

2.5 Intensity of Use Schedule.

<u>INTENSITY OF USE</u>	<u>DISTRICT</u>										
	<u>RA</u>	<u>RB</u>	<u>RC</u>	<u>RD</u>	<u>BP</u>	<u>CA</u>	<u>CB</u>	<u>CC</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>
<u>MIN. LOT REQUIREMENTS</u>											
Area, total or first dwelling unit (1000 s.f.)	8	15	45	87	--	0 <sup>a</sup>	0 <sup>a</sup>	--	--	80	0 <sup>a</sup>
Area, two-family (1000 s.f.)	12 <sup>h</sup>	--	--	--	--	0 <sup>a</sup>	0 <sup>a</sup>	--	--	--	0 <sup>a</sup>
Width (l.f.)	80	100	140	140	--	0 <sup>a</sup>	0 <sup>a</sup>	--	--	250	0 <sup>a</sup>
Width, two family	100	--	--	--	--	0 <sup>a</sup>	0 <sup>a</sup>	--	--	--	0 <sup>a</sup>
Frontage (l.f.)	80	90	120	120	--	0 <sup>a</sup>	0 <sup>a</sup>	--	--	230	0 <sup>a</sup>
Frontage, two family	100	--	--	--	--	0 <sup>a</sup>	0 <sup>a</sup>	--	--	--	0 <sup>a</sup>
<u>MIN. YARD REQUIREMENTS<sup>g</sup></u>											
Front (feet) <sup>b</sup>	25	30	30	30	25	0 <sup>a</sup>	25	55	25 <sup>d</sup>	50 <sup>d</sup>	25
Side (feet) <sup>b</sup>	10	15	20	20	0 <sup>c</sup>	0 <sup>a,c</sup>	10	0 <sup>c</sup>	20	25	10
Rear (feet)	15	25	30	30	0 <sup>c</sup>	0 <sup>a,c</sup>	15	30	20	30	15
<u>MAXIMUM BUILDING</u>											
Coverage (percent of lot area)	25	25	25	25	35	100	25	35	50	35	25
Ratio, gross floor area to lot area (F.A.R.)	--	--	--	--	.50	2.0.	5.0.	--	.50	.50	.50
Width	-- <sup>i</sup>	--	--	--	--	--	--	--	--	--	--
<u>MINIMUM OPEN SPACE</u>											
Per Dwelling Unit (s.f.) <sup>e</sup>	2000	--	--	--	--	500	2000	--	--	--	2000
Percent of lot area	--	--	--	--	20	--	20	20	--	20	20
<u>HEIGHT REQUIREMENTS<sup>f</sup></u>											
Maximum Height (feet) <sup>f</sup>	35	35	35	35	60	60	60	60	60	60	60
Maximum number of stories (whichever is less)	2	2 <sup>1/2</sup>	2 <sup>1/2</sup>	2 <sup>1/2</sup>	5	5	5	5	5	5	5

<sup>a</sup> Permitted residences must comply with requirements for the RA District.

<sup>b</sup> Through lots must maintain front yard requirements for both frontages. On through lots, all yards other than the front yards shall be construed to be side yards. Corner lots must maintain front yard requirements for all frontages. On corner lots, the remaining yard(s) shall be construed to be side yards.

<sup>c</sup> Increase to 20 feet when abutting a residence or residential zone.

<sup>d</sup> No employee parking to be located within required yard area.

<sup>e</sup> Does not apply to lots exempted from area requirements by Section 1.16 of this By-Law.

<sup>f</sup> The height requirements shall not apply to farm buildings, chimneys, church spires, flag poles, or public monuments; provided, however, that the special permit granting authority may specify a height limit for any such structure where the use of such structure is permitted only upon the issuance of a Special Permit.

<sup>g</sup> Permitted signs shall not be subject to the minimum yard requirements herein. The provisions of Section 2.4.6 shall be applicable with regard to sign location.

<sup>h</sup> Two-family Dwellings on lots of 12,000-16,000 sq.ft. of area require a special permit as per Section 3.13 herein. Two-family Dwellings on lots of 16,000 sq.ft. of area or greater are allowed as of right.

<sup>i</sup> Maximum building width for two-family dwellings on lots of 16,000 sq.ft. of area or larger shall be 60'.