

ATTACHMENT E - FORM-BASED ZONING AMENDMENT – 10/6/11

TABLE 3 - DIMENSIONAL REGULATIONS¹

Zoning District	R-LD	R-O ⁱ	R-N ⁱ	R-VC	R-G	R-F	B-G	B-L COM	B-VC	B-N	OP	LI	PRP	FPC	NAVC ^p	AC ^p	ED
Basic Minimum Lot Area (sq. ft.) ^h	80,000	30,000	20,000	15,000	12,000 ^m	40,000	12,000 ^b	20,000 ^b	15,000 ^b	15,000 ^{ab}	40,000 ^a		30,000 ^a	80,000	12,000 ^{ab}	12,000 ^{ab}	
Additional Lot Area/Family (sq.ft.)	10,000	10,000	6,000	4,000	2,500 ^{am}		1,250 ^{ab}	4,000	2,500 ^{ab}	1,500 ^{ab}					1,250 ^{ab}	1,250 ^{ab}	
Basic Minimum Lot Frontage (ft.)	200	150	120	120	100	150	100 ^b	125 ^b	100 ^b	100 ^b	100 ^a		100 ^a	200	See p	See p	
Basic Minimum Front Setback (ft) ^a	30	25	20	15	15	25	20 ^c	20	10	10	30	20	20	40	5 Minimum 20 Maximum ^a	5 Minimum 20 Maximum ^a	
Basic Minimum Side and Rear Yards (ft.) ^g	20	25	15 ^d	15 ^d	10 ^d	20	e	25 ^a	25 ^a	10 ^{ae}	f	e	f	20	10 ^{ae}	10 ^{ae}	
Maximum Building Coverage (%)	10	15	20	25 ^a	25 ^a	20	70 ^a	35	35	35 ^a	20	25	25	10	70 ^a	70 ^a	
Maximum Lot Coverage (%) ^o	15	25	30	40	40	45	95 ^a	70/85 ^j	70	65 ^a	70	65	70	15	85 ^a	85 ^a	
Maximum Floors ^a	2 ½	2 ½	3	3	3	3	4	3	3	3	2 ½	3	3	1	3	3	
Maximum Height (ft.) ⁿ	35	35	35	35	40	40	50	35	40	40	35	50	35	20	16 Minimum ⁿ 40 Maximum	16 Minimum ⁿ 40 Maximum	
Cluster Minimum Lot Area (sq. ft.)	25,000	15,000	10,000	7,500	6,000												
Cluster Lot Frontage (ft.) ^k	100	100	80	60	50												
Cluster Minimum Front Setback ^k	20	20	15	10	10												
Cluster Minimum Side and Rear Yard (ft.) ^k	15	15	15	10	10												

See Section 3.213

TABLE 3 – DIMENSIONAL REGULATIONS FOOTNOTES

- a. Requirement may be modified under a Special Permit, issued by the Special Permit Granting Authority authorized to act under the applicable section of this bylaw. In applying the criteria established in Section 10.395, the Special Permit Granting Authority shall consider the proposed modified dimensional requirement in the context of the pattern(s) of the same dimensions established by existing buildings and landscape features in the surrounding neighborhood.
- b. Applies to Residence Uses only (Section 3.32). In the *NAVC, AC, B-G, B-VC* and *B-N* Districts, the Basic Minimum Lot Area shall apply only to the first dwelling unit on the ground floor of subdividable dwellings and converted dwellings. For townhouses, apartments, buildings containing dwelling units in combination with stores or other permitted commercial uses, and other permitted multi-unit residential uses in these districts, the Basic Minimum Lot Area, Additional Lot Area/Family, and Basic Minimum Lot Frontage requirements shall not apply.
- c. Applies to any part of a building which is within 200 feet of the side boundary of a Residence District abutting on the same street within the same block; otherwise, no front setback is required.
- d. A side yard need not be provided on one side of a single family dwelling if it shares a party wall or double wall with a single family dwelling on the next lot built at the same time.
- e. Rear and side yards shall be at least 20 feet when the affected property is adjoining a Residence District. Otherwise, rear and side yards are not required, but if provided, shall be at least 10 feet.
- f. Except as may be otherwise provided for specific uses, rear and side yards shall be at least 50 feet when the affected property is adjoining a Residence District. Otherwise, rear and side yards shall be at least 10 feet.
- g. See Section 6.15 for interpretation.
- h. A buildable lot shall contain either 90% of its total lot area, or 20,000 square feet, in contiguous upland acreage.
- i. Substitute the dimensional requirements in Section 4.332 for 10% affordable projects within cluster subdivisions only.
- j. 85% in any *B-L* District adjacent to the *B-G* District, and along University Drive; 70% in any other *B-L* District and in the *COM* District.
- k. Requirements may be modified under a Site Plan Review approval granted for a cluster subdivision.
- l. The dimensional regulations shown in Table 3 shall apply to all educational and religious uses located in the zoning districts listed, except as provided for in Section 6.6.
- m. In addition to the areas required by this table for any existing dwelling units on the lot, the density for new town houses (Section 3.322) and apartments (Section 3.323) shall not exceed one dwelling unit per 4,000 sq. ft. of the remaining lot area, or in the case where there are no existing dwelling units, 4,000 sq. ft. for each new dwelling unit beyond the first unit.
- n. See Section 6.19 for interpretation. *In the AC and NAVC Districts, one story buildings shall be a minimum of 16 feet in height on the front elevation facing the street yard.*
- o. See Section 6.18.
- p. *The AC and NAVC Districts are classified as Form-Based Districts (FBD). Dimensional Regulations for FBD in Article 16 are based on individual building and lot types as defined below. Minimum Lot Frontage and Minimum Building Façade Occupation requirements may be modified under footnote "a" above by Special Permit issued by the Special Permit Granting Authority*

<i>Building and Site Type</i>	<i>Minimum Lot Frontage (Linear Feet)</i>	<i>Frontage Building Façade Min. Occupation (% of Bldgs Linear FT)</i>	<i>Open Space By Lot Minimum</i>
<i>Civic Building Type</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>
<i>Commercial Building Type</i>	<i>40</i>	<i>60%</i>	<i>5%</i>
<i>Mixed-Use Building Type</i>	<i>40</i>	<i>60%</i>	<i>5%</i>
<i>Multi-Family Residential Building Type</i>	<i>40</i>	<i>40%</i>	<i>10%</i>
<i>Village Residential Building Type</i>	<i>40</i>	<i>40%</i>	<i>10%</i>
<i>Live-Work Building Type</i>	<i>20</i>	<i>40%</i>	<i>5%</i>

See Section 16.912

FBC Building Lot Dimensional Standards

Building Lot Type	Lot Area	Lot Width	Frontage Building Occupation	Open Space	Yard Street ^{o.1}
	Minimum in Sq. Ft.	Minimum in Linear Ft.	Percentage Minimum	by Lot Minimum	Min. to Max.
Civic Building and Site Type	No Minimum	No Minimum	N/A ^{o.3}	N/A	N/A
Commercial Building and Site Type	No Minimum	40	60%	5%	5 to 20
Mixed-Use Building and Site Type	No Minimum	40	60%	5%	5 to 20
Multi-Family Residential Building and Site Type	4,000	50	40%	10%	5 to 50
Village Residential Building and Site Type	4,000	50	40%	5%	5 to 50

- o.1 See Section 16.3 for Uses of Yards and Setbacks
Minimum rear yards in this column apply to principal buildings. Rear yard setbacks do not apply to double-frontage lots; Minimum rear yards do not apply to lots with front or side alleys or access streets; When alleys or access streets are provided, garages shall be constructed to maintain a 5 foot rear yard setback if vehicle access is directly onto the street.
- o.2 20 feet if vehicle access is directly onto the street.
- o.3 N/A = Not Applicable
- o.4 Buildings must comply with both maximum heights, as measured in stories and in feet; Space within a roofline that is entirely within the building footprint.
- o.5 Primary buildings must have a front façade elevation of at least 16 feet facing the street yard.

Setbacks (in feet) **Height^{0.4,0.5}**

Side	Rear ^{0.2}	Min. to Max. in Stories
Min.	Min.	(Max. in Feet)
N/A	N/A	1 to 2 (36' Max.)
0	10	1 to 3 (36' Max.)
0	10	2 to 3 (40' Max.)
20	20	2 to 3 (40' Max.)
20	20	2 to 3 (40' Max.)

Minimum rear yards apply to lots with or without
 1 setback if vehicle access is parallel to the street and

ly non-habitable is not counted as a story.