

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

2.0 BASE ZONING DISTRICTS

2.1 INTENT

To fulfill the intent and purpose of this Chapter, the following tables identify zoning districts and district intents (Table 1), districts use schedule (Table 2), and districts area and bulk schedule (Table 3).

TABLE 1: ZONING DISTRICTS AND DISTRICT INTENTS

RESIDENTIAL ZONING DISTRICTS	DISTRICT INTENT
Rural Residential (RR)	To provide low density residential and agricultural uses in order to preserve open space and a rural character. Limiting topography, soil condition, slopes and lack of public infrastructure also warrant the low densities.
Suburban Residential – 1 (SR-1) Suburban Residential – 2 (SR-2)	To provide low to medium density single family residential uses reflecting the availability of public infrastructure.
Urban Residential – 1 (UR-1) Urban Residential – 2 (UR-2)	To provide medium density single family residential uses where public infrastructure is available.
Urban Residential – 3 (UR-3)	To conserve, maintain and encourage single family and two-family residential uses.
Urban Residential – 4 (UR-4) Urban Residential – 4A (UR-4A)	To accommodate a mix of-single, two-family and multi-family residential uses.
Urban Residential – 5 (UR-5)	To accommodate multi-family residential development at moderately high densities and to encourage a mixture of housing types.
Urban Residential – 6 (UR-6)	To accommodate the development of mobile home parks.
Urban Residential – 7 (UR-7)	To accommodate the development of affordable housing units in two-family residential dwellings.
NEIGHBORHOOD COMPLEMENTARY USE – 1 (NCUD-1) NEIGHBORHOOD COMPLEMENTARY USE – 2 (NCUD-2) NEIGHBORHOOD COMPLEMENTARY USE – 3 (NCUD-3)	To accommodate primarily single family and two family residential development with some select and limited non-residential uses where appropriate. Non-residential uses are intended to provide sales and services within walking distance of surrounding residential areas.
TRANSECT-4 URBAN NEIGHBORHOOD (T-4)	To accommodate development of neo-traditional neighborhoods with primarily residential uses incorporating a mix of unit types and small-scale commercial uses where appropriate.

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TABLE 1: ZONING DISTRICTS AND DISTRICT INTENTS (CONT'D)

COMMERCIAL ZONING DISTRICTS	DISTRICT INTENT
OFFICE/MEDICAL BUSINESS (OMB-1) OFFICE/MEDICAL BUSINESS - 2 (OMB-2)	To accommodate business, medical and professional office uses as well as health related institutional facilities in the OMB-2.
WATER RELATED BUSINESS (WRB)	To accommodate commercial uses that are dependent upon and supportive of activities that utilize recreational waters.
TOURIST RELATED BUSINESS (TRB)	To accommodate commercial uses and services that are intended to serve the needs of tourists.
HIGHWAY/GENERAL BUSINESS (HGB)	To accommodate higher intensity commercial uses and services that are not intended to be competitive with uses located in the Downtown District.
TRANSECT-5 NEIGHBORHOOD CENTER (T-5)	To accommodate a wide variety of residential and non-residential uses, building and frontage types. This district also focuses on providing quality streetscape amenities and civic spaces to enhance pedestrian activity.
TRANSECT – 6 URBAN CORE (T-6)	To accommodate highest intensity and diversity of retail, business and upper floor residential uses. This district focuses on high quality design and materials consistent with historic downtown form and promotes an active pedestrian oriented public realm.
INSTITUTIONAL ZONING DISTRICTS	DISTRICT INTENT
Institutional Educational (INST-ED)	To accommodate uses that supplement and complement the operation of education-oriented facilities.
Institutional Horse Track Related (INST-HTR)	To accommodate uses that supplement and complement the horse track operations.
Institutional Municipal Purpose (INST-MP)	To accommodate uses associated with the operation and function of local government.
Institutional Parkland/Recreation (INST-PR)	To accommodate areas identified for passive and active recreation.
INDUSTRIAL ZONING DISTRICTS	DISTRICT INTENT
Warehouse District (WD)	To accommodate industrial or warehouse-oriented business uses.
Light Industrial (IND-L)	To accommodate light industrial and related business uses in areas where the intensity of the uses will have minimum adverse impacts on neighboring uses.
General Industrial (IND-G)	To accommodate light, moderate and heavy industrial uses in areas where the intensity of the uses will have minimum adverse impacts on neighboring uses.
Industrial Extraction (IND-EX)	To accommodate mining and associated extractive uses.

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2.2 USE SCHEDULE

The following types of uses are identified in the Use Schedule by District.

A. Principal Permitted Uses and Structures

Includes those principal uses and structures which may be lawfully established in a particular district provided it conforms with all the requirements applicable to that district.

B. Uses and Structures Subject to Site Plan Review

Includes those principal and/or accessory uses that are subject to Site Plan Review and approval by the Planning Board, per Section 4.2.

C. Uses and Structures Subject to Special Use Permit and Site Plan Review

Includes those principal and/or accessory uses that require issuance of a Special Use Permit by the Planning Board, per Section 4.0, and Site Plan Review and approval by the Planning Board, per Section 4.2.

D. Permitted Accessory Uses and Structures

Includes those residential and non-residential accessory uses and structures which may be lawfully established in a particular district provided they conform with all the requirements applicable to that district. These uses and structures are intended to be clearly incidental and subordinate to the principal uses on a lot.

E. Prohibited Uses

Prohibited uses are those uses that shall not be permitted.

1. Except within Transect-4 (T-4), Transect-5 (T-5) and Transect-6 (T-6), all uses not specifically mentioned or described by category in the use schedule are prohibited.
2. Within the T-4 and T-5 Districts within the "Excelsior Avenue Outer Area" Special Development Area, as identified in the City's Comprehensive Plan, general retail is prohibited; however, ancillary retail may be allowed related to principal uses.
3. Within the T-4 and T-5 Districts within the "Northern South Broadway Area" Special Development Area, as identified in the City's Comprehensive Plan, auto sales and services are prohibited.
4. Within the Transect-6 District, the following uses are prohibited: Automobile sales, motor vehicle repair establishments, car washes, vehicle fueling stations, auto junk yards, drive-in establishments (other than those associated with financial institutions and drug stores), manufacturing, self-storage facilities and warehouse.

2.3 DISTRICTS AREA AND BULK SCHEDULE

Lot and building dimensional requirements are established in each zoning district as provided in Table 3. In addition, the following shall apply:

A. Principal Buildings

Only one principal building may be established on any one lot provided that the minimum area, width and dimensional requirements of the district are met for each principal building with the following exceptions:

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1. In the RR District, more than one principal building for additional single-family homes and related accessory structures are permitted.
2. In the UR-4, UR-4A and UR-5 Districts, more than one principal building for single and two-family uses are permitted.
3. In any multi-family residential district, commercial, institutional or industrial district, more than one principal building may be permitted with Planning Board approval.
4. In the WD, the minimum area, width and total side yard requirements for multiple warehouse or storage structures (including self-storage) on any one lot shall be 50 percent of that otherwise required.

B. Front Yard Setback UR-1, UR-2 & UR-3

The minimum front yard setback requirement shall be reduced as follows: If neither of the existing principal structures on the immediately adjacent parcels to the said property meet the minimum front yard setback, then the average of the two front yard setbacks shall be used. For corner lots: "adjacent" parcels shall include those across an intervening perpendicular street and shall exclude parcels not fronting on the same side of the same street.

C. Intersection Obstructions

At all street intersections, there shall be no obstruction to vision exceeding thirty (30) inches in height (other than an existing building, post, column or tree) within the triangle formed by the edge of pavement at the intersection and measuring thirty (30) feet along each street.

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TABLE 2: USE SCHEDULE

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Rural Residential (RR)	Agriculture, Single Family Residences	None	Animal Kennel, Farms, Riding Stable, Nurseries, Golf Course & Clubhouse, Private/Civic Clubs, Religious Institutions, Cemeteries, Heliport, Marinas & Docks, Neighborhood Bed & Breakfast, Neighborhood Rooming House	Farm Stand, Barns & Stables, Residential Accessory Structures, Outdoor Athletic Field and Court Facilities, Private Docks, Home Occupation, Temporary Accessory Dwelling, Family Day Care, Group Family Day Care,
Suburban Residential-1 (SR-1) Suburban Residential-2, (SR-2)	Single Family Residences	None	Private Schools, Religious Institutions, Neighborhood Bed & Breakfast, Neighborhood Rooming House	Same as RR except: no Barns & Stables
Urban Residential-1 (UR-1)	Single Family Residences	None	Private Schools, Religious Institutions, Neighborhood Bed & Breakfast, Neighborhood Rooming House Senior Housing, Senior Assisted Care Facility	Barns & Stables Residential Accessory Structures, Outdoor Athletic Field and Court Facilities, Private Docks, Home Occupation, Temporary Accessory Dwelling, Family Day Care, Group Family Day Care,
Urban Residential-2 (UR-2)	Single Family Residences	None	Same as UR-1, plus: Cemeteries	Same as UR-1

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TABLE 2: USE SCHEDULE

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Urban Residential-3 (UR-3)	Single Family Residences, Two Family Residences	None	Private Schools, Religious Institutions, Private/Civic Clubs, Funeral Homes, Cemeteries, Neighborhood Bed & Breakfast, Neighborhood Rooming House Senior Housing, Senior Assisted Care Facility, Convenience Sales (<2,000 gross sq. ft.)	Same as UR-1
Urban Residential-4 (UR-4) Urban Residential-4A (UR-4A)	Single Family Residences, Two Family Residences	Multi-Family Residences, Accessory uses and structures for Multi-Family Residences	Private Schools, Religious Institutions, Neighborhood Bed & Breakfast, Neighborhood Rooming House Senior Housing, Senior Assisted Care Facility Convenience Sales (<2,000 gross sq. ft.) In addition UR-4A permits, if less than 1,200 gross sq. ft.: Artist Studios, Office, Service Establishments	Residential Accessory Structures for single and two-family residences Home Occupation, Temporary Accessory Dwelling, Family Day Care, Group Family Day Care,
Urban Residential-5 (UR-5)	None	Multi-Family Residences, Accessory Uses and Structures for multi- family residences	Same as UR-4 & UR-4A	Same as UR-4 & UR-4A
Urban Residential-6 (UR-6)	None	Mobile Home Parks	Same as UR-2	Same as UR-4 & UR-4A
Urban Residential-7 (UR-7)	Single Family Residences, Two Family Residences	None	Neighborhood Bed & Breakfast, Neighborhood Rooming House Senior Housing, Senior Assisted Care Facility	Same as UR-4 & UR-4A

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TABLE 2: USE SCHEDULE

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Neighborhood Complementary Use -1 (NCU-1)	Single Family Residences, Two Family Residences	None	<p style="text-align: center;">Day Care Centers, Neighborhood Bed & Breakfast, Neighborhood Rooming House, Corridor Bed & Breakfast, Corridor Rooming House,</p> <p style="text-align: center;">Convenience Sales (<2,000 gross sq. ft.), Eating & Drinking Establishments (<40 seats),</p> <p style="text-align: center;">Permitted if less than 1,200 gross sq. ft.: Art Gallery, Artist Studios, Retail, Service-Establishments, Office</p>	<p style="text-align: center;">Residential Accessory Structures,</p> <p style="text-align: center;">Home Occupation, Temporary Accessory Dwelling,</p> <p style="text-align: center;">Maintenance/Storage Facilities</p>
Neighborhood Complementary Use -2 (NCU-2)	Single Family Residences, Two Family Residences	None	Same as NCUD-1, except: No Day Care Center, No Retail, No Eating & Drinking Establishments	Same as NCUD-1
Neighborhood Complementary Use -3 (NCU-3)	Single Family Residences, Two Family Residences	None	<p style="text-align: center;">Multifamily Residences, Senior Housing,</p> <p style="text-align: center;">Permitted if less than 1,200 gross sq. ft.: Art Gallery, Artist Studios</p> <p style="text-align: center;">Permitted if less than 1,800 gross sq. ft.: Office</p>	Same as NCUD-1
Office/Medical/Business-1 (OMB-1) Office/Medical/Business-2 (OMB-2)	None	Office, Medical Office/Clinic, Parking Facilities	<p style="text-align: center;">Senior Housing, Senior Assisted Care Facility,</p> <p style="text-align: center;">In addition: Hospitals and Nursing/Convalescent Homes in OMB-2</p>	<p style="text-align: center;">Residential Accessory Structures,</p> <p style="text-align: center;">Maintenance/ Storage Facilities</p>

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TABLE 2: USE SCHEDULE

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Tourist Related Business (TRB)	None	<p style="text-align: center;">Corridor Bed & Breakfast, Corridor Rooming House,</p> <p>Animal Clinic, Service Establishments, Car Rental Agency, Financial Institutions, Convenience Sales (<5,000 gross sq. ft.), Eating & Drinking Establishment, Real Estate Offices, Parking Facilities,</p> <p>Bathhouse/Health Spa, Hotel/Motel, Inn, Group Entertainment, Cultural Facilities,</p> <p>Except that the following uses are not permitted in the part of the Tourist Related Business (TRB) District within the Gateway Design District–1A and 1B: Car Rental Agency, Convenience Sales (<5,000 sq. ft.), Parking Facilities</p>	<p style="text-align: center;">Brew Pubs, Movie Theater, Outdoor Storage/Display, Outdoor Recreational Facilities,</p> <p style="text-align: center;">Bus Depot, Drive-in Facility, Car Washes, Vehicle Fueling Stations, Motor Vehicle Repair Establishments,</p> <p style="text-align: center;">Permitted on 2nd story & above only: Residential Uses, Senior Housing, Senior Assisted Care Facility</p> <p>Except that the following uses are not permitted in the part of the Tourist Related Business (TRB) District within the Gateway Design District–1A and 1B: Movie Theater, Outdoor Storage/Display, Bus Depot, Drive-in Facility, Car Wash, Vehicle Fueling Station, Motor Vehicle Repair Establishments</p>	<p style="text-align: center;">Residential Accessory Structures,</p> <p style="text-align: center;">Outdoor Eating & Drinking Establishment,</p> <p style="text-align: center;">Drive-In Facility Canopies, Maintenance/Storage Facilities,</p> <p>Except that the following uses are not permitted in the part of the Tourist Related Business (TRB) District within the Gateway Design District–1A and 1B: Drive-in Facility Canopies, Maintenance/Storage Facilities</p>
Water Related Business (WRB)	None	<p style="text-align: center;">Marinas & Docks, Eating & Drinking Establishments, Parking Facilities</p>	<p style="text-align: center;">Convenience Sales (<5,000 gross sq. ft.), Outdoor Storage/Display, Outdoor Recreational Facilities</p>	<p style="text-align: center;">Maintenance/Storage Facilities, Solar/Heating/Ventilation/Utility Equipment, Outdoor Eating & Drinking Establishments</p>

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ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Highway General Business (HGB)	None	Residential Use (2 nd Floor & Above), Corridor Bed & Breakfast, Corridor Rooming House, Animal Clinic, Nurseries, Day Care Center, Office, Medical Office/Clinic, Real Estate, Retail, Bowling Alley, Convenience Sales (<5,000 gross sq. ft.), Bakery (Retail), Service Establishments, Eating & Drinking Establishments, Automotive Sales, Financial Institutions, Equipment Repair Shop, TV/Radio Station & Receiving/Broadcast, Utility Establishments, Parking Facilities, Building Materials Storage & Sales, Religious Institutions, Private/Civic Clubs, Funeral Home, Educational Facilities, Recreational Facilities, Bathhouse/Health Spa, Hotel/Motel, Inn, Group Entertainment	Animal Kennel, Brew Pubs, Drive-in Facilities, Movie Theater, Group Entertainment, Open Air Markets, Car Washes, Vehicle Fueling Stations, Motor Vehicle Repair Establishments, Outdoor Storage/Display, Permitted on 2 nd story & above only: Senior Housing, Senior Assisted Care Facility	Residential Accessory Structures, Home Occupation, Drive-in Facility Canopies, Maintenance/Storage Facilities, Outdoor Eating & Drinking Establishment
Transect-4 Urban Neighborhood (T-4)	None	None	All uses except permitted accessory uses and structures and prohibited uses	Residential Accessory Structures, Home Occupation, Temporary Accessory Dwelling, Family Day Care, Group Family Day Care
Transect-5 Neighborhood Center (T-5)	None	None	All uses except "permitted accessory uses and structures" and prohibited uses	Residential Accessory Structures, Home Occupation

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ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Transect-6 Urban Core (T-6)	None	Residential Uses (2 nd Floor & Above), Corridor Bed & Breakfast, Corridor Rooming House, Senior Assisted Care Facility, Day Care Center, Artist Studio, Art Gallery, Brew Pub, Animal Clinic, Bakery (retail), Retail, Convenience Sales (<5,000 gross sq. ft.), Eating & Drinking Establishment, Financial Institution, Newspaper Plant, Service Establishments, Movie Theater, Open Air Market, Car Rental Agency, Office, Medical Office/Clinic, Religious Institutions, Private/Civic Club, Educational Facilities, Cultural Facilities, Recreational Facilities, Parking Facilities, Bathhouse/Health Spa, Group Entertainment, Hotel/Motel, Inn,	Any use not identified as “permitted uses upon Site Plan Review”, “permitted accessory uses and structures” or prohibited use	Residential Accessory Structures Home Occupation, Drive-in Facility Canopies, Maintenance/Storage Facilities,
Institutional Educational (INST-ED)	None	The following are permitted in association with public/private educational facilities: Classrooms, Laboratories, Dormitories, Administrative Offices, Dining Facilities, Recreational Facilities, Religious Institutions, Cultural Facilities, Medical Facilities, Physical Plant Maintenance & Operational Facilities, Single Family Residences, Parking Facilities	Heliport	Residential Accessory Structures, Employee Recreation Area,

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ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Institutional Municipal (INST-MP)	None	Solid Waste Landfill, Solid Waste Transfer Stations, Waste Recycling Center, Municipal Vehicle Repair and Storage, Parking Facilities	Recreational Facilities	Maintenance/Storage Facilities, Employee Recreation Area, Antennas & Satellite Dishes, Solar/Heating/Ventilation/Utility Equipment
Institutional Parkland Recreation (INST-PR)	None	Forest management, Nurseries, Bathhouse/Health Spa, Public Recreational Facilities, Group Entertainment, Open Air Market, Parking Facilities	Concession Stand	Barns and Stables, Maintenance/Storage Facilities, Employee Recreational Facilities Antennas & Satellite Dishes, Solar/Heating/Ventilation/Utility Equipment

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TABLE 2: USE SCHEDULE

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Institutional Horse Track Related (INST-HTR)	None	<p>Permitted only in association w/ a Horse Racing Facility: Horse Race Track & Grandstand, Arena (<5000 seats), Horse Training Facilities; Horse Barns & Stables, Eating and Drinking Establishments, Concession Stands, Parking Facilities, Physical Plant Maintenance & Operational Facilities, Indoor Recreational Facilities, Group Entertainment, Staff Services including Dormitories, Single-Family Residences, Recreational Facilities, Cultural Facilities, Religious Institutions, Retail, Service Establishments, Medical Care Facilities</p> <p>Permitted only in association with a Horse Racing Facility & only on parcels not used as a horse race track and/or horse training track existing as of January 1, 2002: Cultural Facilities, Horse Auction Sales Facilities</p>	<p>The following uses shall be permitted only on parcels where a horse race track and/or horse race training track exists as of January 1, 2002: Cultural Facilities; Pari-Mutual Racing Hotel; Heliport; Group Entertainment, Outdoor Recreational Facilities; Parking Facilities;</p> <p>The following uses shall be permitted for no more than 90 days per calendar year and only on parcels not used as a horse racing facility and/or race track training existing as of January 1, 2002 and said 90 days must include at least 30 days during which a horse racing meet is in operation: Administrative Offices, Eating & Drinking Establishments (< 160 seats), Outdoor Eating & Drinking Establishments, Indoor/Outdoor Entertainment (hrs. of operation & entertainment type may be limited, outdoor entertainment limited to 5 days/year in addition to the thoroughbred racing meet dates), Horse Barns and Stables</p>	<p>Residential Accessory Structures,</p> <p>Employee Recreational Facilities,</p> <p>Parking Facilities,</p>
Warehouse District (WD)	None	<p>Administrative Offices, Self-Storage Facility, Light Manufacturing, Utility Establishments,</p> <p>Warehouse, Distribution Plants & Wholesale Establishment</p>	Outdoor Storage/Display	<p>Antennas & Satellite Dishes, Solar/Heating/Ventilation/Utility Equipment</p>

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TABLE 2: USE SCHEDULE

ZONING DISTRICT	PRINCIPAL PERMITTED USES AND STRUCTURES	USES PERMITTED WITH SITE PLAN APPROVAL	USES PERMITTED WITH SPECIAL USE PERMIT AND SITE PLAN APPROVAL	PERMITTED ACCESSORY USES AND STRUCTURES
Industrial Light (IND-L)	None	Bakery (Wholesale), Bottling Plant, Light Manufacturing, Machine Shop Heavy Equipment Storage, Sales & Maintenance, Warehouse, Trucking & Freight Terminal, Distribution Plants & Wholesale Establishments, Administrative Offices, Laboratory, TV/Radio Station & Receiving/Broadcast, Utility Establishments	Vehicle Fueling Stations, Motor Vehicle Repair Establishment, Outdoor Storage/Display, Salvage and Scrap Processing	Maintenance/Storage Facilities, Employee Recreational Facilities, Daycare Center Antennas & Satellite Dishes, Solar/Heating/Ventilation/Utility Equipment
Industrial General (IND-G)	None	Same as IND-L, plus: Heavy Manufacturing	Outdoor Storage/Display Salvage and Scrap Processing,	Same as IND-L
Industrial Extraction (IND-X)	None	Concrete Mix Plant, Asphalt Mix Plant, Extraction of Sand, Stone or Gravel	Outdoor Storage/Display	Same as IND-L , plus: Extraction Equipment

Amended by City Council Resolution 04/21/2015

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TABLE 3: AREA AND BULK SCHEDULE

ZONING DISTRICT	MINIMUM LOT SIZE SQUARE FEET (SF)	MINIMUM AVERAGE WIDTH (FT.)	MAXIMUM BUILDING COVERAGE PERCENTAGE		MIN. YARD SETBACK (FEET)				PRINCIPAL BUILDINGS		MINIMUM DISTANCE TO ACCESSORY BUILDING (FEET)				MINIMUM % TO REMAIN PERMEABLE
			PRINCIPAL BLDG.	ACCESS. BLDG.	FRONT	REAR	EACH SIDE	TOTAL SIDE	MINIMUM 1 ST FLOOR AREA (SF)	MAX. HEIGHT (FEET)	PRINCIPAL BUILDING	FRONT LOT LINE	SIDE LOT LINE	REAR LOT LINE	
RR (F)	2 acres	200	15	5	60	100	30	100	----	35	5	60	30	50	80
SR-1 (F)	40,000	125	20	8	40	40	15	35	----	35	5	40	10	10	40
SR-2	20,000 (A)	100	25	8	30	30	12	30	----	35	5	30	5	5	30
UR-1	12,500 (A)	100	20	8	30	30	12	30	1 Story = 1,100 2 Story = 800	60	5	30	5	5	30
UR-2	6,600 (A)	60	30	10	10	25	8	20	1 Story = 900 2 Story = 700	60	5	10	5	5	25
UR-3	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	60	5	10	5	5	25
UR-4	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	70	10	25	5	5	15
UR-4A	2,000/DU	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	70	5	10	5	5	15
UR-5	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	185	20	20	10	10	15
UR-6	4,800	60	30	10	25	25	8	20	900	35	5	25	5	5	25
UR-7	4,000	50	45	10	10	10	4	8	1,000	35	5	10	5	5	20
NCU-1	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-2	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-3	3,000/DU	60 (H)	30	10	10 (I)	25	4 (J)	12	1 story = 1,800 2 story = 1,200	50	5	10	5	5	20

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TABLE 3: AREA AND BULK SCHEDULE

ZONING DISTRICT	MINIMUM LOT SIZE SQUARE FEET (SF)	MINIMUM AVERAGE WIDTH (FT.)	MAXIMUM BUILDING COVERAGE PERCENTAGE		MIN. YARD SETBACK (FEET)				PRINCIPAL BUILDINGS		MINIMUM DISTANCE TO ACCESSORY BUILDING (FEET)				MINIMUM % TO REMAIN PERMEABLE
			PRINCIPAL BLDG.	ACCESS. BLDG.	FRONT	REAR	EACH SIDE	TOTAL SIDE	MINIMUM 1 ST FLOOR AREA (SF)	MAX. HEIGHT (FEET)	PRINCIPAL BUILDING	FRONT LOT LINE	SIDE LOT LINE	REAR LOT LINE	
OMB-1 (G)	40,000	100	30	10	80	25 (B)	20(D)	40	----	40	25	80	10 (C)	10 (C)	30
OMB-2 (G)	10,000	100	30	10	40	25 (B)	15(D)	30	----	40	25	40	3 (C)	3 (C)	30
WRB	20,000	200	30	15	40	25 (B)	15(D)	30	----	40	10	40	3 (C)	3 (C)	15
TRB (G)	10,000	100	20	10	40	25 (B)	20(D)	40	----	40	10	40	10 (C)	10 (C)	30
HGB (G)	20,000	200	30	15	40	25 (B)	15(D)	30	----	40	10	40	3 (C)	3 (C)	15
INST-E	12,500	100	20	8	30	30	12	30	----	50	12	30	5	5	30
INST-PR	2 acres	200	---	---	60	100	30	100	----	70	15	60	30	50	75
INST-MP	2 acres	200	40	30	100	50	20(B)	50	----	50	10	100	10 (C)	10 (C)	20
INST-HTR	20,000	100	35	8	30	30 (B)	12(D)	30	----	60	12	30	5 (C)	5 (C)	20
IND-L	20,000	100	40	10	40	30 (B)	15 (D)	30	----	40	10	40	10 (C)	10 (C)	25
IND-G	40,000	200	40	30	40	30 (B)	15(D)	30	----	50	10	40	10 (C)	10 (C)	30
IND-X	10 acres	500	80	10	100(E)	100 (E)	50	100	----	100	10	100 (E)	10 (C)	10 (C)	20
WD	20,000	100	30	15	40	25 (B)	15(D)	30	-----	40	-----	40	5 (C)	5 (C)	20

TABLE 3 NOTES:

- Fire Escapes - Open fire escapes may not project more than 6' into any required setback.
- Pools - Pool walls or related structures must be setback 8' from an adjoining lot line.
- Terraces - Terraces and patios must be setback 10' from an adjoining lot line.
- (A) 20,000 SF if without either central water supply or sanitary sewer; 40,000 SF if without central water supply and sanitary sewer
- (B) 50' if lot abuts a residential district
- (C) 30' if lot abuts a residential district
- (D) 40' if lot abuts a residential district
- (E) 100' for extractive and quarrying; 50' for other principal uses
- (F) Subdivision of land shall be subject to the Conservation Subdivision Requirements within the Subdivision Regulations
- (G) See Gateway Overlay District for requirements
- (H) 18' minimum mean lot width permitted for attached single family homes

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- (I) 0' side yard setback permitted for attached single family homes
- (J) The cumulative area of all new and existing one-story structure(s) on any one lot shall not exceed 3,000 square feet.
- (K) The cumulative area of all new and existing one-story structure(s) on any one lot shall not exceed 1,500 square feet.

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TABLE 3: AREA AND BULK SCHEDULE - TRANSECT ZONES

TRANSECT DISTRICT	MAXIMUM BLDG. HEIGHT	MINIMUM % BUILD OUT ALONG FRONTAGE	BUILD-TO DISTANCE FROM FRONT LOT LINE	SIDE SETBACK		REAR SETBACK	
				PRINCIPAL BLDG.	BACK BLDG.	PRINCIPAL BLDG.	OUT-BUILDING
T-4 Urban Neighborhood	2 story minimum (J); 40' max. height	50%	12' to 18'	12' average	6' minimum each side	24' minimum	5' minimum
T-5 Neighborhood Center	2 story minimum (J); 50' max. height	70%	0' to 12'	0' minimum	0' minimum each side	0' minimum	0' minimum
T-6 Urban Core	2 story minimum (K); 70' max. height	80%	0' to 12'	0' minimum	0' minimum each side	0' minimum	0' minimum

GUIDELINES FOR TRANSECT DISTRICTS

TRANSECT DISTRICT	LOT WIDTH	MAX. BLOCK PERIMETER	PARKING LOCATION	BUILDING TYPE				FRONTAGE TYPE						
				DETACHED	SIDE YARD	COMMON WALL	COURT-YARD	OPEN FRONT YARD	PORCH	STOOP	FORE-COURT	TERRACE	SHOP FRONT & AWNING	GALLERY & ARCADE
T-4 Urban Neighborhood	36' to 72'	1400'	2 nd & 3 rd Layer	Permitted			Prohibited	Permitted	Permitted		Prohibited		Permitted	Prohibited
T-5 Neighborhood Center	18' to 144'	1400'	2 nd & 3 rd Layer	Permitted			Permitted	Prohibited	Permitted		Permitted		Permitted	
T-6 Urban Core	18' Minimum	1200'	2 nd & 3 rd Layer	Permitted			Permitted	Prohibited	Permitted		Permitted		Permitted	