

Residential Districts

FIRST DRAFT

District & Building Type Parameters - October 19, 2018

R1 Residential 1								
Lot Standards (Sec. 3.1.2)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	80 ft	-	20 ft	-	-	15 ft	30 ft	30% SP: 40%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height	Upper Story Height	Units & Notes
House A	25 ft	100 ft	100 ft	2,500 sf SP: 3,000 sf	2.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	2.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House D	30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max: 14 ft	Max: 14 ft	-

R2 Residential 2								
Lot Standards (Sec. 3.1.3)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	60 ft	110 ft	contextual min abs. min: 10 ft	40 ft	12 ft or 25%	10 ft	20 ft	35% SP: 45%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	2.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House D	30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max: 14 ft	Max: 14 ft	-

R3 Residential 3								
Lot Standards (Sec. 3.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	40 ft	100 ft	contextual min abs. min: 5 ft	35 ft	12 ft or 25%	7.5 ft	15	60% SP: 70%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Two-Unit	20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	2 units
Apartment House** Sec 3.1.4.E.2	20 ft	65 ft	80 ft	2,500 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Small Apartment Building** Sec 3.1.4.E.2	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max: 14 ft	Max: 14 ft	-

N Neighborhood General								
Lot Standards (Sec. 3.1.5)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Facade Build Out	Min Side Setback	Min Rear Setback	Lot Coverage
	30	100	contextual min abs. min: 0 ft	25 ft	12 ft or 40%	7.5 ft	15 ft	65% SP: 75%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Two-Unit	20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	2 units
Apartment House	20 ft	65 ft	80 ft	2,500 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Townhouse Section	14 ft	28 ft	80 ft	1,500 sf SP: 1,800 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1-2 units
Small Apartment Building	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	Max: 20 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft - 24 ft	-	
Small Multi-use Building*	40 ft	100 ft	150 ft	12,000 sf	3	12 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1250 incentive = 900
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max: 14 ft	Max: 14 ft	-

SP= Special Permit, Building Types with an (*) require a Special Permit
 Building Types with an (**) have a proximity test and require a Site Plan Approval (See Sec. 3.1.4.E.2)
 RU Factor = residential units factor (See Sec. 2.8)