Sec. 102-791. - Basic zone dimensional requirements.

The following table states the basic zone dimensional requirements for this chapter.

TABLE 1

BASIC ZONE DIMENSIONAL REQUIREMENTS

	Zones																				
	C	A	R	LD	LD-1	MD	HD	HD-1	CB	CBL	COM	CL	O	I	IP	IPL	CP	HC	RP	BGR	NB
Maximum building height (in stories above grade not including habitable attics)	2	2	2	2	2	2	2	3	4 (b)	4	2 (b)	2	2	2 (b)	2 (b)	2	N/A	4	2	2	2
Maximum building height (in feet)	35	35	35	35	35	35	35	50	55(b), (l)	55	35 (b)	35	35	35 (b)	35 (b)	50	60	55			
Maximum building height with 1st floor parking only																				4	4
Maximum building height for incentive-eligible projects																				3	
Maximum building height for incentive-eligible projects with 1st floor parking only																				5	

	C	A	R	LD	LD-1	MD	HD	HD-1	CB	CBL	COM	CL	O	I	IP	IPL	CP	HC	RP	BGR	NB
Minimum lot area	5 acres	10 acres (i)	5 acres (a), (e)	10,000 sf	1 acre (p)	8,000 sf	6,000 sf	2 acres	None	10,000 sf	15,000 sf	20,000 sf	8,000 sf	None	4 acres	5 acres	2 acres	2 acres	8,000 sf	8,000 sf	8,000 sf
Minimum lot area for incentive-eligible projects																				None	
Minimum lot area per dwelling unit	n/a	10 acres (i)	5 acres	10,000 sf	1 acre(p)	5,400 sf (k)	5,000 sf (k)	3,000 sf	n/a	n/a	n/a	n/a	5,400 sf (k)	n/a	n/a	n/a	n/a	n/a	5,400 sf		
Allowable dwelling units																			2		
Minimum lot width at building line (in feet)	200	200	200	70	75	60	50	150	None	None	None	100	60	None	None	200	200	50	60		
Minimum front setback (in feet)	50	50	50	15	15	15	15	50	None	20	20	100	15	20	50	200	40	50	15	5 * / **	5 * / **
Maximum building setback from front property line																				10 **	10 **
Minimum rear setback (in feet)	50	50	50	20	20	15	15	15	None	20	20 (d)	20 (d)	15	20 (d)	50	75/100 (f)	50/75 (j)	20 (o)	20	20	20
Three-story structures only								50													

	C	A	R	LD	LD-1	MD	HD	HD-1	CB	CBL	COM	CL	O	I	IP	IPL	CP	HC	RP	BGR	NB
Minimum side setback (in feet)	50	50	50	10	10	10	10	10	None	20	20	20	10	15	30	75/100 (f)	50/75 (j)	20 (o)	10	10	10
Three-story structures only								50													
Maximum percentage of lot occupied by structures	10	10	10	35	30	45	55	55	100	60	80	40	50	80	25	25	30	55	35	55	55
Maximum percentage of lot covered by impermeable material (includes structures)	20	20 (c)	20	45	35	60	75	75	100	80	80	70	70	80	70	50	n/a	75	45	65	65
Minimum percentage of green/open space				55	65	40	25	25	None	20	20	30	30					25	55	35	35
Minimum green space between residential structures and parking, all sides (in feet)								10													
Minimum buffer between structures and impervious/paved areas																				10	10

	C	A	R	LD	LD-1	MD	HD	HD-1	CB	CBL	COM	CL	O	I	IP	IPL	CP	HC	RP	BGR	NB
Minimum open space setback; structure from 100-year floodway line (all sides)																				20	
Minimum front setback of open space											20										
Minimum landscape buffer at structures (all sides)																				10	10
Minimum front setback of paved and unpaved parking and travel surfaces (in feet)	None	None	None	None		None	None	10	None	(m)	(m)	(m)	5	None	None	50/10 (g)	20/30 (j)	10			
Minimum side setback of paved and unpaved parking and travel surfaces (in feet)	None	None	None	None		None	None	10	None	(m)	(m)	(m)	5	None	None	25/50 (f)	20/40 (j)	10 (o)			
Minimum rear setback of paved and unpaved parking and travel surfaces (in feet)	None	None	None	None		None	None	10	None	(m)	(m)	(m)	5	None	None	25/50 (f)	20/40 (j)	10 (o)			
Required frontage (in feet)	50	50	50	60	100(q)(r)	50	50	50	50	80	50	100	50	50	50	200 (h)	100	50			

	C	A	R	LD	LD-1	MD	HD	HD-1	CB	CBL	COM	CL	O	I	IP	IPL	CP	HC	RP	BGR	NB
Percentage of lot retained in vegetated/natural state	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	40	n/a			
Required depth (in feet)	None	None	None	None	None	None	n/a	None	None	None	None	None	None	None	None	150	None				
* The front building setback shall be 5' maximum from a Marlboro Street frontage.																					
** Minor deviations equal to a maximum of 33 percent of building frontage are permitted for parks, open space, patio space or such architectural features as recesses, niches, ornamental projection, entrance bays, or other articulations of the façade, unless otherwise prohibited by City Code.																					

Footnotes:

(a) Two acres, with city water and sewer.

(b) The maximum building height, in stories, may be increased to up to 3½ stories; six stories in the central business zone only, and/or the maximum building height, in feet, may be increased to up to 50 feet; 75 feet in the central business zone only, if a special exception is granted therefor in accordance with section 102-37 pertaining to special exceptions by the zoning board of adjustment, provided that the zoning board of adjustment shall also determine that:

1. There is adequate carrying capacity on public roads serving the proposed project site to accommodate traffic associated with and anticipated for the proposed project. It shall be the responsibility of the applicant to demonstrate such capacity, the demonstration or proof of which shall include affirmative letters from the state department of transportation, if state roads are within 1,000 linear feet of the proposed project site, and the city engineer and police chief. Traffic studies may be required by the board in its discretion at the applicant's expense in addition to the foregoing; and

2. All parking requirements can be satisfied on site. A waiver of on-site parking requirements in accordance with division 7 of article V of this chapter pertaining to off-street parking regulations may not be granted. In the central business zone only, parking capacity requirements may be satisfied on site or off site in accordance with division 7 of article V of this chapter, provided that the applicant demonstrates to the satisfaction of the zoning board of adjustment that there is adequate capacity in the proposed off-site parking location, whether a

private or public parking area, for the parking required of the use under this chapter. The mere presence of a nearby public parking lot shall not in and of itself be a sufficient demonstration of adequate parking capacity in the off-site parking location to accommodate the required parking for the use.

3. The design of the proposed building is attractive and compatible with adjacent buildings and those in the vicinity, does not unreasonably obstruct vistas of hills that can be seen from any public ways on the valley floor, or the light and air available to adjacent buildings; and

4. Adequate capacity and availability of emergency services exists; and

5. Adequate existing sewer and water are available to serve the proposed building.

(c) These percentages may be increased in the agricultural zone for bona fide agricultural uses only in the event that a special exception is granted by the zoning board of adjustment in accordance with section 102-37 and it is demonstrated to the satisfaction of the board, and it so finds, that it is essential to increase these percentages to permit the bona fide agricultural use and it is required that they be increased in order to permit the reasonable cooperation of such use. The zoning board of adjustment shall increase these percentages no more than is necessary in order to permit the reasonable operation of the bona fide agricultural use. Any special exception so granted shall be treated as a nonconforming use for purposes of its termination by abandonment as set forth in article III of this chapter pertaining to nonconforming buildings, structures, and uses.

(d) Fifty feet, if it abuts a residential zone.

(e) Minimum lot area for group homes in the rural zone shall be 5,445 square feet per unit with a minimum lot size of two acres.

(f) The larger number is required if property abuts conservation or residential zones.

(g) The smaller number applies if frontage is on a service road which has been approved by the planning board through subdivision or site plan review.

(h) Frontage can be on a service road which has been approved by the planning board through subdivision or site plan review.

(i) For agricultural-related recreational activity as a business:

1. Minimum lot size: 50 contiguous acres which shall accommodate any building or parking. Additional agricultural acreage, any portion of which is within 500 feet of the primary site, may be used for ancillary agricultural-related recreational activity as a business.

2. Maximum lot coverage of all related buildings, structures, and parking areas (paved or unpaved excluding special event parking): five percent of lot.

3. Minimum setback of related buildings, structures and parking areas (paved or unpaved): road or street frontage: 75 feet; side and rear lot lines: 100/200 feet (larger number is required if property abuts conservation or residential zone).

(j) For the corporate park district the following shall apply:

1. When two setback figures are given, the larger shall be required as a minimum when the parcel abuts land zoned residential.

2. The combined side yard setback of both sides of the building shall be a minimum of 100 feet. The normal building setback at each side is 50 feet, except that one side may be reduced to 40 feet, with no parking on this side of the building, where the setback on the opposite side is increased to at least 60 feet in order to provide a parking area.

(k) The minimum lot area per dwelling unit for the medium density, high density and office zones applies only to the second and succeeding dwelling units.

(l) The area enclosed by Court St., Mechanic St., Washington St. and Central Square shall have a maximum building height of 35 feet with rooftop mechanical equipment or communication tower or equipment not to exceed 42 feet.

(m) The setbacks for paved and unpaved parking and travel surfaces are as shown in division 4 of article VI of this chapter pertaining to landscaping standards.

(n) See division 3 of article IV of this chapter pertaining to conservation residential development for minimum lot size, lot frontage and tract frontage and setbacks when building in a conservation residential development.

(o) Side and rear setback requirements for buildings and paving shall not apply to internal lot lines within a health care district, provided the lot owners record with the county registry of deeds an easement or other agreement in a form satisfactory to the code enforcement officer. Setback requirements between properties within a health care district and abutting properties outside the health care district are not affected by this amendment.

(p) If city water is available, lot sizes may be reduced to 20,000 square feet in size.

(q) Minimum frontage to be 60 feet for lots fronting on a cul-de-sac.

(r) If city water is available, lot frontage may be reduced to 75 feet.

(Code 1970, § 2306.1; Ord. No. O-98-5A, § 2306.1, 7-2-1998; Ord. No. O-99-4A, § 2306.1, 11-18-1999; Ord. No. O-2001-03, §§ 2305.5, 2306.2, 6-21-2001; Ord. No. O-2001-05, §§ 2306.1, 2306.2, 9-20-2001; Ord. No. O-98-22D, § 2306.2, 5-2-2002; Ord. No. O-2016-01-C, § 5, 10-19-2017)