

## Memorandum

**To:** Springfield Planning Board  
**From:** Chris Kluchman, AICP, Joel Russell, Esq.; Phil Dromey, AICP, Scott Hanson, Office of Planning and Economic Development  
**Date:** June 3, 2009  
**cc:** Springfield Zoning Modernization Citizens Advisory Committee (CAC)  
**Re:** Suggested revisions to draft Zoning Ordinance

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### **Suggested revisions to the Zoning Ordinance Public Review Draft, November 2008 (including the May 2009 Revision Packet)**

We recommend, after consultation with the Citizens Advisory Committee, that the Planning Board consider making the following revisions to the November 2008 draft Zoning Ordinance (hereinafter “the November 2008 draft”), as revised by the May 2009 Revision Packet (hereinafter the “Revision Packet”). The November 2008 draft, together with the Revision Packet, is the subject of a public hearing before the Planning Board advertised for June 3, 2009. Suggested revisions to the November 2008 draft, as modified by the May Revision Packet, are shown below with additional text in underline format or highlighted in color, and deleted text in ~~striketrough~~.

The purpose of these revisions is to reinstate the existing C-1 zoning district, which was deleted in the draft proposed for public hearing. Upon further deliberation by the CAC, it became apparent that, for technical reasons, it would be important to carry forward into the new zoning the C-1 zoning category and associated provisions related to apartment buildings in the C-1 district. Certain other technical changes, relating to numbering of sections, are also suggested below.

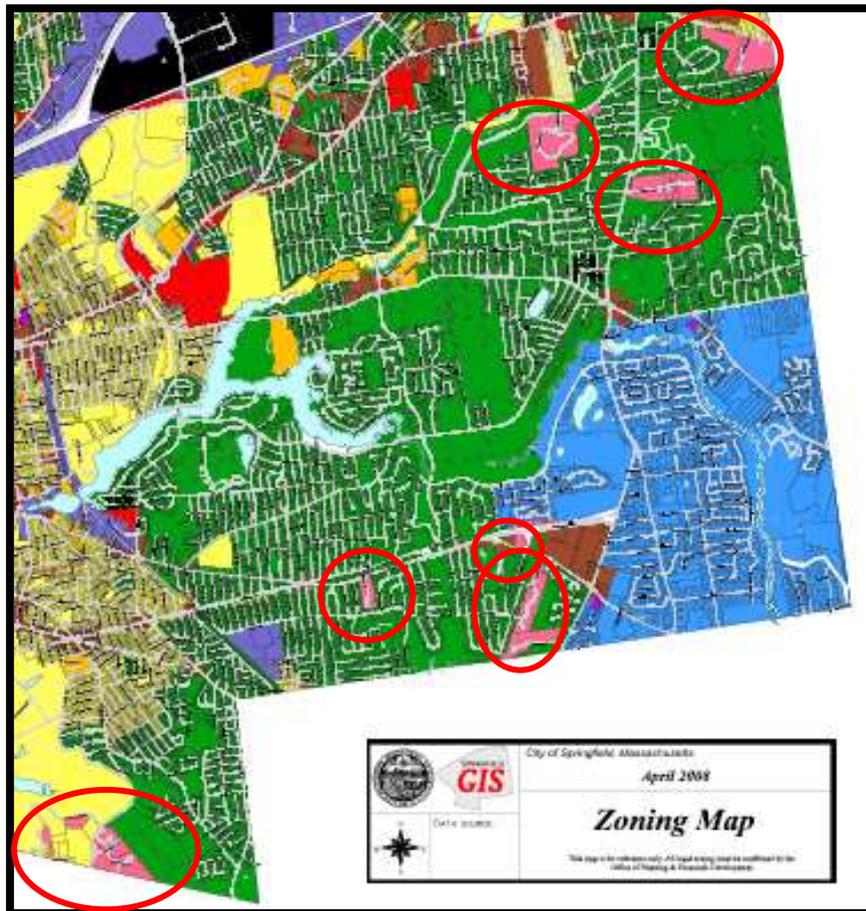
The suggested revisions below are not part of the document under consideration for the public hearing, but are intended to clarify and correct errors in the document advertised for the public hearing. We request that the Planning Board consider recommending these suggested revisions to the City Council in the Report it will submit following the June 3 Public Hearing.

**June 3 2009 Suggested Revision 1—pertaining to the Zoning Map and the Residential C-1 district**

Replace Table 4-4 Use Table, Tables 5-1, dimensional and Intensity Regulations—Residential Districts, and Table 5-2 Maximum Building Coverage—Residential Districts.

**Revision 1A.** Change the proposed Zoning Map to include areas mapped as existing Residential C-1 districts, as shown below.

**Figure 1. C-1 District Locations to remain on Zoning Map**



**Revision 1B.** Replace Table 4-4, with the following that adds the C-1 District and makes certain changes to the “Additional Regulations” column as shown below.

**Table 4-4 Use Table**

USE	Residential Districts					Commercial & Business Districts										Industrial Districts			Additional Regulations
	O S	Res A/A1	Res B/B1	Res C-1	Res C/C2	Office A	Com P	Com A	Bus A	Bus B	Bus B1	Bus C	Bus D	RF	MUI	IA	IP		
<b>1 Agricultural Uses</b>																			
1.1	Agriculture																		
1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Exempt under M.G.L. 40A
2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	y	4.4.11.A
3	4	4	N	N	N	N	N	N	4	N	N	N	N	N	N	N	4	N	4.4.11.C.
1.2	Community Garden																		
1.3	Farmer's Market																		
<b>2 Residential Uses</b>																			
2.1	Single-Family Dwelling																		
1	N	Y	Y	Y	Y	Y	N	1	1	N	N	N	N	N	N	N	N	N	<u>4.4.120</u>
2	N	N	N	T	4	N	N	4	4	4	N	N	N	N	N	N	N	N	<u>4.4.120</u>
2.2	Two-family Dwelling																		
	N	N	1	T	1	N	N	1	N	N	N	N	N	N	N	N	N	N	4.4.80

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USE	Residential Districts					Commercial & Business Districts										Industrial Districts			Additional Regulations
	OS	Res A/A1	Res B/B1	Res C-1	Res C/C2	Office A	Com P	Com A	Bus A	Bus B	Bus B1	Bus C	Bus D	RF	MUI	IA	IP		
2.3 Multi-family Dwelling																			
1 Townhouse Dwelling	N	N	N/2	T	2	N	N	2	2	2	N	N	4	T	N	N	N	4.4.120	
2 Apartment Building	N	N	N	T	T	N	N	T	T	T	N	T	T	4	N	N	N	4.4.80, 4.4.85 4.4.120	
2.4 Mixed-use Building	N	N	N	T	T	T	N	T	T	T	T	T	T	T	T	N	N	4.4.13, 4.4.120 Tables 5-5 and 5-6	
2.5 Mobile Home	N	4	4	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4.7.80 4.4.130	
2.6 Mobile Home Park	N	N	N	N	N	N	N	N	4	4	4	4	N	N	N	N	N	4.7.80 4.4.130	
2.7 Temporary Dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	N	N	4.4.90	
2.8 Home based business																			
1 Home based business 1	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	N	N	4.5	
2 Home based business 2	N	1	1	1	1	Y	N	1	1	1	1	1	1	N	Y	N	N	4.5	

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<b>3. Educational, Religious, and Charitable Uses</b>																			
3.1 Educational Use																			
1 Educational Use, Group Home Exempt under M.G.L c.40A sec.3	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	4.6, 12.7	
2 Non-exempt Educational Use	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N	N		
3.2 Religious Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	4.6, 6.2, 12.7	
3.3 Charitable Use (other than exempt educational use or religious use)	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N	N		
<b>4. Day Care Services</b>																			
4.1 Child Care																			
1 Family Day Care Home	N	Y	Y	Y	Y	4	N	Y	Y	Y	N	N	N	N	N	N	N	4.4.70	
2 Large Family Day Care Home	N	4	4	4	4	4	N	4	Y	Y	N	N	N	N	N	N	N	4.4.70	

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3 Day Care Center	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	4.4.70, 4.6, 12.7	
4 School Aged Child Care Program	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	4.4.70, 4.6, 12.7	
4.2 Adult Day Care – Home Based	N	Y	Y	Y	Y	Y	N	Y	Y	1	1	1	N	N	N	N	N	4.4.73	
4.3 Adult Day Care Center	N	N	N	N	Y	N	N	T	T	Y	T	Y	T	T	T	N	N		
5. Public and Quasi-Public Uses																			
5.1 Municipal Uses	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
5.2 Parks	Y	1	1	1	1	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
5.3 Cemetery	Y	2	2	2	2	2	2	1	1	1	1	N	N	N	N	N	N	4.7.20	
6. Lodging																			
6.1 Hotel	N	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N	T	
6.2 Motel	N	N	N	N	N	N	N	N	T	T	N	T	T	N	N	N	N		
6.3 Rooms for rent																			
1 Bed and Breakfast	N	4	4	4	4	4	N	4	4	4	N	N	N	N	N	N	N	4.4.50	
2 Lodging House	N	N	N	N	4	N	N	N	4	4	N	4	N	N	N	N	N		

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3 Group Home Facility	N	N	N	N	4	N	N	N	4	4	N	4	N	N	N	N	N		
7. Sales and Rental of Goods and Merchandise																			
7.1 Retail Sales and Service	N	N	N	N	N	N	N	T	T	T	T	T	Y	4	2	N	N		
7.2 Wholesale Sales	N	N	N	N	N	N	N	N	N	T	N	T	T	N	T	T	T		
8. Personal Services																			
8.1 Personal Services	N	N	N	N	N	N	N	2	2	2	2	1	Y	N	T	N	N		
8.2 Laundry or Dry Cleaning Service																			
1 Self Service Laundry	N	N	N	N	N	N	N	T	T	T	T	T	N	N	T	N	N		
2 Dry Cleaning Drop-off	N	N	N	N	N	N	N	T	T	T	T	T	T	N	T	N	N		
3 Dry Cleaning Processing	N	N	N	N	N	N	N	N	N	4	N	N	N	N	T	T	N		
8.3 General Service and Contractor's Shop	N	N	N	N	N	N	N	N	T	T	Y	T	T	N	T	T	T	4.4.120 4.7.80	

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8.4 Undertaking Establishment	N	N	N	N	N	N	N	4	4	4	N	N	N	N	N	N	N		
8.5 Crematorium	1	N	N	N	N	N	N	N	1	1	N	N	N	N	N	1	N		
8.6 Animal Services																			
1 Veterinary Clinic	N	N	N	N	N	N	N	T	T	T	N	N	T	N	N	N	N		
2 Kennel	N	N	N	N	N	N	N	N	4	4	N	N	N	N	N	Y	N		
<b>9. Institutional Residence or Care Facilities</b>																			
9.1 Residence with special services, treatment, or supervision																			
1 Nursing Home	N	N	N	4	4	N	N	N	4	4	N	4	N	N	N	N	N		
2 Assisted Living Center	N	N	N	4	4	N	N	N	4	4	N	4	N	N	N	N	N		
9.2 Hospital, clinic, or other medical treatment facility with overnight stay	N	4	4	N	4	4	N	4	4	4	4	4	4	4	4	N	4	4.4.60	

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<b>10. Office, Clerical, Research and Services Not Primarily Related to Goods and Merchandise</b>																			
10.1	Mixed-use Building, Non Residential Uses	Non Residential uses are allowed if otherwise permitted in the zoning district. See Table 4-4, 2.4 for Mixed-use Buildings with Residential.																4.4.13	
10.2	Office building, non-medical	N	N	N	N	N/Y	Y	N	T	T	T	1	2	T	T	2	2	2	
10.3	Medical office, clinic or treatment facility, no overnight	N	N	N	N	N/Y	Y	N	T	T	T	T	T	T	T	T	2	2	
10.4	Bank or financial institution	N	N	N	N	N	N	N	1	1	1	1	1	Y	4	2	N	N	See §19 below in Table 4-4 for Accessory Uses
<b>11. Eating and Drinking Places</b>																			
11.1	Restaurant	2	N	N	N	N	N	N	1	1	1	2	1	1	2	2	N	N	See §19 below in Table 4-4 for Accessory Uses
11.2	Club or Lodge	N	N	N	N	N	N	N	N	T	T	T	T	T	2	T	N	N	
11.3	Tavern	N	N	N	N	N	N	N	N	T	T	T	T	T	2	T	N	N	

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<b>12. Motor Vehicle-Related Sales and Service Operations</b>																			
12.1	Motor Vehicle Sales/Leasing of new or used vehicles	N	N	N	N	N	N	N	N	4	N	N	4	N	4	4	N	4.7.30	
12.2	Motor Vehicle Rentals	N	N	N	N	N	N	N	4	4	N	4	4	4	N	4	4	4.7.30	
12.3	Motor Vehicle Service																		
1	Gas Station with no Repair Service	N	N	N	N	N	N	N	4	4	4	N	2	N	N	4	4	4.7.30	
2	Car Wash	N	N	N	N	N	N	N	4	4	N	N	2	N	N	2	N	4.7.30	
3	Installation of Motor Vehicle Electronic Accessories (alarms, radios, mobile phones)	N	N	N	N	N	N	N	4	4	N	N	2	N	N	2	N	4.7.30	

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4 Installation of Motor Vehicle Parts or Accessories (tires, mufflers)	N	N	N	N	N	N	N	N	N	4	N	N	4	N	N	2	N	4.7.30	
5 Motor Vehicle Repair and Maintenance not including painting or substantial body work	N	N	N	N	N	N	N	N	N	4	N	N	4	N	N	2	N	4.7.30	
6 Motor Vehicle Painting or Body Work	N	N	N	N	N	N	N	N	N	4	N	N	4	N	N	4	N	4.7.30	
12.4 Truck Stop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	N		
12.5 Temporary Vehicle storage																			
1 Temporary car storage lot	N	N	N	N	N	N	N	N	N	4	N	N	N	N	N	Y	N		
2 Temporary truck or truck body storage lot	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	N		

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12.6 Junkyard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	N	4.7.40
13. Industrial Uses																			
13.1 Light Industrial	N	N	N	N		N	N	N	N	2	N	4	N	N	2	T	T		
13.2 Industrial Use																			
1 High Hazard Use A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	4		
2 High Hazard Use B	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	4	4		
3 Other Industrial Use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	2	2	2		
13.3 Research and Development Laboratory																			
1 Biotechnology Research and Development	N	N	N	N	N	N	N	N	N	N	N	T	N	N	4	4	4		
2 Other Research and Development	N	N	N	N	N	N	N	N	N	N	T	T	T	N	2	2	2		

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13.4 Packing, Warehousing and/or Distribution of goods, merchandise, and equipment	N	N	N	N	N	N	N	N	N	N	T	4	N	N	2	2	2		
14. Transportation																			
14.1 Parking Facility																			
1 Surface Parking Lot	1	N	N	N	N	N	Y	T	T	T	T	T	T	T	T	1	1		
2 Parking Garage	N	N	N	N	N	N	Y	N	T	T	T	T	T	T	T	T	T		
14.2 Commercial Marina/ Ferry Service	T	N	N	N	N	N	N	N	N	N	N	N	N	T	N	Y	N		
14.3 Intermodal Transportation Facility (Bus or Train Station)	N	N	N	N	N	N	N	4	4	4	4	4	4	4	4	4	4		
14.3 Heliport	N	N	4	N	N	N	N	N	N	N	4	4	4	N	4	4	4	4.7.100	

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<b>15. Utilities</b>																			
15.1	Public Utilities	N	2	2	2	2	2	2	2	2	2	2	2	4	2	1	1		
15.2	Wireless Communication Facility	SEE ARTICLE 6, SECTION 6.2 for these Regulations.																	
15.3	Trash Hauling Service Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	N		
15.4	Recycling Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	4	N		
<b>16. Storage</b>																			
16.1	Indoor Storage	N	N	N	N	N	N	N	N	T	T	T	T	N	2	2	2		
16.2	Outdoor Sales and Storage																		
1	Outdoor Sales and Storage (such as flowers)	N	N	N	N	N	2	2	2	2	N	2	2	2	Y	2	N		
2	Outdoor Sales including Recreational Vehicles, boats and trailers	N	N	N	N	N	N	N	N	4	4	N	4	4	T	T	T		

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3 Outdoor Sales and Storage of building materials	N	N	N	N	N	N	N	N	N	4	N	N	4	N	N	2	N		
<b>17. Recreation and Entertainment</b>																			
17.1 Health Club	N	N	N	T	N	N	N	T	T	T	T	T	T	T	T	T	T		
17.2 Place of Amusement																			
1 Indoor (movie theater, etc.)	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N	N		
2 Outdoor	2	N	N	N	N	N	N	N	N	4	4	4	4	4	N	T	N		
3 Outdoor, Temporary	1	Y	Y	Y	N	N	N	N	N	1	1	1	1	1	N	N	N		
17.3 Adult Entertainment	SEE ARTICLE 6, SECTION 6.3 for these regulations																6.3		
<b>18. Accessory Uses – Residential</b>																			
18.1 Residential Garage	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

Use Table Legend																		
OS = Open Space   Res A/A1= Residential A, A-1   Res B/B1 = Residential B, B-1   Res C = Residential C   Res C-2 = Residential C-2																		
OA = Office A   Com P = Commercial Parking   Com A = Commercial A   Bus A = Business A   Bus B = Business B																		
Bus C = Central Business District   Bus D = Regional Shopping MUI = Mixed Use Industrial   IA = Industrial A   IP = Industrial Park																		

USE	Residential Districts					Commercial & Business Districts										Industrial Districts			Additional Regulations
	OS	Res A/A1	Res B/B1	Res C-1	Res C/C2	Office A	Com P	Com A	Bus A	Bus B	Bus B1	Bus C	Bus D	RF	MUI	IA	IP		
19. Accessory Uses – Nonresidential																			
19.1 Drive-up Window for business with interior services																			
1 Bank, Pharmacy or other Retail Service Use	N	N	N	N	N	N	N	2	2	2	N	N	2	N	2	2	2	7.3.20	
2 Restaurant	N	N	N	N	N	N	N	4	4	4	N	N	4	N	N	N	N	7.3.20	
19.2 Outdoor Display of Goods for Retail Sales and Services	N	N	N	N	N	N	N	2	2	2	N	2	Y	2	2	N	N		
19.3 Motor Vehicle Sales/Motor Vehicle Rentals with no more than five (5) vehicles displayed at one time	N	N	N	N	N	N	N	4	N	4	N	4	4	4	N	4	N		

Use Table Legend																		
OS = Open Space   Res A/A1= Residential A, A-1   Res B/B1 = Residential B, B-1   Res C = Residential C   Res C-2 = Residential C-2																		
OA = Office A   Com P = Commercial Parking   Com A = Commercial A   Bus A = Business A   Bus B = Business B																		
Bus C = Central Business District   Bus D = Regional Shopping   MUI = Mixed Use Industrial   IA = Industrial A   IP = Industrial Park																		

**Revision 1C** Add new Section 4.4.120.

Add new section as follows:

**Section 4.4.120. Standards for Apartment Buildings in Residence C-1 district.**

**4.1.121. Purpose**

Residence C-1 districts are intended to encourage quality site planning and pleasant, open, safe, healthy and presentable residential projects of moderate height, and attractive landscaping, for a variety of housing types as shown on the Use Table, including but not limited to multi-family garden apartments. The standards in this Section 4.4.120 apply to apartment buildings in Residence C-1 districts.

**4.1.122 Buildings to Lot and Front property lines.**

- A. No portion of any BUILDING shall be closer than fifty (50) feet from any lot line or twenty (20) feet from any street or driveway shown on a plan approved by the Planning Board.
- B. No portion of any BUILDING shall be closer than forty (40) feet from any exterior front LOT LINE or front property line of an interior through-street.
- C. Generally no rear wall of any BUILDING shall be more than three hundred fifty (350) feet from any street or DRIVEWAY shown on a plan approved by the Planning Board.

**4.1.123 Screening.**

When a building is one hundred (100) feet or less from any lot line, natural screening consisting of coniferous trees of a height no less than seven (7) feet shall be used where no comparable screening exists originally.

**4.1.124 Location of Off-Street Parking.**

- A. All OFF-STREET PARKING areas shall be no closer than forty (40) feet from any external STREET.
- B. In the case of a DRIVE providing access to more than one hundred (100) parking spaces, all parking spaces shall be physically separated from the DRIVE by a curb, planting strip or other suitable barrier vehicle access or egress.

- C. In no case shall perpendicular or bay parking be permitted on the main internal streets built to City standards.

**4.1.125 Open Spaces**

There shall be at least one area of open space large enough and centrally located so as to constitute a usable recreational area for the inhabitants of the complex. This main recreation area shall have at least twenty thousand (20,000) square feet for each fifty (50) units in the development.

**Revision 1D.** Replace Tables 5-1 and 5-2 to add in Residential C-1 District dimensional standards.

*Lot Area.* There shall be a lot area of 5,000 s.f. per dwelling unit.

Replace Tables 5-1 and 5-2 with the following.

<b>Table 5-1 Dimensional and Intensity Regulations – Residential Districts</b>							
<b>Legend</b>							
<b>OS = Open Space</b>		<b>Res A/A1= Residential A, A-1</b>		<b>Res B/B1 = Residential B, B-1</b>			
<b>Res C = Residential C</b>		<b>Res C-1 = Residential C-1</b>		<b>Res C-2 = Residential C-2</b>			
<b>Principal Use</b>	<b>Res A1</b>	<b>Res A</b>	<b>Res B</b>	<b>Res B1</b>	<b>Res C</b>	<b>Res C-1</b>	<b>C2</b>
<b>MINIMUM LOT AREA PER DWELLING UNIT (SQUARE FEET)</b>							
Single-family dwelling	10,000	7,500	6,000	4,500 <sup>1</sup>	4,500	5,000	N
Two-family dwelling	N	N	4,000	3,000 <sup>1</sup>	3,000	4,000	N
Townhouse	N	N	N	2,500	2,000	2,500	2,000
Apartment building							
Units with 2 or more bedrooms	N	N	N	N	2,000	5,000	580
Units with less than 2 bedrooms	N	N	N	N	1,400	4,000	580
<b>MINIMUM FRONTAGE (FEET) FRONT LOT LINE</b>							
Single-family dwelling	50	50	50	45	45	30	N
Two-family dwelling	N	N	50	50	50	50	N
Townhouse	N	N	N	25	25	25	25

<b>Table 5-1 Dimensional and Intensity Regulations – Residential Districts</b>							
<b>Legend</b>							
<b>OS = Open Space</b>		<b>Res A/A1= Residential A, A-1</b>		<b>Res B/B1 = Residential B, B-1</b>			
<b>Res C = Residential C</b>		<b>Res C-1 = Residential C-1</b>		<b>Res C-2 = Residential C-2</b>			
<b>Principal Use</b>	<b>Res A1</b>	<b>Res A</b>	<b>Res B</b>	<b>Res B1</b>	<b>Res C</b>	<b>Res C-1</b>	<b>C2</b>
Apartment building	N	N	N	N	50	30	25
<b>MINIMUM LOT WIDTH (FEET)(at Building Line)</b>							
Single-family dwelling	100 <sup>2</sup>	75	50	45	45	n.r.	N
Two-family dwelling	N	N	50	50	60	n.r.	N
Townhouse	N	N	N	25	25	n.r.	25
Apartment building	N	N	N	N	75	n.r.	25
<b>MINIMUM AND MAXIMUM FRONT YARDS (FEET)</b>							
Minimum	25	25	15	10 <sup>3</sup>	10 <sup>3</sup>	25	25
Maximum	30	30	20	20	20	80	30
<b>MINIMUM SIDE AND REAR YARDS - PRINCIPAL BUILDINGS</b>							
Side Yard							
Feet	10	10	10	7 <sup>4</sup>	7	25	25
% of height of principal building	n.r.	n.r.	n.r.	n.r.	n.r.	50%	50%
Rear Yard							
Feet	35	30	25	20	20	25	25
% of height of principal building	n.r.	n.r.	n.r.	n.r.	n.r.	50%	50%
<b>MINIMUM SIDE AND REAR YARDS - RESIDENTIAL GARAGES AND OTHER ACCESSORY BUILDINGS</b>							
Side Yard							

<b>Table 5-1 Dimensional and Intensity Regulations – Residential Districts</b>							
<b>Legend</b>							
<b>OS = Open Space</b>		<b>Res A/A1= Residential A, A-1</b>		<b>Res B/B1 = Residential B, B-1</b>			
		<b>Res C = Residential C</b>		<b>Res C-1 = Residential C-1</b>		<b>Res C-2 = Residential C-2</b>	
<b>Principal Use</b>	<b>Res A1</b>	<b>Res A</b>	<b>Res B</b>	<b>Res B1</b>	<b>Res C</b>	<b>Res C-1</b>	<b>C2</b>
Feet	3 <sup>5</sup>	3 <sup>5</sup>	0 <sup>3</sup>	0 <sup>5</sup>	0 <sup>5</sup>	10	10
% of height of principal building	n.r.	n.r.	n.r.	n.r.	n.r.	50%	50%
Rear Yard							
Feet	3	3	3	3	3	10	10
% of height of principal building	n.r.	n.r.	n.r.	n.r.	n.r.	50%	50%
<b>OPEN SPACE AND LANDSCAPING</b>	n.r.	n.r.	n.r.	5%	5%	20,000 sf for each 50 units	10%
Minimum open space	n.r.	n.r.	n.r.	5%	5%	30%	10%
Minimum landscaped portion of area between the front wall of the principal building and the street	75%	75%	75%	50%	50%	n.r.	n.r.
<b>MAXIMUM BUILDING HEIGHT OR STRUCTURE HEIGHT</b>							
Principal buildings							
Stories	2.5	2.5	2.5	3	3	2.5	
Feet	35	35	35	35	35	35	150 <sup>6</sup>
School, college, university, library, or municipal building, or church belfry or flagpole							
Stories	3	3	3	3	3	4	4
Feet	60	60	60	35	60	60	60
Residential Garage (feet)	20	20	20	20	20	25	25
Other Accessory Structure (feet)	15	15	15	15	15	25	25

N = Use not permitted

n.r. = no regulation

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

- <sup>2</sup> In the Residential A-1 district, if the LOT DEPTH is greater than 100 feet, the LOT WIDTH may be reduced below the 100-foot minimum by 1 foot for each 2 feet by which the 100-foot depth is exceeded, but the width may not be reduced to less than 90 feet.
- <sup>3</sup> In the Residential B-1 district, the required SIDE YARD shall be zero (0) feet for Townhouses.
- <sup>4</sup> In the Residential B-1 district, the minimum FRONT YARD shall be five (5) feet for Townhouses.
- <sup>5</sup> The required SIDE YARD shall be ten (10) feet for any portion of a detached RESIDENTIAL GARAGE that is less than sixty-five (65) feet from any FRONT LOT LINE. The distance between such detached RESIDENTIAL GARAGE and the PRINCIPAL BUILDING shall be not less than six (6) feet.
- <sup>6</sup> In the Residential C-2 district, a nonresidential PRINCIPAL BUILDING shall not exceed 4 stories or 60 feet.

**Section 5.2.20 Maximum Building Coverage in Residential Districts**

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

<b>Table 5-2 Maximum Building Coverage – Residential Districts</b>		
<b>Legend</b> OS = Open Space    Res A/A1= Residential A, A-1    Res B/B1 = Residential B, B-1 Res C = Residential C <u>Res C-1 = Residential C-1</u> Res C-2 = Residential C-2		
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 B1	Any	50%
Res C	Any	50%
<u>Res C-1</u>	<u>Any</u>	<u>30%</u>
Res C2	Any	30%
Res O	Any	50%

**June 3, 2009 Suggested Revision 2 – correcting the order of Sections in Article 4**

Renumber Sections (and sub-sections) **4.4.120 as 4.7.80** and **4.7.80 as 4.4.130**.

The first switch moves standards for General Service and Contractors shops from Section 4.4 Supplemental Regulations to Section 4.7 Special Standards for Certain Uses. The second switch moves standards related to Mobile Homes from Section 4.7 Special Standards for Certain Uses to 4.4.130 Mobile Homes, where it is near all the other supplemental residential uses.

Delete sub-section **4.4.14** Reserved and renumber sub-section **4.4.15** to **4.4.14**.

**Attachments**

November 2008 Zoning Ordinance

May 2009 Revision Packet