



Gloucester HarborWalk

- 1** Proposed Segment
- A** Desired Future Segment
- Existing Segment
- Pedestrian Connection

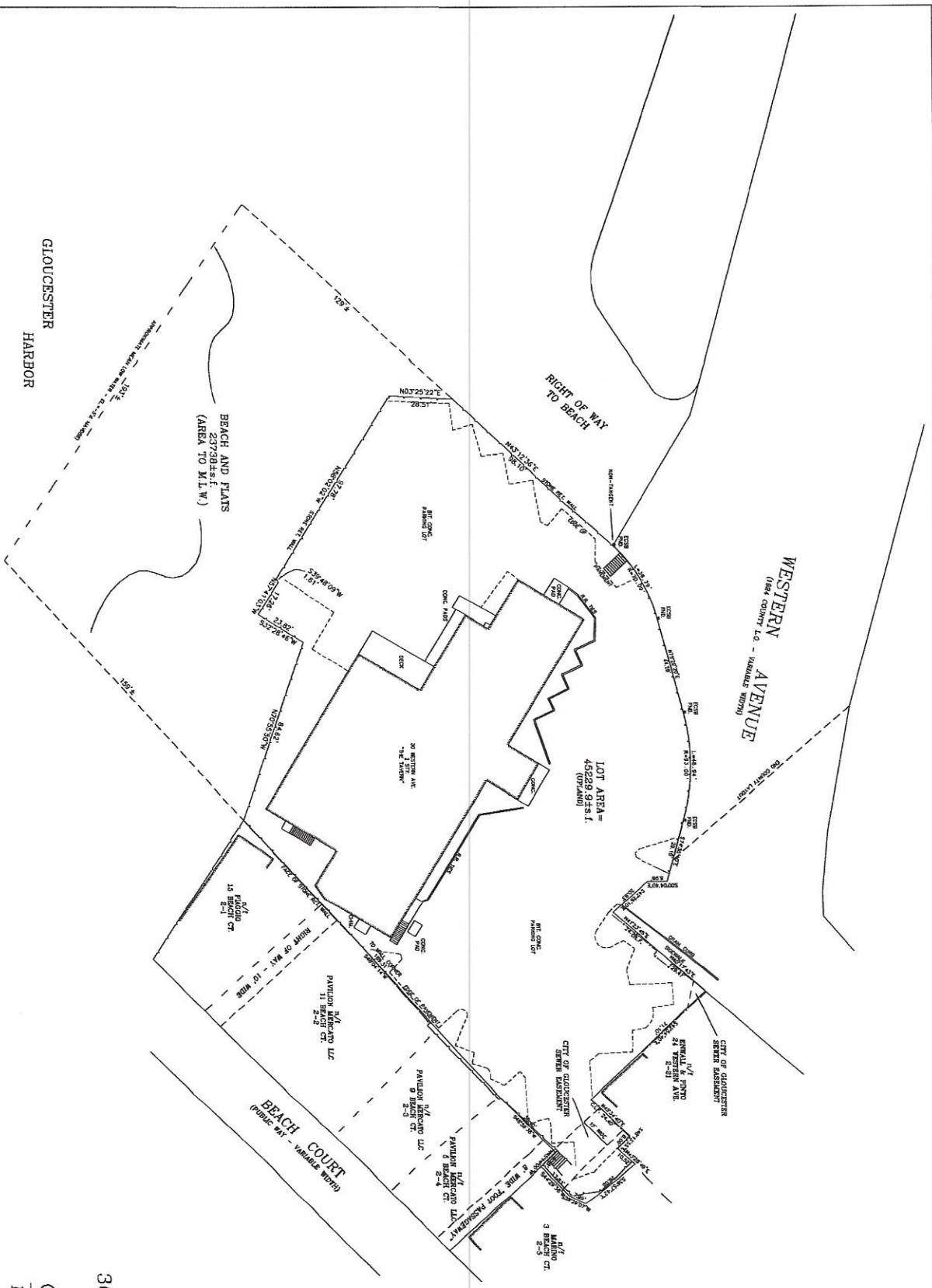


REFERENCES:
 LOCAL DEED, REC. 4008 PG. 218
 1855-1856, 1857-1858, 1859-1860
 1870-1871, 1872-1873, 1874-1875

GLOUCESTER
 HARBOR



SITE PLAN
 30 WESTERN AVENUE
 GLOUCESTER, MA
 LAND OF
 OCEAN VIEW TRUST
 KANE LAND SURVEYORS
 72 HAMILTON AVENUE
 SOUTH HAMILTON, MA
 SCALE: 1"=20' SEPTEMBER 16, 2015



development. This district provides a transition from the rural districts to the high density districts of the city.

R-10 (formerly R-3) Medium/High Density Residential (minimum lot area: 10,000 sf)

The R-10 Medium/High Density Residential District is located along both sides of the western portion of Essex Avenue, on both sides of the Mill River, on a portion of the Annisquam River and in that area extending in a northeasterly direction from downtown to the Rockport line. This district is characterized by suburban residential development in existing neighborhoods, and provides a transition from the suburban areas of the city to the more densely populated areas of downtown. This district is intended to accommodate single family residential development and, where appropriate, two family and multi-family development.

R-5 (formerly R-4) High Density Residential (minimum lot area: 5,000 sf)

The R-5 High Density Residential District is located in the downtown area of the city and is the highest density residential zone in the city. This district allows for a mix of single family, two-family and multi-family residential dwellings.

CCD Civic Center (no minimum lot size)

The Civic Center District consists of those existing civic buildings in the immediate vicinity of City Hall. This district is intended to include civic uses that serve the entire city, although limited types of commercial and residential uses are allowed

CB Central Business (no minimum lot size)

The Central Business District is located on either side of Main Street. A broad range of business, retail, office and institutional uses are allowed, as are residential units above retail establishments. This is the city's most intensely commercial district, and retail stores and restaurants predominate. This district is intended to include uses that serve all of Cape Ann.

VB Village Business (minimum lot area: 5,000 sf)

Village Business Districts are located in Lanesville, Magnolia and the area off Essex Avenue around Lower Banjo Pond. Certain business, retail, office, and institutional uses are allowed, and primarily serve the residents of the immediate neighborhood. Limited residential use is also allowed.

NB Neighborhood Business (minimum lot area: the same as the abutting residential district with the smallest required minimum lot area)

Neighborhood Business Districts are located throughout the city. Residential uses are allowed, as are consumer service and retail businesses serving the residents of the immediate neighborhood.

EB Extensive Business (minimum lot area: 10,000 sf)

Extensive Business Districts are located along collector streets in various areas of the city. Business, service and retail uses serving a regional clientele are allowed; residential uses are generally not allowed.

MI Marine Industrial (minimum lot area: where the subject property abuts one or more residential districts, the minimum lot area is the same as the abutting residential district with the smallest required minimum lot area; otherwise, no minimum lot area)

The Marine Industrial District is located along Gloucester's Inner Harbor, where utilities and access roads can support high-intensity industrial and commercial activities that are primarily marine-related. Residential uses are generally not allowed.

(e) If the Zoning Map indicates that the zoning district boundary line is not a center line of a street, way, etc., and is not a line perpendicular to such street, way, etc., and is not a line parallel to such street, way, etc., and is not a line following a lot line or lot lines, it may be a line dividing

a lot or lots at such approximate location as shown on the Zoning Map. In such cases, the following rules of interpretation apply:

(1) Where a lot is divided in such manner that the frontage thereof lies entirely within one zoning district and said frontage is in the district with the smaller required minimum lot area, the provisions of this ordinance pertaining to the frontage district shall apply both to that portion of the lot lying in said district and to an area extending twenty-five (25) feet into the other district. From that point to the rear of the lot the provisions of this ordinance pertaining to the other district shall apply.

(2) Where a lot is divided in such manner that the frontage thereof is entirely within one zoning district and said frontage is in the district with the larger required minimum lot area, the provisions of this ordinance pertaining to the frontage district shall apply to the entire lot.

(3) Where the frontage of a lot lies in two zoning districts, the provisions of this ordinance pertaining to district with the larger required minimum lot area shall apply to the entire lot.

(f) Where none of the above-described rules of interpretation apply, or where other ambiguities exist, the zoning district boundary line shall be determined by the Inspector of Buildings.

2.2 USE REGULATIONS

2.2.1 Allowed, Prohibited and Conditional Uses

No building or structure shall be erected, used or changed in use, and no land shall be used or changed in use, except as set forth in Section 2.3, Use Tables, or as exempted by statute or Section 2.4. The symbols employed in the Use Tables have the following meanings:

Y - A permitted use

N - An excluded or prohibited use

CC - A use which may be authorized by Special Permit issued by the City Council pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.3(b).

CCS - A use which may be authorized by Special Permit issued by the City Council pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.3(c); if the proposed use is a Major Project (see Section 5.7.1), the application shall comply with the filing requirements of 1.5.3(d).

SP - A use which may be authorized by Special Permit issued by the Zoning Board of Appeals pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.4(c).

SPS - A use which may be authorized by Special Permit issued by the Board of Appeals pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.4(d).

PB - A use which may be authorized by Special Permit issued by the Planning Board pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.5(b).

2.2.2 Resolution of Conflicts in Use Categories

Where an activity might be classified under more than one of the use categories set forth in Section 2.3, Use Tables, the more specific use category shall control; if said categories are equally specific, the more restrictive of the categories shall control.

2.2.3 Mixed Uses

Where a building, structure or land is proposed to be used for more than one principal use, all of which are permitted in the zoning district in question and none of which is accessory to another, such mixed uses shall be allowed. In the event that a provision of this ordinance applying to one of such uses is inconsistent with a provision applying to another, the more restrictive provision shall apply.

2.2.4 Appeal

An applicant aggrieved by the interpretation or ruling of the Inspector of Building with respect to any of the provisions of this Section II may appeal said interpretation to the Board of Appeals pursuant to Section 1.6 of this ordinance.

2.3 USE TABLES

2.3.1 RESIDENTIAL USES

2.3.1 RESIDENTIAL USES

former designations:

R-RB

R-RA

R-1

R-2A

R-2

R-3

R-4

1

One-family detached dwelling

fn.

R-80

R-40

RC-40

R-30

R-20

R-10

R-5

CCD

CB

VB

NB

EB

MI

GI

BP

3

Y

Y

Y

Y

Y

Y

Y

Y

Y

N

N

Y

Y

N

N

N

N

2

Conversion of one-family dwelling to two-family, without changes to the exterior dimensions of the building

3

Y

Y

N

Y

Y

Y

Y

Y

Y

SP

SP

SP

N

N

N

N

3

Conversion of one-family dwelling to two-family, with changes to the exterior dimensions of the building

3

Y

SP

N

SP

SP

SP

Y

Y

Y

SP

SP

SP

N

N

N

N

4

New two-family dwelling

3

Y

Y

N

N

Y

Y

Y

Y

Y

SP

SP

SP

N

N

N

N

5

Conversion to or new multi-family or apartment dwelling, up to two dwelling units

4

N

N

N

N

CC

CC

CC

CC

CC

Y(5)

Y(5)

CC

N

N

N

N

6

Conversion to or new multi-family or apartment dwelling, three dwelling units

4

N

N

N

N

CC

CC

CC

CC

CC

Y(5)

CC

CC

N

N

N

N

7

Conversion to or new multi-family or apartment dwelling, four to six dwelling units

N

N

N

N

CC

CC

CC

CC

CC

CC

CC

CC

N

N

N

N

8

Conversion to or new multi-family or apartment dwelling, seven or more dwelling units (see Section 5.7.1)

N

N

N

CCS

CCS

CCS

CCS

CCS

CCS

CCS

CCS

CCS

N

N

N

N

9

Cluster Development (see section 5.9)

PB

PB

PB

PB

PB

PB

N

N

N

N

N

N

N

N

N

N

10

Boarding house, rooming house, lodging house or hostel, licensed by the Licensing Board

3

N

N

N

SPS

SPS

SPS

SPS

SPS

SPS

SPS

SPS

SPS

N

SPS

N

N

11

Hotel, motel, motor inn, under 30 guest units

N

N

N

CCS

CCS

CCS

CCS

CCS

CCS

Y

Y

N

Y

N

N

N

12

Hotel, motel, motor inn, 30 or more guest units (see Section 5.7.1)

N

N

N

CCS

CCS

CCS

CCS

CCS

CCS

CCS

CCS

CCS

N

CCS

N

N

13

Mobile home park

CCS

CCS

N

CCS

CCS

CCS

N

N

N

N

N

N

N

N

N

N

14

Mobile homes, except those at mobile home parks or campgrounds (see Section 5.1)

N

N

N

N

N

N

N

N

N

N

N

N

N

N

N

N

15

Campground

CCS

CCS

N

CCS

CCS

CCS

N

N

N

N

N

N

N

N

N

N

16

Camping or tenting, except within a campground or by children in their own yard

N

N

N

N

N

N

N

N

N

N

N

N

N

N

N

N

17

Temporary use of mobile home following fire or other natural disaster (see Section 5.1.5)

6

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

Y

2.3.1 RESIDENTIAL USES, CONT.

former designations:													
	R-RB	R-RA	R-1	R-2A	R-2	R-3	R-4						
18 Assisted Living Residences, up to 10 units (see Section 5.14)													
19 Assisted Living Residences, 11 or more units (see Sections 5.7, Major Projects, and 5.14)													
20 Open Space Residential Development (see Section 5.15)													
21 Village Development Project (see Section 5.16)													

FOOTNOTES TO SECTION 2.3.1, RESIDENTIAL USES

- (1) In the MI District, no use of the water's edge, or of an area at ground level 20 feet back from the water's edge, shall be permitted unless such use requires access to water-borne vessels.
- (2) See Section 5.12
- (3) Not more than one principal building per lot.
- (4) In CB and VB Districts, [i] a retail store or other business must be maintained on the street level floor; and [ii] unless the Board of Appeals authorizes a lesser number of off-street parking spaces pursuant to Section 4.1.2, the residential units on the upper floors and the business on the ground floor must satisfy all current and applicable off-street parking requirements.
- (5) SP if exterior of the existing building is expanded
- (6) Y for one year from the date of the fire or other natural disaster; if an extension of time is needed, SP
- (7) Limited to Targeted Village Development Areas, as defined at Section 5.16.3.6

2.3.4 BUSINESS USES

2.3.4 BUSINESS USES

former designations:															
	R-RB	R-RA	R-1	R-2A	R-2	R-3	R-4								
	R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
1 Office building containing less than 2500 square feet of floor area, either new or conversion of dwelling		N	N	N	N	N	SPS	Y	Y	Y	Y	Y	N	Y	N
2 Office building containing more than 2500 square feet of floor area and less than 6000 square feet, either new or conversion of dwelling		N	N	N	N	N	SPS	SPS	Y	Y	Y	Y	Y	Y	Y
3 Office building containing more than 6,000 square feet of floor area, either new or conversion of dwelling		N	N	N	N	N	N	SPS	Y	N	N	Y	Y	Y	Y
4 Bank, automatic teller machines		N	N	N	N	N	SPS	Y	Y	Y	Y	Y	CC	Y	Y
5 Funeral home		N	N	N	N	N	SPS	Y	SPS	SPS	SPS	SPS	N	N	N
6 Animal daycare, animal grooming - daytime only	3	CC	CC	N	CC	CC	N	N	N	N	N	CC	N	CC	CC
7 Animal boarding, kennel - 24 hour operations	3	CC	CC	N	CC	CC	N	N	N	N	N	CC	N	CC	CC
8 Restaurant, without outdoor seating and with takeout constituting no more than 20% of total business.		N	N	N	N	N	N	Y	Y	Y	Y	Y	CCS	Y	Y
9 Restaurant, with outdoor seating or with takeout constituting more than 20% of total business, or both		N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	CCS	SPS	SPS
10 Motor vehicle sales or rental (see Section 5.21)		N	N	N	N	N	N	Y	N	N	N	Y	CCS	Y	Y
11 Motor vehicle service, fueling, storage or repair (see Section 5.21)		N	N	N	N	N	N	N	CC	CC	CC	CC	CC	SP	N
12 Marine related sales or rental, limited primarily in the MI District to commercial fishing vessels		N	N	N	N	N	N	N	Y	N	N	Y	Y	Y	Y
13 Marine related service, storage or repair, limited primarily in the MI District to commercial fishing vessels		N	N	N	N	N	N	N	CC	CC	CC	CC	CC	SP	N
14 Protein recovery plant		N	N	N	N	N	N	N	N	N	N	N	CCS	CCS	CCS
15 Building tradesman or contractor, without outdoor storage of materials or heavy equipment other than one truck with a GVW of not more than 12,000 pounds		Y	Y	Y	Y	Y	Y	Y	Y	CC	Y	Y	CC	Y	Y
16 Contractor's yard		N	N	N	N	N	N	N	N	N	N	CC	Y	Y	N
17 Stone mason's yard		N	N	N	N	N	N	N	N	N	N	CC	CC	Y	N
18 Fuel or ice establishment, other than gas stations		N	N	N	N	N	N	N	N	N	N	CC	Y	Y	N
19 Feed or building materials establishment		N	N	N	N	N	N	N	Y	CC	Y	Y	Y	Y	Y
20 Laundry, laundromat or dry cleaning establishment under 4,000 sq ft		N	N	N	N	N	N	N	CC	Y	Y	Y	N	N	N
21 Laundry or dry cleaning plant over 4,000 square feet		N	N	N	N	N	N	N	N	N	N	CC	N	Y	N



former designations:				
R-RB	R-RA	R-1	R-2A	R-2
				R-3
				R-4



FOOTNOTES TO SECTION 2.3.4, BUSINESS USES

- (1) In the MI District, no use of the water's edge, or of an area at ground level 20 feet back from the water's edge, shall be permitted unless such use requires access to water-borne vessels.
- (2) See Section 5.12
- (3) Provided that any outdoor structure or pen shall be located no closer than 100 feet from a lot line and 200 feet from a dwelling on another lot.
- (4) The following exceptions and qualifications apply to this use category:
 - (a) If a business use contains both a retail and a consumer service operation, for the purpose of this ordinance the use shall be classified as a consumer service establishment.
 - (b) Except Y in the GI District, if the use is (1) related to an industrial, manufacturing or wholesaling use located on the same lot or on a contiguous lot, or (2) is located on a lot having frontage on an arterial street.
 - (c) Except Y in the BP District if the use is incidental to an industrial, manufacturing, or wholesaling use.

2.3.7 ACCESSORY USES

former designations:						
R-RB	R-RA	R-1	R-2A	R-2	R-3	R-4



	fn.	R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
1 Garage or storage shed, accessory to allowed or permitted use		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2 Parking or storage of agriculture machinery used on the premises		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 Signs (see Section 4.3)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4 Manufacturing accessory to retailing, employing up to ten persons, with major portion of products sold on the premises		N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y
5 Manufacturing accessory to retailing, employing more than ten persons, with major portion of products sold on the premises		N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
6 Employee dwelling accessory to industry		Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
7 Office for one professional in his or her residence (see Section 5.3)		SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N
8 Home occupation (see Section 5.3)		SP	SP	SP	SP	SP	SP	SP	SP	SP	Y	SP	SP	SP	N	N
9 Home office, including use of computer, telephone and other such devices, but excluding employment of others, exterior signs and visits by customers, clients or other persons in conjunction with the business		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10 In dwellings of 2,000 square feet of gross floor area or more, the renting of not more than three rooms as lodging, without separate cooking facilities, to not more than three lodgers	3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
11 In dwellings of less than 2,000 square feet of gross floor area, the renting of not more than three rooms as lodging, without separate cooking facilities, to not more than three lodgers	3	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N
12 Dining halls or shops, wholly within a motel or hotel		N	N	N	CCS	CCS	CCS	CCS	CCS	Y	Y	Y	Y	N	N	N
13 Automatic amusement devices, four or less		N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N
14 Recreational use accessory to a dwelling, for use of residents and nonpaying guests	4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
15 Commercial land-based wind energy conversion facilities (See Section 5.22)		N	N	N	N	N	N	N	N	N	N	N	N	CCS	CCS	CCS

SECTION 2.3.7, ACCESSORY USES, CONTINUED ON NEXT PAGE

2.3.7 ACCESSORY USES, CONT.

former designations:															
	R-RB	R-RA	R-1	R-2A	R-2	R-3	R-4								
	R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
16 Commercial land-based wind energy conversion facilities on city-owned land (See Section 5.22)													1		2
17 Monitoring tower for Use Number 15, above (See Section 5.22)	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
18 Residential land-based wind energy conversion facilities (See Section 5.23)	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	N	SPS	N	N	N	N	N
19 Yard sales lasting no more than two days, including set-up and take-down time, conducted no more than two times in a calendar year	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
20 Accessory In-law Apartments (see Section 5.24)	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N
21 Customary accessory uses other than those listed in this Section 2.3.7	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP



FOOTNOTES TO SECTION 2.3.7, ACCESSORY USES

- (1) In the MI District, no use of the water's edge, or of an area at ground level 20 feet back from the water's edge, shall be permitted unless such use requires access to water-borne vessels.
- (2) See Section 5.12
- (3) In the case of a dwelling occupied by unrelated persons (see Section VI, definition of "family"), there shall be a total of no more than five such persons and lodgers.
- (4) Provided that no swimming pools or active use structures other than small children's swing sets and similar devices shall be located within required setbacks, other than the water's edge

3.2.2 Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs)

Multi-family dwellings are not allowed in the RR-80, RR-40, RC-40, EB, MI, GI and BP districts; any such dwellings in these districts are nonconforming uses governed by Section 2.4. To the extent that the dimensional requirements for such a dwelling becomes relevant, they are those of the nearest residential district in which multifamily dwellings are allowed.

		former designations:										
		[R-2A]	[R-2]	[R-3]	[R-4]							
Minimum lot area (sf)	<i>fn</i>	R-30 60,000	R-20 40,000	R-10 20,000	R-5 10,000	CCD 10,000	CB 10,000	VB 10,000	NB <i>g</i>			
Minimum lot area per dwelling unit (sf)	<i>a</i>	15,000	10,000	5,000	2,500	2,500	2,500	2,500	<i>g</i>			
Minimum open space per dwelling unit (sf)	<i>a</i>	7,500	7,500	3,500	1,250	1,250	1,250	1,250	<i>g</i>			
Minimum lot width (ft)		150	150	100	80	80	80	80	<i>g</i>			
Minimum frontage (ft)		125	125	80	65	65	65	65	<i>g</i>			
Minimum front yard (ft)	<i>b</i>	30 (<i>d</i>)	30 (<i>d</i>)	20 (<i>d</i>)	15 (<i>f</i>)	15 (<i>f</i>)	15 (<i>f</i>)	15 (<i>f</i>)	<i>g</i>			
Minimum side yards (ft each)		40 (<i>d</i>)	40 (<i>d</i>)	20 (<i>d</i>)	7.5 (<i>f</i>)	7.5 (<i>f</i>)	7.5 (<i>f</i>)	7.5 (<i>f</i>)	<i>g</i>			
Minimum rear yard (ft)		40 (<i>d</i>)	40 (<i>d</i>)	20 (<i>d</i>)	7.5 (<i>f</i>)	7.5 (<i>f</i>)	7.5 (<i>f</i>)	7.5 (<i>f</i>)	<i>g</i>			
Maximum building height (ft)	<i>c</i>	30	30	30	30	30	30	30	<i>g</i>			
Distance between principal buildings (ft)		<i>e</i>	<i>e</i>	<i>e</i>	<i>e</i>	<i>e</i>	<i>e</i>	<i>e</i>	<i>e</i>			

Footnotes to Section 3.2.2:

- Minimum lot area per dwelling unit or minimum open space per dwelling unit, or both, may be decreased by special permit issued by the City Council, but only upon a finding that such lesser lot area or open space is in keeping with neighborhood character and structural density.
- At least 65% of required front yard area shall consist of vegetative cover, to be established and maintained by the applicant or its successor in interest.
- Maximum height for buildings may be increased by special permit pursuant to Section 3.1.6.
- Increase by one foot for each foot by which building height exceeds 15 feet.
- No principal building shall be closer to another principal building on the same site than the sum of their respective heights; provided, however, that the City Council may by special permit authorize a reduction in said distance upon a finding that such reduction is not detrimental because of view obstruction, overshadowing, service access or visual crowding.
- Increase by one-half foot for each foot by which building height exceeds 30 feet.
- Dimensional requirements shall be those of the abutting residential district. If the subject property abuts two residential districts, dimensional requirements shall be those of the residential district with the smaller required minimum lot area.

3.2.3 Dimensional Requirements for All Uses Other than Single and Two-family Dwellings (See Section 3.2.1); Multi-family Dwellings (See Section 3.2.2); Shopping Centers (See Section 3.2.4); Assisted Living Facilities (See Section 3.2.5); and Hotels, Motels and Motor Inns (See Section 3.2.6)

former designations:															
	[R-RB]	[R-RA]	[R-1]	[R-2A]	[R-2]	[R-3]	[R-4]								
	R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
<i>fn</i>											<i>d</i>		<i>e</i>		

For Principal Uses															
Minimum lot area (sf)	80,000	40,000	40,000	30,000	20,000	10,000	5,000	0	0	5,000	<i>d</i>	10,000	0	10,000	40,000
Minimum lot area per dwelling unit (sf)	80,000	40,000	40,000	30,000	10,000	2,000	1,000	0	0	2,500	<i>d</i>	na	na	na	na
Minimum lot width (ft)	150	150	150	100	100	80	50	0	0	40	<i>d</i>	80	0	80	100
Minimum frontage (ft)	100	100	100	80	80	65	50	0	0	40	<i>d</i>	65	0	65	100
Minimum front yard (ft)	40	40	40	30	30	20	15	0	0	0	<i>d</i>	30	10	10	40
Minimum side yards (ft each)	30	30	30	20	20	10	7.5	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	<i>f</i>	<i>f</i>	15	25
Minimum rear yard (ft)	30	30	30	30	30	20	20	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	15	<i>f</i>	15	40
Maximum building height (ft)	<i>a</i> 30	30	30	30	30	30	30	30	30	30	<i>d</i>	30	40	40	40
For Accessory Uses (other than signs)															
Minimum distance from street (ft)	<i>b</i> 40	40	40	30	30	20	15	0	0	0	<i>d</i>	10	0	15	40
Minimum distance from side lot lines (ft)	15	15	15	15	15	10	5	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	15	<i>f</i>	15	20
Minimum distance from rear lot line (ft)	15	15	15	15	15	10	5	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	15	<i>f</i>	15	20
Minimum distance from principal building	20	20	20	20	20	10	5	10	10	10	<i>d</i>	10	10	10	20
Maximum building height (ft)	<i>a,c</i> 12	12	12	12	12	12	12	12	12	12	<i>d</i>	12	12	12	12
Maximum Lot Coverage - Total of All Structures															
	25%	25%	25%	25%	25%	30%	35%	100%	100%	75%	<i>d</i>	50%	100%	50%	50%

Footnotes to Section 3.2.3 are on the next page

Footnotes to Section 3.2.3:

- a. Except in the MI district, maximum height for buildings may be increased by special permit pursuant to Section 3.1.6.
- b. The accessory building shall not be closer to the street than the principal building.
- c. If the accessory building complies with the front, side and rear yard setbacks for the principal building, the maximum building height for the accessory building shall be that of the principal building. If the accessory building does not comply with said setbacks, the maximum build height shall be 12 feet. In both instances, footnote (a) shall apply.
- d. Dimensional requirements shall be those of the abutting residential district. If the subject property abuts two residential districts, dimensional requirements shall be those of the residential district with the smaller required minimum lot area.
- e. A building built on a lot that adjoins the harbor shall be set back from one side lot line by a distance equal to one third of the building height but not less than ten feet.
- f. When subject property abuts a residential district, the side and rear setback distances shall be 10 feet. Otherwise, no setback distances shall be required, provided that the rear of the structure and required off-street loading or parking spaces are accessible by other means. If side or rear yards must be provided for access, they shall be no less than 10 feet wide.

3.2.6 Dimensional Requirements for Hotels, Motels and Motor Inns and Their Accessory Uses (other than signs)

former designations:									
		[R-2A]	[R-2]	[R-3]	[R-4]				
Minimum lot area (sf)	<i>fn</i>	R-30	R-20	R-10	R-5	CCD	CB	VB	EB
Minimum lot area per two guest unit (sf)	<i>a</i>	60,000	40,000	20,000	10,000	10,000	10,000	10,000	20,000
Minimum open space per two guest unit (sf)	<i>a</i>	15,000	10,000	5,000	2,500	2,500	2,500	2,500	5,000
Minimum lot width (ft)	<i>a</i>	7,500	7,500	3,500	1,250	1,250	1,250	1,250	3,500
Minimum frontage (ft)		150	150	100	80	80	80	80	100
Minimum front yard (ft)	<i>b</i>	125	125	80	65	65	65	65	80
Minimum side yards (ft each)		30 (<i>d</i>)	30 (<i>d</i>)	20 (<i>d</i>)	0	0	0	0	20 (<i>d</i>)
Minimum rear yard (ft)		40 (<i>d</i>)	40 (<i>d</i>)	20 (<i>d</i>)	0	0	0	0	20 (<i>d</i>)
Maximum building height (ft)	<i>c</i>	40 (<i>d</i>)	40 (<i>d</i>)	20 (<i>d</i>)	0	0	0	0	20 (<i>d</i>)
Distance between principal buildings (ft)		30	30	30	30	30	30	30	30

Footnotes to Section 3.2.6:

- Minimum lot area per two guest unit or minimum open space per two guest unit, or both, may be decreased by special permit issued by the City Council, but only upon a finding that such lesser lot area or open space is in keeping with neighborhood character and structural density.
- At least 65% of required front yard area shall consist of vegetative cover, to be established and maintained by the applicant or its successor in interest.
- Maximum height for buildings may be increased by special permit pursuant to Section 3.1.6 of this ordinance.
- Increase by one foot for each foot by which building height exceeds 15 feet.
- No principal building shall be closer to another principal building on the same site than the sum of their respective heights; provided, however, that the City Council may by special permit authorize a reduction in said distance upon a finding that such reduction is not detrimental because of view obstruction, overshadowing, service access or visual crowding.