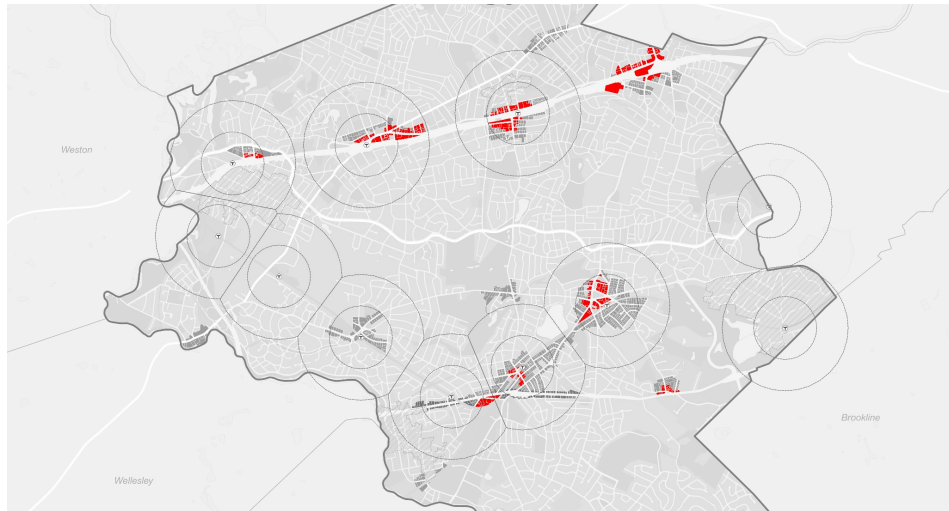


# Village Center 3 (VC3)



\*Max height assumes a mixed-use building with residential units on the upper floors.

\*\* Height reduction required within 50' of lot line.

## Version 1.0

## Version 2.0

### Special Permit

Lots greater than 30,000 sf

Lots greater than 30,000 sf

### Site Plan Review

Lots between 20,000 - 29,999 sf

Lots between 20,000 - 29,999 sf

### Height, max. (mixed-use)\*

4.5 stories; 66' (flat) 72' (pitched)

4.5 stories; 66' (flat) 72' (pitched)

### Height, max. (R adjacent)\*\*

3.5 stories; 54' (flat) 60' (pitched)

3.5 stories; 54' (flat) 60' (pitched)

### Building Footprint, max.

15,000 sf

15,000 sf

### Facade Length, min.

75%, or Lot Width within side setbacks minus 15', whichever is less

75%, or Lot Width within side setbacks minus 15', whichever is less

### Setback: Front

0' min., 10' max.

0' min., ~~10' max.~~

### Setback: Side, min.

None, unless:

- Abutting a building without a party wall in a non-R district, then 5'
- Abutting an R-district, then 15'

None, unless:

- ~~Abutting a building without a party wall in a non-R district, then 5'~~
- Abutting an R-district, then 15'

### Setback: Rear, min.

- If abutting a non-R district, then 5'
- If abutting an R district, then 15'

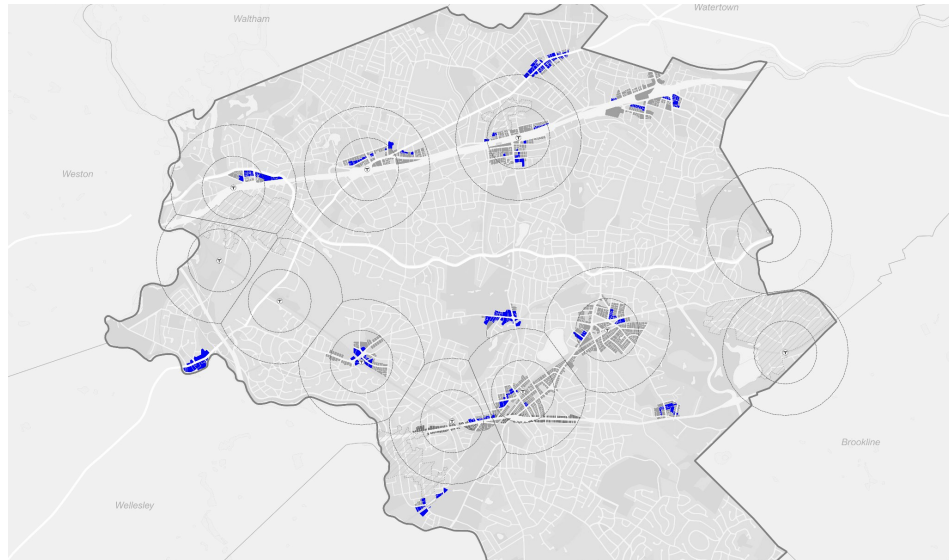
- If abutting a non-R district, then 5'
- If abutting an R district, then 15'

### Allowable Uses

Multi-family, Retail, Office

Multi-family, Retail, Office

# Village Center 2 (VC2)



\*Max height assumes a mixed-use building with residential units on the upper floors.

\*\* Height reduction required within 50' of lot line.

## Version 1.0

## Version 2.0

	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. (mixed-use)*</b>	3.5 stories; 54' (flat) 60' (pitched)	3.5 stories; 54' (flat) 60' (pitched)
<b>Height, max. (R adjacent)**</b>	—	—
<b>Building Footprint, max.</b>	10,000 sf	10,000 sf
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
<b>Setback: Front</b>	0' min., 15' max. or average	0' min., <del>15' max. or average</del>
<b>Setback: Side, min.</b>	None, unless: <ul style="list-style-type: none"> <li>• Abutting a building without a party wall in a non-R district, then 5'</li> <li>• Abutting an R-district, then 15'</li> </ul>	None, unless: <ul style="list-style-type: none"> <li>• <del>Abutting a building without a party wall in a non-R district, then 5'</del></li> <li>• Abutting an R-district, then 15'</li> </ul>
<b>Setback: Rear, min.</b>	<ul style="list-style-type: none"> <li>• If abutting a non-R district, then 5'</li> <li>• If abutting an R district, then 15'</li> </ul>	<ul style="list-style-type: none"> <li>• If abutting a non-R district, then 5'</li> <li>• If abutting an R district, then 15'</li> </ul>
<b>Allowable Uses</b>	Multi-family, Retail, Office	Multi-family, Retail, Office

# Village Center 1 (VC1)<sup>+</sup>



+ Zone mapped only along Route 9

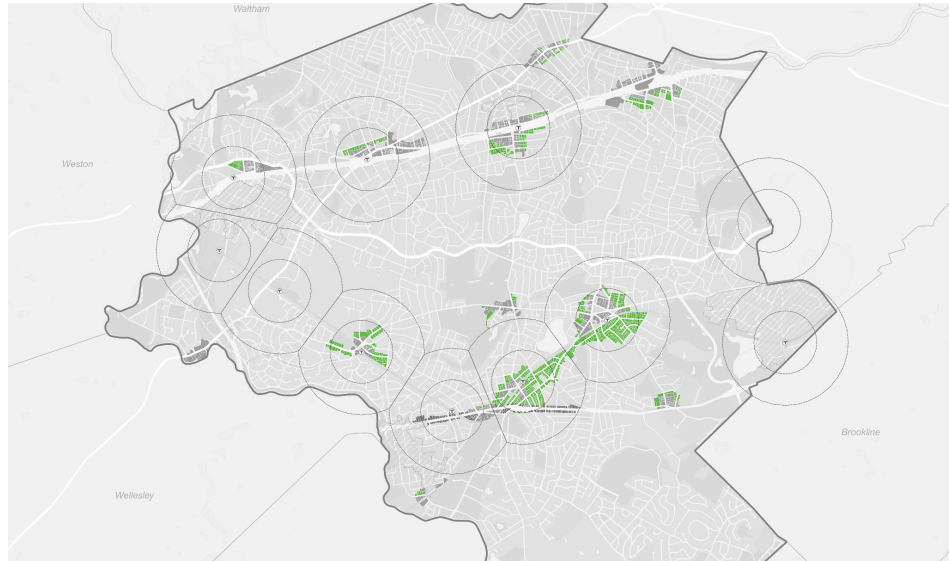
## Version 1.0

## Version 2.0

	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. *</b>	2.5 stories; 39' (flat) 45' (pitched)	2.5 stories; 39' (flat) 45' (pitched)
<b>Building Footprint, max.</b>	4,000 sf	4,000 sf
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
<b>Setback: Front</b>	10' min., 20' max. or average	<b>10' or average</b>
<b>Setback: Side, min.</b>	<ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 10'</li> <li>Abutting an R-district, then 15'</li> </ul>	<ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 10'</li> <li>Abutting an R-district, then 15'</li> </ul>
<b>Setback: Rear, min.</b>	15'	15'
<b>Allowable Uses</b>	Multi-family, Limited Retail	Multi-family, Limited Retail

\*Max height assumes a mixed-use building with residential units on the upper floors.

# Multi-Residence Transit (MRT)<sup>+</sup>



+ Formerly called VC1

	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. (pitched roof)*</b>	2.5 stories; 45'	2.5 stories; 45'
<b>Height, max. (flat roof)*</b>	2.5 stories; 39'	2.0 stories; 27'
<b>Building Footprint, max.</b>	4,000 sf	1,500 sf (new construction)
<b>Number of units, min./max.</b>	N/A	3 / 4 (new construction)
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	50%
<b>Setback: Front</b>	10' min., 20' max. or average	10' or average
<b>Setback: Side, min.</b>	<ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 10'</li> <li>Abutting an R-district, then 15'</li> </ul>	7.5'
<b>Setback: Rear, min.</b>	<ul style="list-style-type: none"> <li>If abutting a non-R district, then 10'</li> <li>If abutting an R district, then 15'</li> </ul>	15'
<b>Allowable Uses</b>	Multi-family, Limited Retail	Multi-family, <del>Limited Retail</del>

\*Only Residential use is allowed