

	A	B	C	D	E	F	G	H	I	J	K	L
1	APPENDIX A: SCHEDULE II: BULK ZONING											
2	District	Structure	Lot Area	Lot Width	Front Min	Front Max	Side	Rear	Coverage	Max Floors	Max Height	
3												
4	Family Residential	Dwelling: one family	11,000	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
5		Dwelling: one family/supplemental apartment	12,500	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
6		Dwelling: two family	15,000	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
7		Dwelling: existing multi-family;	20,000 plus 2,000 per dwelling unit in excess of three	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
8		Dwelling: converted from existing structure	Must meet the bulk zoning and setbacks for the use to which it is converted.									
9		Dwelling: townhouse (three unit maximum)	8,000 per unit**	85	25*	40*	10 each side; 20 total	50	25%	2.5	35	
10		Dwelling: Accessory Structure	na	65	na	No accessory building in front yard.		5	10	included in calculation of primary	1.5	18
11		Other	12,500	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
12	Mixed Use Green	In the MG, lot area minimums for residential and commercial uses are coincident, not additive.										
13		Dwelling: one family	11,000	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
14		Dwelling: one family/supplemental apartment	12,500	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
15		Dwelling: two family	15,000	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
16		Dwelling: existing multi-family	20,000 plus 2,000 per dwelling unit in excess of three	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
17		Dwelling: townhouse (three unit maximum)	8,000 per unit**	85	25*	40*	10 each side; 20 total	50	25%	2.5	35	
18		Dwelling: Accessory Structure	na	65	na	No accessory building in front yard.		5	10	included in calculation of primary	2.5	30
19		Other	12,500	65	25*	40*	10 each side; 20 total	50	25%	2.5	35	
20		*See section 174.44 For calculation of front yard setback calculation relative to neighboring properties.	**If townhouses are offered for individual sale, cluster development guidelines must be adopted to the property.				*** Where the historic shape of lots makes this rear yard setback impossible, this requirement may be amended by the planning board.					

	A	B	C	D	E	F	G	H	I	J	K	L
	District	Structure	Lot Area	Lot Width	Front Min	Front Max	Side	Rear	Coverage	Max Floors	Max Height	
21												
22												
23	Mixed Use Perimeter	In the MUP, lot area minimums for residential and non-residential uses are coincident, not additive.										
24		Dwelling: one unit	11,000	65	25*	40*	10 each side; 20 total	50***	25%	2.5	35	
25		Dwelling: two unit	15,000	65	25*	40*	10 each side; 20 total	50***	25%	2.5	35	
26		Dwelling: three unit	15000 sq, ft, 12 resident maximum	65	25*	40*	10 each side; 20 total	50***	25%	2.5	35	
27		Dwelling: townhouse (three unit maximum)	8,000 per unit**	85	25*	40*	10 each side; 20 total	50***	25%	2.5	35	
28		Non-residential	10,000	65	25*	40*	10 each side; 20 total	50***	25%	2.5	35	
29												
30	Mixed Use Center	In the MUE, lot area minimums for residential and commercial uses are coincident, not additive.										
31		Dwelling - Maximum 16 residents	no minimum	no minimum	no minimum	na	no minimum	no minimum	80%	3	45	
32		Non-residential	no minimum	no minimum	no minimum	na	no minimum	no minimum	80%	3	45	
33												
34	Mixed Use Eaton	In the MUE, lot area minimums for residential and commercial uses are coincident, not additive.										
35		Dwelling-one unit	1,000 per resident 15,000 minimum	65	10	10	10 ft each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40	
36		Dwelling- two unit	1,000 per resident 15,000 minimum	65	10	10	10 ft each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40	
37		Dwelling-multi unit	1,100 sq. per resident and 15,000 minimum. 40 resident maximum	65	10	10	10 ft each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40	
38		Retail and other permitted commercial use	15,000	65	10	10	10 ft each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40	
39		*See section 174.44 For calculation of front yard setback calculation relative to neighboring properties.	**If townhouses are offered for individual sale, cluster development guidelines must be adopted to the property.				*** Where the historic shape of lots makes this rear yard setback impossible, this requirement may be amended by the planning board.					

	A	B	C	D	E	F	G	H	I	J	K	L
	District	Structure	Lot Area	Lot Width	Front Min	Front Max	Side	Rear	Coverage	Max Floors	Max Height	
40												
41												
42	Business North											
43		Residential	1,100 per resident and 15000 sq. ft. minimum	50	25	na	10 ft each; 20 total; minimum of 15 where adjoining the residential district	10	40%	3	45	
44		Residential	15000 sq. ft. minimum	50	10	na	10 ft each; 20 total; minimum of 15 where adjoining the residential district	10	40%	3	45	
45												
46	Business Development	All Use	20,000 sq. ft. minimum	At discretion of Planning Board	25	na	15 each side; 30 total	30	60%	na	65	
47												
48	Business Aviation	All Use	15,000 sq. ft. minimum	At discretion of Planning Board	25	na	15 each side; 30 total	30	60%	na	65	
49												
50	Business Hospital	All Uses	10,000 sq. ft. minimum	At discretion of Planning Board	25	na	15 each side; 30 total	30	50%	na	65	
51												
52	University 1 and University 3	All Uses	na	na	na	na	na	na	na	na	na	
53	University 2	Dwelling: one unit	11,000	65	25*	40*	10 each side; 20 total	30	25%	2.5	35	
54		Dwelling: two unit	15,000	65	25*	40*	10 each side; 20 total	30	25%	2.5	35	
55		Dwelling: three unit	15000 sq. ft, 12 resident maximum	65	25*	40*	10 each side; 20 total	30	25%	2.5	35	
56		University Use; Dormitory, Sorority, Fraternity		80	25*	na	10 each side; 20 total	30	25%	2.5	35	
57												
58		*See section 174.44 For calculation of front yard setback calculation relative to neighboring properties.	**If townhouses are offered for individual sale, cluster development guidelines must be adopted to the property.				*** Where the historic shape of lots makes this rear yard setback impossible, this requirement may be amended by the planning board.					