

ZONING

**Schedule B
Density Control Schedule**

| District | Senior Citizen Residential Development | All Other Residential | | Nonresidential | Minimum Yard Dimensions Min. Width | | | Max. Lot Coverage (including all accessory bldgs.) | Maximum Building Height | | |
|----------|--|------------------------------------|-------------------------------|-----------------------------------|---------------------------------------|-----------------|---------------------|---|-------------------------|---------|--------|
| | Area per Dwelling (square feet) | Area per Dwelling (square feet) | Width at Bldg. Line (feet) | Area per Use (e) (square feet) | Width at Bldg. Line (feet) | Front (feet) | Each Side (feet) | | Rear (feet) | Stories | Feet |
| R-1 | 5,000 | 15,000 | 100 | 15,000 | 100 | 50 | 20 | 25 | 30% | 2.5 | 30 |
| R-2 | 3,630 | 7,260 | 50 | 15,000 | 75 | 25 | 12.5 | 25 | 30% | 2.5 | 30 |
| R-3 | 2,420 | 3,630 | 50 | 10,000 | 50 | 25 | 12.5 | 25 | 60% | 2.5 | 30 |
| B-1 | 3,630 | 7,260 | 50 | 5,000 | 50 | 15 | 10 | (a) | 60% (m) | 2.5 | 30 |
| B-2 | -- | 5,000 (c) | 50 | 2,500 | (d) | (f) | 0 | (g) | 90% | 3.0 | 35 |
| B-3 | -- | ** | -- | 40,000 | 200 | 25 | 10 | 10 | 50% | 2.0 | 25 |
| F | -- | ** | -- | 40,000 | 200 | 50 | 25 | 50 | 10% | -- | -- |
| H | -- | 20,000 | 100 | 40,000 | 200 | 50 | 20 | 20 | 30% | 2.5 | 30 |
| P-B | 5,000 (n) | ** | -- | 40,000 | 200 | 50 (b) | 20 (b) | 20 (b) | 50% | 2.5 | 30 |
| G | -- | ** | -- | 2,500 | 25 | (j) | (k) | (k) | (l) | 3.0 (i) | 35 (i) |

Notes:

- (a) See § 212-13E(8)(b).
- (b) See modifications in § 212-13I(8)(a), (b) and (c).
- (c) See § 212-41A(2).
- (d) 25 for commercial uses; 50 for residential uses.
- (e) Except as may be noted in Article VII of this chapter.
- (f) Prevailing setback where applicable; otherwise 5.
- (g) 10 or 10% of lot area, whichever is greater.
- (h) Maximum impervious surface covering.
- (i) Subject to reduced building height regulations by Planning Board to preserve district aesthetics.
- (j) Prevailing setback where applicable, except for outdoor seating (see § 212-13J and § 212-31); otherwise 0.
- (k) See § 212-13J(8)(a) and (b).
- (l) See § 212-13J(6).
- (m) See § 212-13E(9).
- (n) No dwellings permitted (except as part of a life-care or continuing-care retirement community).
- ** No dwellings permitted (except one-bedroom or studio apartments above first floor in Gateway District).