO-
3 FAMILY DWELLING on a LOT, the required LOT AREA shall be the sum of the minimum required LOT AREAS for all
4 DWELLINGS on the LOT.

5 ² In the Residential A-1 district, if the LOT DEPTH is greater than 100 feet, the LOT WIDTH may be reduced below the
6 100-foot minimum by 1 foot for each 2 feet by which the 100-foot depth is exceeded, but the width may not be
7 reduced to less than 90 feet.

8 ³ The required SIDE YARD shall be ten (10) feet for any portion of a detached RESIDENTIAL GARAGE that is less than
9 sixty-five (65) feet from any FRONT LOT LINE. The distance between such detached RESIDENTIAL GARAGE and the
10 PRINCIPAL BUILDING shall be not less than six (6) feet.

11 ⁴ In the Residential C-2 district, a nonresidential PRINCIPAL BUILDING shall not exceed 4 stories or 60 feet.

12 **SECTION 5.2.20 MAXIMUM BUILDING COVERAGE IN RESIDENTIAL DISTRICTS**

13 **5.2.21** The maximum BUILDING COVERAGE in residential districts shall be as follows:

Table 5-2 Maximum Building Coverage – Residential Districts		
Zoning Districts	Lot Area (sq. ft.)	Maximum BUILDING COVERAGE
Res A-1 Res A Res B	Up to 7,500	35%
	7,501 – 20,000	30%
	20,001 – 30,000	25%
	30,001 – 45,000	20%
	45,001 – 60,000	15%
	More than 60,000	10%
Res B-1	Any	50%
Res C	Any	50%
Res C-2	Any	30%

1 **5.2.22** The maximum BUILDING COVERAGE for a HOSPITAL in a Residential A-1, A or B
 2 district shall be twenty percent (20%), provided that no individual BUILDING shall
 3 exceed the BUILDING COVERAGE percentage from Table 5-2.

4 **SECTION 5.2.30 DIMENSIONAL REGULATIONS FOR LARGE BUILDINGS IN RESIDENTIAL A-1, A**
 5 **AND B DISTRICTS**

6 In the Residential A-1, A and B ZONING DISTRICTS, the following requirements shall supersede
 7 the corresponding requirements specified elsewhere in this Article for any LOT where the
 8 BUILDING FOOTPRINT of the PRINCIPAL BUILDING is greater than 2,000 square feet.
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Table 5-3 Lot Frontage , Lot Width and Yards for Large Buildings in Residential A-1, A and B Districts	
STANDARDS	REQUIREMENTS
Minimum Frontage	100 feet
Minimum width at front line of principal building	100 feet
Minimum Yards	
Front Yard	25 feet
Side Yard	Height of principal building (feet)
Rear Yard	Greater of (a) 35 feet or (b) height of principal building
Minimum landscaped portion of area between the front wall of the principal building and the street	75%

10 **SECTION 5.2.40 EXCEPTIONS TO YARD REQUIREMENTS IN RESIDENTIAL DISTRICTS**

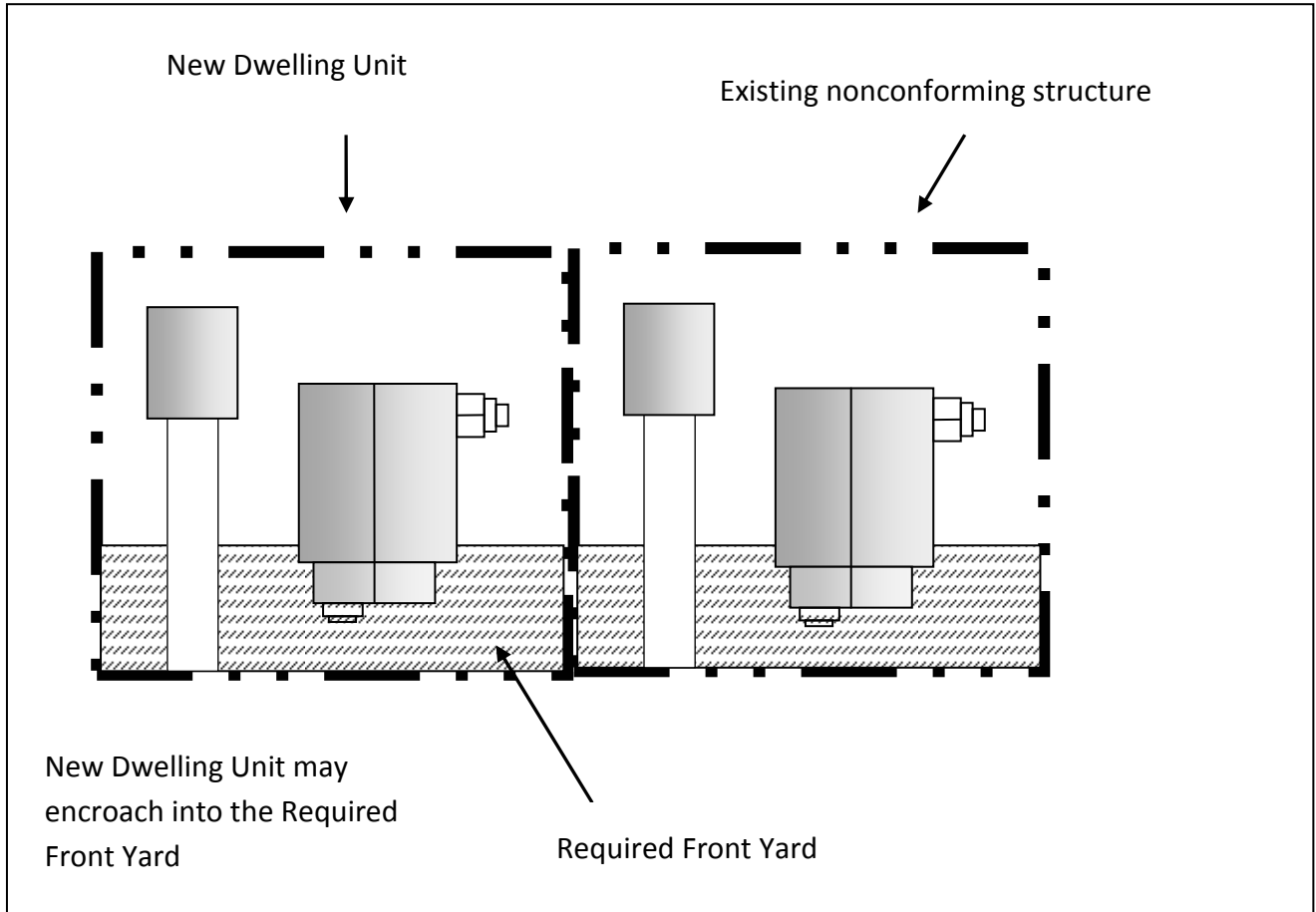
11 **5.2.41 Front Yard Exceptions for Existing Alignments**

12 A. Notwithstanding any minimum REQUIRED FRONT YARD specified in this
 13 Article, the front wall of a BUILDING in a residential district may be as
 14 close to the STREET as the front wall of the nearest BUILDING facing the
 15 same side of the same STREET in the same block. See figure 5-1.

16 B. Notwithstanding any maximum FRONT YARD requirement specified in this
 17 Article, the front wall of a BUILDING in a residential district may be as far
 18 from the STREET as the actual setback of the nearest existing BUILDING
 19 facing the same side of the same STREET in the same block.

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Figure 5-1 Front Yard Exception



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3 **5.2.42 Projections into Yards**

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A. Uncovered steps and ramps may extend into a required YARD.

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B. In the Residential districts, a roofless, ground story projection from a BUILDING, such as DECK, may extend into any required REAR YARD provided that it is no less than fifteen (15) feet from a REAR LOT LINE.

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8 **SECTION 5.2.50 STRUCTURES PROHIBITED BETWEEN PRINCIPAL BUILDING AND STREET**

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No BUILDING, pool or other STRUCTURE, except for necessary retaining walls and FENCES permitted by Section 7.4.20, shall be located between the front wall of the PRINCIPAL BUILDING and the STREET.

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12 **SECTION 5.2.60 REQUIRED LANDSCAPING BETWEEN PRINCIPAL BUILDING AND STREET**

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When this Article specifies a minimum landscaped area between the front wall of the PRINCIPAL BUILDING and the STREET, such area shall comply with the following requirements:

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1 **5.2.61** The required landscaped area shall be improved with planted materials such as
2 grass, trees, shrubs, and other live plant materials.

3 **5.2.62** The required landscaped area shall be free of structural improvements and
4 impervious surfaces except for the following:

5 A. Necessary retaining walls;

6 B. Projections into FRONT YARDS as allowed by Section 5.2.42.

7 C. Two access sidewalks not exceeding four (4) feet in width each;

8 **5.2.63** No parking shall be allowed in the required landscaped area.

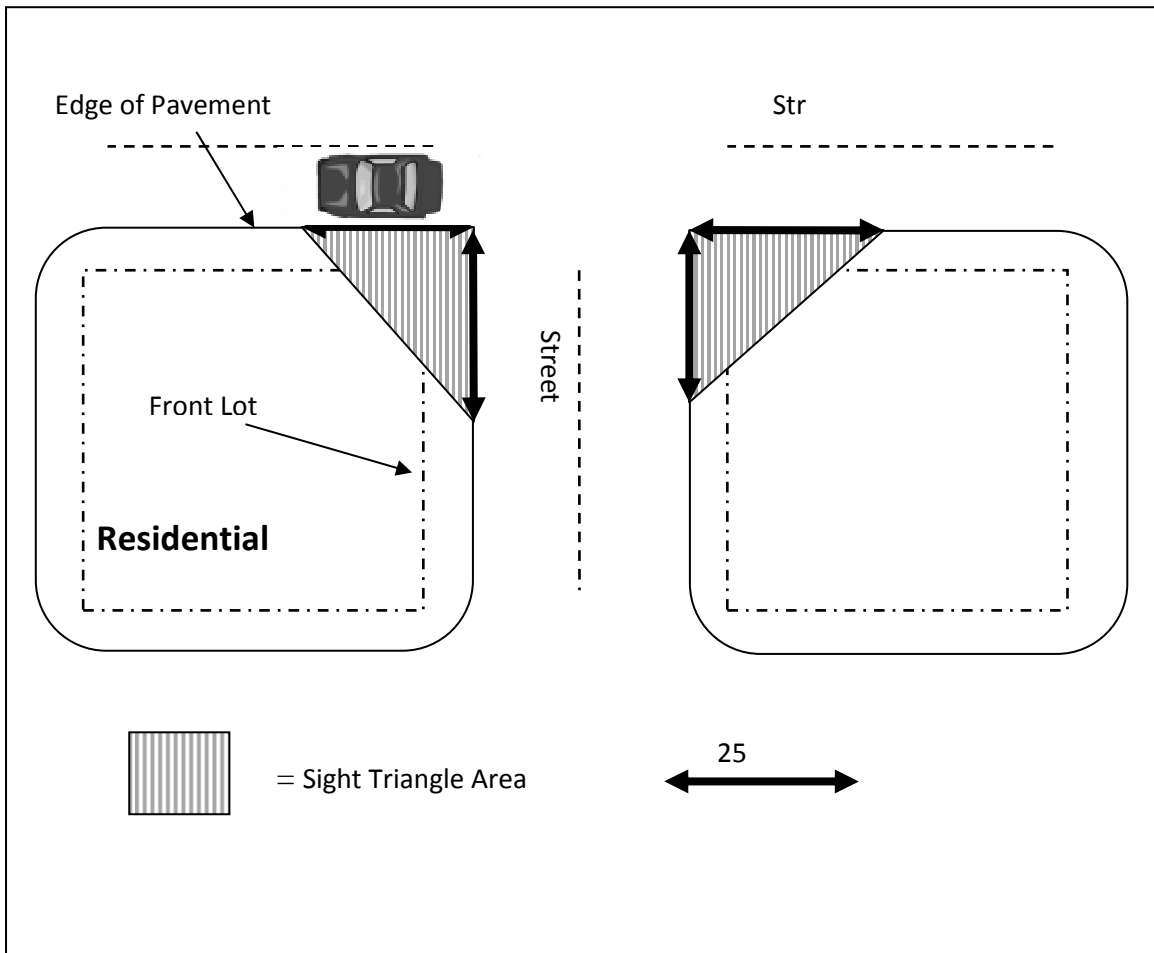
9 **SECTION 5.2.70 SIGHT TRIANGLE ON CORNER LOTS IN RESIDENTIAL DISTRICTS**

10 **5.2.71** On CORNER LOTS in Residential districts, no BUILDING, FENCE or other
11 STRUCTURE (other than necessary retaining walls) shall be constructed in the
12 SIGHT TRIANGLE. No vegetation shall be placed or maintained, between a height
13 of two and one-half (2 ½) feet and a height of ten (10) feet above the STREET
14 surface within the Sight Triangle as illustrated in Figure 5-2.

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Figure 5-2 Sight Triangle Illustration



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4 **5.2.72** Poles, posts, and guys for STREET lights and for other utility services, and tree
 5 trunks exclusive of leaves and branches, shall not be considered obstructions to
 6 vision within the SIGHT TRIANGLE within the meaning of this provision.

7 **SECTION 5.2.80 ORIENTATION OF DWELLINGS IN INTERIOR LOTS**

8 The front of a SINGLE-FAMILY DWELLING or TWO-FAMILY DWELLING on an INTERIOR LOT shall
 9 face the STREET; a door to each DWELLING UNIT shall either (a) face the STREET or (b) open onto
 10 a PORCH that provides access from the STREET side of the BUILDING.

1 **SECTION 5.3 BUSINESS DISTRICTS**

2 **SECTION 5.3.10 DIMENSIONAL AND INTENSITY REGULATIONS IN BUSINESS DISTRICTS**

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Table 5-4 Dimensional and Intensity Regulations – Business Districts						
	Com A	Bus A	Bus B	Bus B-1	Bus C	Bus D
Lot Area, minimum	n.r.	n.r.	n.r.	n.r.	n.r.	n.r.
Lot Frontage , minimum (feet)	n.r.	n.r.	n.r.	n.r.	n.r.	n.r.
Lot Width , minimum (feet)	n.r.	n.r.	n.r.	n.r.	n.r.	n.r.
Front Yard (feet)						
Minimum	20	10	0	0	0	0 or 10
Maximum	25	n.r.	10	10	n.r.	n.r.
Side Yard, minimum (feet)						
Abutting a residential district	10	10	10	10	10	10
Abutting a nonresidential district	10	0	0	0	n.r.1	0
Rear Yard, minimum (feet)						
Abutting a residential district	10	10	10	10	10	10
Abutting a nonresidential district	0	0	0	0	n.r. 1	0
Building Height , maximum						
Stories	2	4	n.r.	n.r.	n.r.	n.r.
Feet	30	60	60	60	400	60
Building Coverage, maximum	55%	75%	80%	80%	95%	100%

4 n.r. = no regulation

5 ¹ The minimum SIDE YARD and REAR YARD shall be 20 feet for a BUILDING used in whole or part for
6 residential use.

1 **SECTION 5.3.20 MAXIMUM RESIDENTIAL DENSITY IN BUSINESS DISTRICTS**

Table 5-5 Maximum Residential Density – Business Districts						
(Dwelling Units Per Acre)						
Development Type	Com A	Bus A	Bus B	Bus B-1	Bus C	Bus D
Single-family dwelling	10	10	N	N	N	N
Two-family dwelling	12	N	N	N	N	N
Townhouse	16	16	16	N	N	16
Apartment building						
4 stories or less	22	22	22	N	22	22
5 stories or more	32	32	150	N	100	75
Mixed-use Building	22	22	150	N	150	75

2 N = prohibited use

3 **SECTION 5.4 INDUSTRIAL DISTRICTS**

Table 5-6 Dimensional Requirements – Industrial Districts			
	Industrial MU	Industrial A	Industrial Park
Minimum Lot Area	n.r.	n.r.	1.5 ac
Minimum Lot Frontage (ft.)	n.r.	n.r.	200
Minimum Lot Width (ft.)	n.r.	n.r.	200
Yards (feet):			
Front Yard, Minimum	n.r.	n.r.	25 feet
Front Yard, Maximum	n.r.	n.r.	n.r.
Side Yard, Minimum	n.r.	n.r.	15
Rear Yard, Minimum	n.r.	n.r.	25
Maximum Building Height	60 feet	400 feet	60 feet
Maximum Building Coverage	Nonresidential use: 90%; Residential or mixed use: 60%	95%	50%
Residential Density	75 dwelling units per acre	N	N

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n.r. = no regulation N = prohibited use

SECTION 5.5 USABLE OPEN SPACE FOR APARTMENT BUILDINGS

Except in the Business C District, one (1) or more LOTS in common ownership containing a total of fifty (50) or more DWELLING UNITS in one (1) or more APARTMENT BUILDINGS shall provide twenty thousand (20,000) square feet of USABLE OPEN SPACE for the first fifty (50) DWELLING UNITS plus four hundred (400) square feet for each DWELLING UNIT in excess of fifty (50).

SECTION 5.6 EXCEPTIONS TO MAXIMUM BUILDING HEIGHT

The Planning Board may grant a Special Permit to allow a steeple, monument, TOWER or other STRUCTURE not intended for occupancy to be erected to a greater height than specified in this Article, except that TOWERS for WIRELESS COMMUNICATIONS FACILITIES shall be subject to Section 6.2. This requirement of a special permit shall not apply to religious or educational Uses protected by the provisions of Section 4.6.

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Article 6 Special Use Regulations

- Section 6.0 Purpose*
- Section 6.1 Campus Master Plan Review*
- Section 6.2 Wireless Communications Facilities*
- Section 6.3 Adult Entertainment*

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