

APPENDIX B
Table II: Schedule of Requirements for Area, Height and Bulk

ZONING ^(a) DISTRICTS	MINIMUM SIZE OF PLOT			RESIDENTIAL DENSITY		BUILDING HEIGHT		BUILDING AREA		MINIMUM YARD DIMENSIONS (ft)				
	AREA (sf)	FRONTAGE (ft)	CIRCLE DIAM. (ft)	S.F. PER FAM.	MAX. FAMILIES PER PLOT	STORIES	FEET	% LOT	FRONT STREET LINE	STREET CENTER	SIDE ONE SIDE	BOTH SIDES	REAR	
RA-3	130680	200	200	130680	1	3	35	10	60	85	35	70	70	
RA-2	87120	200	200	87120	1	3	35	10	60	85	35	70	70	
RA-1	43560	125	125	43560	1	3	35	15	40	65	15	35	60	
R-20	20000	100	100	20000	1	2½	30	15	40	65	15	35	50	
R-10	10000	75	-	10000	1	2½	30	20	40	65	10	20	30	
R-7½	7500	60	-	7500	1	2½	30	25	30	55	6	12	30	
R-6	5000 6000	50 50	-	-	1 ⁽¹⁹⁾ 2	2½ 2½	30 30	25 25	25 25	50 50	6 6	12 12	30 30	
RM-1 ^(b)	5000	50	-	3750 ^(17,22)	-	2½ ⁽¹⁸⁾	30 ⁽¹⁸⁾	25 ⁽¹⁸⁾	25	50	10 ⁽¹⁸⁾ (note 3.1)	20 ⁽¹⁸⁾ (note 3.1)	30 ⁽¹⁸⁾	
R-5	5000 6000 9000 30000	50 50 60 150	-	-	1 ⁽²⁰⁾ 2	2½ 2½ 3 3	30 30 40 40	30 30 30 30	20 20 20 20	45 45 45 45	6 6 (note 3.1) (note 3.1)	12 12 30 30	30 30 30 30	
RM-F	5000 20000	50 100	-	2000 1500	-	4	40	30 35 ⁽¹⁶⁾	15 15	40 40	8 (note 3.3)	18 (note 3.3)	30 30	
R-H	5000 20000 43560	50 100 150	-	2000 1250 725	-	4	40 40 125	30 35 35 ⁽¹⁶⁾	15 15 20	40 40 45	8 (note 3.4)	18 (note 3.4)	30 30	

5.EE. RM-1 MULTI-FAMILY, LOW DENSITY DESIGN DISTRICT*⁴⁸**5.EE.1. Purpose**

The purpose of this multi-family design district is to set aside and protect areas which have been or may be developed predominantly for low density multi-family *Dwellings* of various types. These districts may be located adjacent to single family districts and provide for a logical transition in *Density* between such districts and higher intensity zones. Certain non-residential uses are permitted as-of-right or by *Special Permit* by the Zoning Board, subject to adequate conditions and safeguards. It is intended that new *Development* permitted in this district be compatible and harmonious with existing *Buildings*. It is hereby found and declared further that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

5.EE.2. Procedure

All projects located on *Lots* of 30,000 square feet or more, and all applications for RM-1 *Special Permit* uses shall be subject to approval of site and architectural plans by the Zoning Board. RM-1 projects located on *Lots* of less than 30,000 square feet shall be subject to review and approval by the *Zoning Enforcement Officer*.

5.EE.3. Authorized Uses

In any RM-1 district a *Building* or other *Structure* may be erected, altered, arranged, designed or used, and a *Lot* or *Structure* may be used for any of the following purposes and no other:

- a. Dwellings - single family, two family and multi-family.
- b. Public parks and playgrounds.
- c. Public schools.
- d. Family day care homes.
- e. Child Day Care Center. (222-31)
- f. Group Day Care Home (223-10)

5.EE.4. Special Permit Uses

At the discretion of the Zoning Board, the following *Special Permit* uses may be authorized upon a finding that the use is consistent with the purposes of the RM-1 Design District and these Regulations, and with the standards of Section 2.C.2:

- a. the same uses authorized by *Special Permit* in the R-6 District.

* Design District. The additional requirements of Section 1.B.6. shall apply.

⁴⁸ [Formerly Section 9.L. (224-07).]

- b. Hospital Complex.
- c. Nursing Homes.

5.EE.5. Building Standards:

- a. **Minimum Lot Area:** 5,000 sq. ft.
- b. **Minimum Lot Area per Dwelling Unit:** 3,750 sq. ft.
- c. **Minimum Frontage:** 50 ft.
- d. **Maximum Building Coverage,** all *Buildings*: 25%
- e. **Maximum Building Height:** $2\frac{1}{2}$ Stories, not to exceed 30 ft.
- f. **Minimum Yards:**
 - Front: 25 feet
 - Rear: 30 feet
 - Side: at least 10 feet each side (88-025)

5.EE.6. Single Family Detached Units

Notwithstanding the above and *Yard* requirements contained elsewhere in these Regulations, for parcels proposed to be used exclusively for single family detached *Dwellings* and which parcels exceed 30,000 square feet in area and abut commercial or industrial zoned property, the Zoning Board in its sole discretion may approve a reduced *Front Yard* standard of not less than twenty (20) feet, a *Side Yard* standard of not less than six (6) feet, and a *Rear Yard* standard of not less than ten (10) feet for those portions of the property that directly abut commercial or industrial zoned land. Such approval shall only be granted based on a finding that the resulting plan is superior to one conforming to the conventional zoning standards, and that it will not impair the future *Development* of adjacent property. (93-006)

5.EE.7. Accessory Buildings

on *Lots* of 10 acres or more, the Zoning Board may by *Special Permit* approve the appropriate relationship of *Building* setbacks, required parking, and separation from other *Structures* for *Accessory Buildings* limited to one *Story* and intended primarily to provide support services, community facilities and other similar *Accessory Uses* incidental to a residential *Development*. (99-022)

5.EE.8. Below Market Rate Requirement

Below Market-Rate Housing shall be provided pursuant to Section 7. of these Regulations. A premium *Density* bonus not to exceed 15 *Dwelling Units* per acre on *Lots* with an area of 30,000 square feet or more, may be permitted with Zoning Board approval by *Special Permit*, provided that all required *BMR Units*, except fractional units, are provided on site. (220-13)

5.EE.9. [Special Standards for Large Lots using Bonus Density]

On *Lots* with an area of 30,000 square feet or more utilizing the bonus *Density* set forth in subsection 8 above, the Zoning Board may approve the following modifications of RM-1 development standards:

- a. front setback from street center may be reduced or waived.
- b. useable open space shall be provided on-site, with the amount, location and design of such open space subject to determination and approval of the Zoning Board.
- c. the requirements of Section Paragraph 3 in the Definition for *Yard* may be reduced or waived. (203-09)