

**CITY OF LEWISTON  
PLANNING BOARD MEETING**  
Monday, June 11, 2012 – 5:30 P.M.  
City Council Chambers – First Floor  
Lewiston City Building  
27 Pine Street, Lewiston

## **AGENDA**

- I. ROLL CALL**
- II. ADJUSTMENTS TO THE AGENDA**
- III. CORRESPONDENCE**
- IV. PUBLIC HEARINGS - None**
- V. OTHER BUSINESS:**
  - a) Downtown Parking
  - b) Zoning Matrix
  - c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.
- VI. ADJOURNMENT**



## CITY OF LEWISTON

### Department of Planning & Code Enforcement



**TO:** Planning Board  
**FROM:** David Hediger, City Planner  
**DATE:** June 6, 2012  
**RE:** June 11, 2012 Planning Board Agenda Item V(A)

#### **Downtown Neighborhood Winter Parking Proposal**

In March 2012, the Planning Board met with a representative of the Downtown Neighborhood Advisory Committee (DNAC) regarding parking policies and ordinances in the downtown. Taking their direction from the 2009 Downtown Neighborhood Action Plan, several goals were identified by DNAC, including: Eliminate the no on-street parking regulation, between November and April, to allow on-street winter parking and work with the neighborhood to establish winter relief parking locations during snow storms and clean up.

The City Council will be discussing in a workshop on June 12th several options to possibly allowing on-street parking between November and April. Reference should be made to Deputy City Administrator Phil Nadeau's memorandum to the Mayor and Council dated May 8, 2012 which identifies the following options:

- Preserving the current system as it has proven to be predictable and a success from a road maintenance and law enforcement point-of-view;
- Adopt the "Portland" system which eliminates winter overnight bans in favor of emergency parking bans supported by the use of a city controlled temporary "central impound lot" with council approved regulation of towing and impound fees;
- Adopt the "Auburn" system which eliminates the winter overnight ban in favor of emergency parking bans that do not utilize a central impound lot but allows towing companies to bring vehicles to their individual lots with no regulation of towing or impound fees.

Representatives of DNAC are looking to discuss these options with the Planning Board. While no formal action is required, the DNAC is looking for a motion of endorsement from the Planning Board to be shared with the Council in that changes should be considered with respect to on-street winter parking in Lewiston. If desired, the Board may also consider a motion supporting one of the options identified by Administration.



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Deputy City Administrator  
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## MEMORANDUM

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Phil Nadeau, Deputy City Administrator
<b>DATE:</b>	May 8, 2012
<b>RE:</b>	<b>Downtown Neighborhood Action Committee Proposal to Eliminate the Overnight Winter Parking Ban</b>

### 1. BACKGROUND

In January 2012, the Downtown Neighborhood Action Committee (DNAC) submitted a draft proposal to eliminate the Overnight Winter Parking Ban that has been in place for several decades.

City staff has been working with the DNAC to develop and submit a proposal to the City Council that would preserve existing on street parking restrictions (such as the prohibition of parking on one side of the street from December 1 through March 31) while eliminating the city wide winter parking ban. Please note, however, that both Public Works and Police have concerns about changing the current system.

In short, staff has reviewed the following in preparation for a City Council workshop which will focus on what options are available to the Council if there is a desire to proceed with the ban's elimination.

### 2. OPTIONS

There are several perspectives on the current overnight winter parking ban including:

- Preserving the current system as it has proven to be predictable and a success from a road maintenance and law enforcement point-of-view;
- Adopt the "Portland" system which eliminates winter overnight bans in favor of emergency parking bans supported by the use of a city controlled temporary "central impound lot" with council approved regulation of towing and impound fees;
- Adopt the "Auburn" system which eliminates the winter overnight ban in favor of emergency parking bans that do not utilize a central impound lot but allows towing companies to bring vehicles to their individual lots with no regulation of towing or impound fees

### 3. VARIABLES

Should the Council decide to maintain the current overnight parking ban, no further action would be required on this issue. This matter has been debated by multiple Councils for 10 years and has resulted in no dramatic changes to the policy.

If the Council chooses to eliminate the overnight winter parking ban, several key variables come into play:

- A. The cost of operating a central parking lot and its value in accelerating the towing process by allowing for more cars to be towed over a shorter period of time;
- B. The liability incurred by towers if they are held responsible for damage that may occur either at the central lot or while they are moving cars to and from it;
- C. The availability of sufficient tow trucks to move as many as 150 or more cars a night in both Lewiston and Auburn if both cities are operating without overnight parking bans and how using or not using a central lot will impact tow truck availability-----all of which may impact snow plowing and law enforcement coordination of towing operations;
- D. How, when, and where residents go to pay fines and fees and pick up their vehicles

Any discussion of the overnight ban will inevitably touch upon how towing and impoundment fees are self-regulated in L-A. An informal group known as the "Androscoggin Towing & Safety Association" (ATSA) acts as the monitoring organization for all towing activity in both cities.

The ATSA has adopted a set of bylaws and rules which emphasize abiding by state law; truth in advertising; underscore the importance of working with local government; and require the inspection of vehicles. The ATSA has worked with PD to ensure adequate city coverage during snow storms and has responded to resident complaints from Administration and PD regarding overcharging.

### 4. COST

There will be no increase in expenses or reduction in revenues if the current overnight winter parking ban is preserved. If the ban is eliminated and vehicles are towed to private lots, there will be no increase in City expenses; however, revenue from parking tickets for violations of the ban will be lost. If a city operated central lot is established, certain expenses will increase for providing lot security and extended hours during which citizens can pay their fines and fees and recover their vehicles.

If a central lot is preferred by the City Council, several other issues must be addressed:

- Will the city operate the lot utilizing city staff or hire a private company to manage the towers coming into the lot, manage pickups and payments from residents, and issue payments due to the city and to the towers?
- **The estimated cost for utilizing city staff to cover central lot:**
  - 1 officer at all times to monitor lot (observing towing operations and to collect vouchers to authorize release of vehicles to residents) during the ban and until all vehicles are removed from the lot. Estimated cost (includes ten

24 hour snow bans plus hours for tow trucks to remove vehicles after closing lot) = \$13,770 annually

- 1 civilian staff at PD on Park St. to collect payments (5AM – 8AM & 4PM – 8PM weekdays; 6PM to 12:00AM Sat & Sun) = \$3,800 annually
- Porta potty rental for the winter season: Est. 5 mos @ \$125 = \$625
- TOTAL CITY ANNUAL COST ESTIMATE = \$18,375
- REVENUE IMPACT (10 storms @ 75 cars per storm):
  - ✓ Impound fee @ \$35 = \$26,250
  - ✓ Ticket Fine @ \$70 = \$52,500
  - ✓ TOTAL EST. GROSS REVENUES: \$78,750
    - Less \$50,000 in lost revenue from current overnight parking violations.
    - Less \$18,375 in staff costs
  - ✓ ESTIMATED NET BUDGET IMPACT = Plus \$10,375.

DISCLAIMER: ADDITIONAL PLOWING COSTS WILL RESULT AS SOME ROADS WITH PARKED CARS WILL REQUIRE TWO OR MORE ADDITIONAL PASSES.

- **The estimated cost utilizing private lot coverage**

Under this option, the City would contract with a company to collect fees (credit cards and cash only—no checks) at the lot and manage all activity within the lot including towing operations and the release of vehicles to residents.

- Privatization would most likely result in the city turning over impound fees to the company (est. on 10 storms approx. \$26,000) and bidding would establish what other fees would be paid to the company—that could range from a fixed cost for services; a fee per storm; or some combination of the two.

## 5. POSSIBLE ORDINANCE AND POLICY CHANGES

In order to eliminate the winter overnight ban, several portions of our City Code and Policy manual would require some modification. These proposed amendments may be as follows (yellow highlight indicate changes—underline new language; strikeouts proposed deleted language):

### A. **Sec. 1-8. Fees; G general penalty for violation of Code; continuing violations.**

(a) Every person who shall be guilty of violating any provision of this Code to which a particular penalty is not annexed shall forfeit and pay a sum, in accordance with the city's policy manual as approved by the city council, to be recovered for the use of the city on complaint or by other appropriate action before the district court.

(b) The imposition of a penalty for violation of any ordinance shall not excuse the violation, or permit it to continue; such violation shall be remedied within a

reasonable time, and for each ~~ten~~ **days** that the violation is permitted to continue a separate offense will accrue.

(c) The application of a penalty shall not be held to prevent the enforced removal of prohibited conditions. The imposition of penalties for violation of this Code or any ordinance shall not preclude the city attorney from instituting an appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, alteration, repair, conversion, removal, maintenance or use, or to restrain, correct or abate a violation or to prevent the occupancy of a building, structure or premises, or to prevent an illegal act, conduct, business or use in or about any premises.

**(d) All fees referenced in this Code shall be subject to the approval of the city council and recorded in the city's policy manual.**

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**B. Sec. 70-158. Parking time limited on streets; ~~winter nighttime parking.~~**

(a) When signs are erected in each block giving notice thereof, no person shall park a vehicle for longer than the period of time specified thereon between the hours prescribed thereon, upon any of the streets or parts of streets specified by the city council.

~~(b) Parking vehicles upon any street in the city for more than one hour between the hours of 12:00 midnight and 6:00 a.m. each day during the period commencing December 1 of each year and ending March 31 of the following year is hereby prohibited, except in cases of emergency. Provided, however, that this section shall not apply to such streets as are specified by the city council.~~

~~(c) The foregoing provisions shall not apply to automobiles belonging to or used by the following: physicians, nurses, persons employed in night work and using such automobiles in their business or as a means of conveyance; taxicabs in their regular stands; municipal employees or officers of the city engaged in public business; persons attending a house or establishment where a deceased is being prepared or kept for burial; police or fire departments.~~

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**C. Sec. 70-3. Emergency or temporary regulations.**

Whenever the chief of police and public works director, **or their designees**, shall deem it advisable during an emergency, and only for such a period of time as is necessitated thereby for public safety or convenience, they shall have the power and authority to temporarily impose a ~~no~~ parking ban on any and all streets within the city. The chief of police shall notify the public through any means reasonably available, at least four hours prior to when the ban is to take effect. Notwithstanding the imposition of a fine, the chief of police may also cause any vehicle parked in violation of this section to be removed and stored at

the owner's expense. The chief of police, or the director of the department of public works or **their designees is are** empowered and authorized to temporarily close Lisbon Street, between Chestnut and Main Streets, to vehicular traffic for the purpose of removing snow therefrom. (Code 1982, § 26-3; Ord. No. 99-2, 3-4-99)

**Any vehicle of any kind or description parked upon a public street of the city at any place or in any manner during any emergency parking ban declared in this chapter may be removed by, or under the direction of or at the request of, any police officer of the city to a designated temporary city impound lot or an authorized wrecker impound lot until all outstanding fines and applicable towing and storage fees established in the city policy manual are paid and until all the requirements of this chapter are met. Such police officer may use such force as may be necessary to enter the vehicle and cause the same to be placed in a condition to be moved and may summon a licensed tow operator pursuant to the provisions of article IV of this chapter for such purpose.**

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**D. Sec. 70-24. Same--Conditions for release of vehicle.**

The **towed** vehicle shall not be released until:

- (1) The individual requesting the release presents satisfactory evidence of his or her right to possession of the vehicle and signs a receipt therefor; and
- (2) The chief of police or his or her authorized representative certifies that all fees, **fines** and charges described in this chapter, including **the any applicable** fees for towing and storage, have been paid; or
- (3) Upon the certification by the chief of police or his or her authorized representative: (a) that such person is, by reason of poverty, upon satisfactory proof thereof, unable to pay accumulated waiver fees or fines; or (b) that such person has accepted service of summons initiating a court proceeding to determine his or her liability for the alleged violations.

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**E. Sec. 70-25. Same--Procedures applicable to **declared and non-declared emergency parking ban** towing and impoundment.**

Once the process of towing the vehicle has been initiated by a call to the towing contractor:

- (1) If a wrecker is assigned to pick up a vehicle, and has performed a substantial step towards recovery of the vehicle, the wrecker service will have been considered to have performed a service and will be allowed to charge a fee not to exceed 50 percent of the normal towing fee. To effect an immediate release of the vehicle at that point the **applicable non-emergency and/or emergency parking ban** towing fee must be paid and also to the chief of police, in accordance with the provisions of subsection (3) below, an amount equal to all

outstanding parking ticket waiver fees or fines. Should the owner/representative fail to compensate the **city and/or** towing service at that time, the towing service shall continue to remove the vehicle from that location and transport it to the **applicable emergency parking ban or wrecker wrecker's** holding facility unless otherwise directed by the police department.

(2) Once the vehicle has actually been towed away for impoundment, then the vehicle owner or his or her designee must, to recover the vehicle, pay: (a) to the wrecker **or the city in the event of an emergency parking ban**, an amount equal to the towing charge and storage charges; and (b) to the chief of police, in accordance with the provisions of subsection (3) below, an amount equal to all outstanding parking ticket waiver fees or fines.

(3) Payment to the chief of police shall be made **to the front desk or the records division of the police department at offices of the police department to the city**, and such payment shall be evidenced by a receipt issued by the **department city** to the person paying. No payment shall be made to or accepted by the patrol or other officer **supervising the towing process**.

In all cases, the individual requesting the release must present satisfactory evidence of his or her right to possession of the vehicle and must sign a receipt therefor.

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**F. NEW Sec. 70-178 Interference with snow removal.**

**No vehicle shall be parked at any time on any public street or way so as to interfere with or hinder the removal of snow from the street or way by the city by plowing, loading, and hauling, and any person parking a vehicle in violation of a no parking sign placed on any street or way because of snow plowing, loading, or hauling operations shall be guilty of an offense. Notwithstanding the imposition of a fine, the chief of police or his or her designee may also cause any vehicle so parked to be removed from such street in accordance with the provisions of this chapter.**

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**7. NEW Sec. 70-179 Emergency parking ban wrecker registration and fees**

**All vehicles removed at the direction of the city during a declared citywide emergency parking ban shall be towed by wrecker services approved and registered with the chief of police. The list of registered wrecker companies shall be maintained by the chief or his/her designee and reviewed annually no later than September 1<sup>st</sup>. Notice of all approved wrecker services shall be publicly published (unclear what this requires) by the Chief no later than October 1<sup>st</sup> of each year. Any deletion or addition to the list must be publicly published (?) within 14 days of approval by the chief of police.**

All approved wrecker companies shall sign an annual registration contract with the city which shall stipulate, at a minimum, the following:

1. That all vehicles towed during an emergency parking ban must be towed to a designated city impound lot unless otherwise directed by the police department.
2. That all vehicles towed to a designated city impound lot be charged the applicable towing fee approved in the city policy manual and that all such fees will be paid by the city to the wrecker service within 10 days of receipt of the fee by the city.
3. That fees associated with storage at the city impound lot are city revenues.
4. That the wrecker service shall be liable for the vehicle, any vehicle damage, and all personal contents within the vehicle during that time the vehicle is towed to and from the city impound lot.
5. That all vehicles remaining in the city impound lot following the closing of that lot must be removed by the wrecker service that initially towed the vehicle to the lot within 6 hours following the closure of the city impound lot.

All registered and city approved wrecker services providing emergency parking ban towing services shall comply with all administrative directives of the chief of police and those towing and impound conditions and fees approved in this chapter, in the city policy manual, and in the registration contract.

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8. NEW CITY POLICY - 90  
Emergency Parking Ban Towing

All vehicles left on City streets following the declaration of a citywide emergency parking ban will be towed to the City's designated impound lot, unless otherwise directed by the police department, at the owner's expense. The designated impound lot shall be open throughout the parking ban and remain open until 12:00AM on the day following the end of the declared emergency (Example: Ban ends at 9AM on 1/1/12, the lot will close at 12:00AM on 1/2/13). Phil: This seems to require the towers to remove remaining vehicles between midnight and 6 a.m. Would this pose a problem for them?

Only cash, VISA, MasterCard, or Discover Card will be accepted, NO checks will be accepted.

Fees and fine associated with an emergency parking ban tow:

- Tow Fee \$70.00
- Impound Fee \$35.00
- Ticket Fee \$30.00

**In addition to the fees and fine listed above, no vehicle shall be released until all unpaid tickets are paid in full unless the conditions stipulated in Section 70-24 of the City Code of Ordinances are met.**

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## **PORTLAND PARKING BAN INFORMATION**

**The following information is provided for background only. This information is provided in the City of Portland web site:**

### ***winter operations***

Parking Ban Not in effect

[Alternate Parking](#) | [Towing](#) | [Notification Services](#)

Additional information is available about parking bans and winter operations at:

Public Services Customer Service Center: 874-8493

Parking Ban Hotline: 879-0300

Parking Department: 874-8443

PW Web site: [www.publicworks.portlandmaine.gov](http://www.publicworks.portlandmaine.gov)

Portland Public Services will be working around the clock to clear snow from the 320 miles of City streets. We encourage people to stay home and off the streets during the height of the storm to facilitate these efforts.

#### **Other reminders from Portland MEDCU and Fire Department:**

- Please keep your front walkways clear in the event emergency personnel need to get to your door. This also allows pedestrians and mail carriers to walk safely in your neighborhood.
- The City also has over 2000 fire hydrants and could use your help in shoveling them out. Fire personnel work to get to as many of these hydrants as possible but your assistance with this effort will help keep you and your neighbors safe in the event of a fire.
- Please check on your elderly neighbors during a storm who may need your help.
- One last reminder: people can sign up on our web site to receive an e-mail or page notification about a parking ban as well. Nearly 2000 subscribers have done this to date.

**Please also note that Portland Public Services does have a TTY line available for the hearing impaired public:**

**874-8494**

## Parking Ban Information

[Is there a ban? / Alternate Parking](#) | [Towing](#) | [Notification Services](#)  
[Sand Box Locations](#) | [Sidewalks Areas Cleared](#)

Winter is a topic that the Department of Public Services focuses on year-round. With over 570 lane miles of City streets to treat and plow, our crews work around the clock to provide the best travel possible throughout the City. We do ask for your cooperation in clearing your [sidewalks and driveways](#).

In order to accomplish this goal, there are times when the City does implement parking bans. This is done after careful consideration of the impact on residents and early enough in the day to properly notify the public.

### TWO TYPES OF PARKING BANS:

1. **Citywide wide parking bans** begin at 6:00 p.m. when one is called and last through 6:00 a.m. the following morning (unless otherwise specified). Vehicles left on any City street are subject to [towing](#) at the owner's expense.

2. A **Yellow Zone parking ban** restricts parking from 10:00 p.m. - 6:00 a.m. (unless otherwise specified) within the downtown business district area. If your street lies within the square area created by the following streets (see map below) your car needs to be off the street that evening:

- Commercial Street on the South
- Cumberland Avenue on the North
- Franklin Street Arterial of the East
- State Street on the West



### Sidewalks

Property owners are responsible for removing snow and ice from the sidewalk(s) abutting their home. City ordinance does require snow to be removed within 12 - 24 hours and ice within a 6 hour period. Questions regarding this issue can

### Alternate Parking Locations

There are **ALTERNATE PARKING LOCATIONS** available during a parking ban. Vehicles can be placed in these lots after 5:00 p.m. the day of a ban and must be removed by 6:00 a.m. the following morning.

### How we notify the public about parking bans:

- Announcements made on all local TV and radio stations.
- Continuous updates on our Parking Ban Hotline **(879-0300)**
- The Time and Temperature sign flashes "PARK BAN,"
- Electronic signs posted at key intersections throughout the City.
- Posters displayed at several local grocery stores in the City.
- [Electronic notification by e-mail.](#)

be answered by calling the Public Services Sidewalk Hotline 874-8793. Doing your part helps keep these pedestrian routes safe for your family, friends, and neighbors!

### **Driveways**

While plow crews try to minimize the amount of snow that gets plowed into driveways during a storm, it is the responsibility of the property owner to clear their driveway opening.

As a reminder, City ordinance does prohibit the shoveling or plowing of snow back onto the street.

### **Snow Bans**

During winter months, the City of Portland implements City wide parking bans for snow plowing and or snow removal. Also when necessary, a limited parking ban in the **YELLOW ZONE** of the Portland Downtown District may go into effect for snow hauling.

**Snow/Parking Bans go into effect at 10:00 PM** and continue in effect until 6:00 AM the following morning. *However, under extreme conditions, the hours may be changed or extended.*

**All vehicles left on the street during a snow parking ban will be towed at the owner's expense.** Only cash, VISA, MasterCard or Discover Card accepted. Sorry, No checks will be accepted. The snow impoundment lot can be reached at (207)774-3025.

For more information view our online section on snow ban towing and fees.

### **Snow Ban Towing**

All vehicles left on City streets during the parking ban times will be towed at the owner's expense. All vehicles removed from the streets during a citywide parking ban are towed to the City's Impound Lot. This is located at the Ocean Gateway Marine Terminal next to the Maine State Pier at 40 Commercial Street - telephone number to the Snow Impound Lot is 774-3025. The Impound Lot is open throughout the parking ban and remains open until 7:00 p.m. the next day.

Only cash, VISA, MasterCard, or Discover Card will be accepted, NO checks will be accepted.

- Tow Fee \$70.00
- Impound Fee \$35.00
- Ticket Fee \$30.00

**All unpaid tickets must be paid.**

For information on retrieving your vehicle call the snow impoundment lot at (207) 774-3025, or the Parking Division Office 874-8443.

If your car is towed during a Yellow Zone parking ban, please call 874-8443 or 874-8575. Vehicles towed during these bans are brought to the towing company's individual impoundment lots.

**To find out if a Snow Ban is in effect you can:**

The City offers several convenient ways to make it easy for you to find out if a City snow ban is in effect.

1. Call the winter parking ban telephone number at (207) 879-0300
2. Listen to radio & television broadcasts
3. Visit [www.portlandmaine.gov](http://www.portlandmaine.gov) and view the City News section;
4. Look at the "Time and Temperature Sign" which will flash "Park Ban"
5. View several illuminated "Parking Ban In Effect" signs located at several intersections leading into the City
6. You may also sign up for automatic [E-mail or pager notification](#).
7. Become a Fan of Portland Cityline on Facebook, [www.facebook.com](http://www.facebook.com) or a follower of PortlandCitylin on Twitter, [www.twitter.com](http://www.twitter.com)

**Where to Park During A Snow Ban**

The City offers numerous free options for parking on the peninsula during a snow ban. All vehicle owners must remove their vehicles from these designated areas listed below by 7:00 AM the morning the ban is removed. The City may tow, at the owner's expense, any vehicle which has not been removed by the 7:00 am deadline.

1. Deering Oaks - on the Tennis Court Road only.
2. State Street gravel lot abutting Deering Oaks.
3. Fitzpatrick Stadium parking lot.
4. Hadlock Field parking lot.
5. All Portland Public School parking lots EXCEPT the Reiche School lot which abuts the school and playground.
6. Cutter Street lots (off the Eastern Prom)
7. Beach Street lot accessible from Commercial Street after 8:00 pm.
8. City lot at the corner of Park & Commercial Streets across the street from the IMT (International Marine Terminal).
9. On Peaks Island, snow ban parking is available at the Welch Street parking lot.
10. Most [Parking Garages](#) will be open for extended hours during snow bans at reduced rates.

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Rural Agricultural (RA)		Low Density Residential (LDR)		Suburbarn Residential (SR)	
	Existing	Proposed	Existing	Porposed	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached		60,000 sf <sup>(24)</sup>	10,000 sf	10,000 sf	20,000 sf	20,000 sf
Single family attached		20 acres				
Two-family dwellings						
Single family cluster development		20 acres	5 acres	5 acres	10 acres	5 acres
Mixed single family residential development <sup>(14)</sup>		20 acres		5 acres		
Mixed residential development <sup>(14)</sup>			5 acres	5 acres		
Multifamily dwellings						
Mixed use structures						
Farms		120,000 sf				
Religious facilities		120,000 sf	40,000 sf	40,000 sf	40,000 sf	40,000 sf
Veterinary facilities		120,000 sf				
Other uses		120,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf
All permitted uses						
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots	60,000	60,000 sf <sup>(24)</sup>	40,000 sf	40,000 sf	40,000 sf	40,000 sf
Single family attached	60,000	60,000 sf <sup>(24)</sup>				
Two-family dwellings						
Single family cluster development	20 acres	20 acres	5 acres	5 acres	10 acres	10 acres
Mixed single family residential development <sup>(14)</sup>	20 acres	20 acres		5 acres		
Mixed residential development <sup>(14)</sup>			5 acres	5 acres		
Multifamily dwellings						
Mixed use structures						
Farms	120,000 sf	120,000 sf				
Religious facilities	120,000 sf	120,000 sf	40,000 sf	40,000 sf	40,000 sf	40,000 sf
Veterinary facilities	120,000 sf	120,000 sf				
Other uses	40,000	120,000 sf	40,000 sf	40,000 sf	40,000 sf	40,000 sf
<b>Minimum net lot area per du with public sewer</b>						
Single family detached		60,000 sf				
Single family attached		60,000 sf				
Two-family dwellings						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Rural Agricultural (RA)		Low Density Residential (LDR)		Suburban Residential (SR)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>		60,000 sf		7,000 sf		
Mixed residential development <sup>(14)</sup>			7,000 sf	7,000 sf		
Multifamily dwellings						
Mixed use structures						
All permitted residential uses						
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots	60,000 sf	60,000 sf				
Single family attached	60,000 sf	60,000 sf				
Two-family dwellings						
Mixed single family residential development <sup>(14)</sup>	60,000 sf	60,000 sf		20,000 sf		
Mixed residential development <sup>(14)</sup>			20,000 sf	20,000 sf		
Multifamily dwellings						
Mixed use structures						
All permitted residential uses						
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>	200 ft	200 ft	100 ft	100 ft	125 ft	125 ft
Single family attached	200 ft	200 ft				
Two-family dwellings						
Single family cluster development (with multiple vehicular accesses)	300 ft (50 feet)	300 ft (50 feet)	200 ft (50 ft)	200 ft (50 ft)	250 feet (50 feet)	200 ft (50 ft)
Mixed single family residential development (with multiple vehicular accesses)	300 ft (50 feet)	300 ft (50 feet)	same	200 ft (50 ft)		
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>			200 ft (50 ft)	200 ft (50 ft)		
Multifamily dwellings (with multiple vehicular accesses)						
Mixed use structures						
Farms	250 ft	250 ft				
Religious facilities	250 ft	250 ft	200 ft	200 ft	200 ft	200 ft
Veterinary facilities						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Rural Agricultural (RA)		Low Density Residential (LDR)		Suburbarn Residential (SR)	
	Existing	Proposed	Existing	Porposed	Existing	Proposed
Other uses	200 ft	250 ft	100 ft	100 ft	125 ft	125 ft
All permitted uses						
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots	25 ft	25 ft	20 ft	20 ft	25 ft	25 ft
Single family attached	50 ft	50 ft				
Two-family dwellings						
Single family cluster development	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft
Mixed single family residential development <sup>(14)</sup>	50 ft	50 ft		50 ft		
Mixed residential development <sup>(14)</sup>			50 ft	50 ft		
Multifamily dwellings						
Mixed use structures						
Farms	50 ft	50 ft				
Religious facilities	25 ft	25 ft	same	50 ft	50 ft	50 ft
Veterinary facilities		25 ft				
Other uses	same	25 ft	same	20 ft	25 ft	25 ft
All permitted uses						
<b>Dimensional Requirements<sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots	25 ft	25 ft	20 ft	20 ft	25 ft	25 ft
Single family attached	50 ft	50 ft				
Two-family dwellings						
Single family cluster development	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft
Mixed single family residential development <sup>(14)</sup>				50 ft		
Mixed residential development <sup>(14)</sup>			50 ft	50 ft		
Multifamily dwellings						
Mixed use structures	25 ft	25 ft				
Religious facilities		25 ft	same	20 ft	25 ft	25 ft
Veterinary facilities	25 ft	25 ft				
Other uses	25 ft	25 ft	same	20 ft	25 ft	25 ft
All permitted uses						

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Rural Agricultural (RA)		Low Density Residential (LDR)		Suburban Residential (SR)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots	25 ft	25 ft	10 ft	10 ft	15 ft	15 ft
Single family attached						
Two-family dwellings						
Single family cluster development	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Mixed single family residential development <sup>(14)</sup>	50 ft	50 ft		30 ft		
Mixed residential development <sup>(14)</sup>			30 ft	30 ft		
Multifamily dwellings						
Religious facilities	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft
Mixed use structures						
Veterinary facilities	50 ft	50 ft				
Farm structures for keeping of animals	100 ft	100 ft				
Other uses	50 ft	50 ft	25 ft	25 ft	30 ft	30 ft
All permitted uses						
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots	10 ft	10 ft	10 ft	10 ft	15 ft	15 ft
Single family attached	50 ft	50 ft				
Two-family dwellings						
Single family cluster development					30 ft	30 ft
Mixed single family residential development <sup>(14)</sup>	50 ft	50 ft	30 ft	30 ft		
Mixed residential development <sup>(14)</sup>	50 ft	50 ft		30 ft		
Multifamily dwellings			30 ft	30 ft		
Mixed use structures						
Religious facilities					30 ft	30 ft
Veterinary facilities	25 ft	25 ft	25 ft	25 ft		
Farm structures for keeping of animals	25 ft	25 ft				
Other uses	25 ft	25 ft			30 ft	30 ft
All permitted uses	25 ft	25 ft	25 ft	25 ft		
<b>Maximum height</b>						
Farms	75 ft	75 ft				

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Rural Agricultural (RA)		Low Density Residential (LDR)		Suburban Residential (SR)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Hospital, nursing homes and medical offices						
<b>Ratios</b>						
Maximum lot coverage					0.20	0.20
Maximum impervious coverage	0.15	0.15	0.30	0.30		

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Medium Density Residential ( MDR)		Riverfront (RF)		Neighborhood Conservation A (NCA)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached	10,000 sf	10,000 sf			7,500 sf	7,500 sf
Single family attached	20,000 sf	20,000 sf			20,000 sf	
Two-family dwellings	15,000 sf	15,000 sf			12,500 sf	12,500 sf
Single family cluster development	5 acres	5 acres			5 acres	5 acres
Mixed single family residential development <sup>(14)</sup>	5 acres	5 acres				
Mixed residential development <sup>(14)</sup>	5 acres	5 acres				
Multifamily dwellings	20,000 sf	20,000 sf			20,000 sf	
Mixed use structures						
Farms					20,000 sf	20,000 sf
Religious facilities	20,000 sf	40,000 sf			20,000 sf	20,000 sf
Veterinary facilities						
Other uses	40,000 sf	40,000 sf			20,000 sf	20,000 sf
All permitted uses			5,000 sf	5,000 sf		
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots	40,000 sf	40,000 sf			20,000 sf	20,000 sf
Single family attached					20,000 sf	
Two-family dwellings	80,000 sf	60,000 sf			20,000 sf	20,000 sf
Single family cluster development	5 acres	5 acres			5 acres	5 acres
Mixed single family residential development <sup>(14)</sup>	5 acres	5 acres				
Mixed residential development <sup>(14)</sup>	5 acres	5 acres				
Multifamily dwellings					20,000 sf	
Mixed use structures						
Farms						
Religious facilities	40,000 sf	40,000 sf			20,000 sf	40,000 sf
Veterinary facilities						
Other uses	40,000 sf	40,000 sf			20,000 sf	40,000 sf
<b>Minimum net lot area per du with public sewer</b>						
Single family detached						
Single family attached	5,000 sf	5,000 sf				
Two-family dwellings					5,000 sf	5,000 sf

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Medium Density Residential ( MDR)		Riverfront (RF)		Neighborhood Conservation A (NCA)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>	5,000 sf	5,000 sf				
Mixed residential development <sup>(14)</sup>	5,000 sf	5,000 sf				
Multifamily dwellings						
Mixed use structures						
All permitted residential uses			1,000-1,500 sf	1,250 sf <sup>(5)</sup>		
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings					5,000 sf	5,000 sf
Mixed single family residential development <sup>(14)</sup>	20,000 sf	20,000 sf				
Mixed residential development <sup>(14)</sup>	20,000 sf	20,000 sf				
Multifamily dwellings						
Mixed use structures						
All permitted residential uses						
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>	100 ft	100 ft			50-75 ft	75 ft
Single family attached	200 ft <sup>(1)</sup>	200 ft <sup>(1)</sup>			125 ft	
Two-family dwellings	125 ft	125 ft			125 ft	125 ft
Single family cluster development (with multiple vehicular accesses)	200 ft (50 ft)	200 ft (50 ft)			200 ft (50 ft)	200 ft (50 ft)
Mixed single family residential development (with multiple vehicular accesses)	200 ft (50 ft)	200 ft (50 ft)				
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>	200 ft (50 ft)	200 ft (50 ft)				
Multifamily dwellings (with multiple vehicular accesses)	200 ft <sup>(1)</sup>	200 ft <sup>(1)</sup>			125 ft	
Mixed use structures						
Farms						
Religious facilities	100 ft	200 ft <sup>(1)</sup>			125 ft	125 ft
Veterinary facilities						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Medium Density Residential ( MDR)		Riverfront (RF)		Neighborhood Conservation A (NCA)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses	100 ft	100 ft			125 ft	125 ft
All permitted uses			50 ft	50 ft		
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots	20 ft	20 ft			15-20 ft <sup>(21,22)</sup>	20 ft <sup>(21,22)</sup>
Single family attached	30 ft	30 ft			20 ft <sup>(21,22)</sup>	
Two-family dwellings	20 ft	20 ft			20 ft <sup>(21,22)</sup>	20 ft <sup>(21,22)</sup>
Single family cluster development	30 ft	30 ft			50 ft	50 ft
Mixed single family residential development <sup>(14)</sup>	30 ft	30 ft				
Mixed residential development <sup>(14)</sup>	30 ft	30 ft				
Multifamily dwellings	30 ft	30 ft			20 ft <sup>(21,22)</sup>	
Mixed use structures						
Farms						
Religious facilities	30 ft	50 ft			20 ft <sup>(21,22)</sup>	20 ft <sup>(21,22)</sup>
Veterinary facilities						
Other uses	30 ft	50 ft			20 ft <sup>(21,22)</sup>	20 ft <sup>(21,22)</sup>
All permitted uses			None	None		
<b>Dimensional Requirements <sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots	20 ft	20 ft			15-20 ft	15 ft <sup>(21)</sup>
Single family attached	20 ft	20 ft			20 ft	
Two-family dwellings	20 ft	20 ft			20 ft	15 ft <sup>(21)</sup>
Single family cluster development	30 ft	30 ft			50 ft	50 ft
Mixed single family residential development <sup>(14)</sup>	30 ft	30 ft				
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings	30 ft	30 ft			20 ft	
Mixed use structures						
Religious facilities	30 ft	30 ft			20 ft <sup>(21)</sup>	20 ft <sup>(21)</sup>
Veterinary facilities						
Other uses	30 ft	30 ft			20 ft <sup>(21)</sup>	20 ft <sup>(21)</sup>
All permitted uses			None	None		

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Medium Density Residential (MDR)		Riverfront (RF)		Neighborhood Conservation A (NCA)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots	10 ft	10 ft			10 ft	10 ft
Single family attached	30 ft	30 ft			30 ft	
Two-family dwellings	30 ft	30 ft			15 ft	10ft
Single family cluster development	30 ft	30 ft			30 ft	30 ft
Mixed single family residential development <sup>(14)</sup>	30 ft	30 ft				
Mixed residential development <sup>(14)</sup>	30 ft	30 ft				
Multifamily dwellings	30 ft	30 ft			30 ft	
Religious facilities						30 ft
Mixed use structures						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses	10 ft	30 ft			30 ft	30 ft
All permitted uses			10 ft	10 ft		
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots	30 ft	30 ft			5 -10ft	10 ft
Single family attached	30 ft	30 ft			30 ft	
Two-family dwellings	30 ft	30 ft			5-15 ft	10 ft
Single family cluster development	30 ft	30 ft			30 ft	30 ft
Mixed single family residential development <sup>(14)</sup>	30 ft	30 ft				
Mixed residential development <sup>(14)</sup>	30 ft	30 ft				
Multifamily dwellings	30 ft	30 ft			30 ft	
Mixed use structures	30 ft	30 ft				
Religious facilities					30 ft <sup>(16)</sup>	30 ft <sup>(16)</sup>
Veterinary facilities						
Farm structures for keeping of animals						
Other uses	30 ft	30 ft			30 ft <sup>(16)</sup>	30 ft <sup>(16)</sup>
All permitted uses			10 ft	10 ft		
<b>Maximum height</b>						
Farms						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Medium Density Residential ( MDR)		Riverfront (RF)		Neighborhood Conservation A (NCA)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses		35 ft	75 ft	75 ft		35 ft
Hospital, nursing homes and medical offices						
<b>Ratios</b>						
Maximum lot coverage		0.30		0.25	0.30-0.50	0.40
Maximum impervious coverage			0.75	0.75		

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Neighborhood Conservation B (NCB)		Office Residential (OR)		Downtown Residential (DR)	
	Existing	Proposed	Existing	Proposed (12)	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached			7,500 sf	7,500 sf		
Single family attached			12,000 sf	12,000 sf		
Two-family dwellings			10,000 sf	10,000 sf		
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>				5 ac		
Multifamily dwellings			12,000 sf	20,000 sf		
Mixed use structures				7,500 sf		
Farms						
Religious facilities						
Veterinary facilities						
Other uses			7,500 sf	7,500 sf		
All permitted uses	None	None			5,000 sf	5,000 sf
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots			20,000 sf	20,000 sf		
Single family attached			80,000 sf	60,000 sf		
Two-family dwellings			40,000 sf	40,000 sf		
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>			10 ac	5 ac		
Multifamily dwellings			80,000 sf	60,000 sf		
Mixed use structures				60,000 sf		
Farms						
Religious facilities						
Veterinary facilities						
Other uses			20,000 sf	20,000 sf		
<b>Minimum net lot area per du with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings			1,250 sf			

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Neighborhood Conservation B (NCB)		Office Residential (OR)		Downtown Residential (DR)	
	Existing	Proposed	Existing	Proposed (12)	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>		1,250 sf				
Mixed residential development <sup>(14)</sup>		1,250 sf				
Multifamily dwellings						
Mixed use structures		1,250 sf				
All permitted residential uses	120% of impacted properties or 1,500 sf	1,250 sf	3,000 sf	3,000 sf	1,000-1,500 sf	1,250 sf <sup>(5)</sup>
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
All permitted residential uses			20,000 sf	20,000 sf		
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>						
Single family attached			100ft (50ft)	100ft (50ft)		
Two-family dwellings						
Single family cluster development (with multiple vehicular accesses)						
Mixed single family residential development (with multiple vehicular accesses)						
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>			100ft (50ft)	100ft (50ft)		
Multifamily dwellings (with multiple vehicular accesses)			100ft (50ft)	100ft (50ft)		
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Neighborhood Conservation B (NCB)		Office Residential (OR)		Downtown Residential (DR)	
	Existing	Proposed	Existing	Proposed (12)	Existing	Proposed
Other uses						
All permitted uses	50 ft	50 ft	100 ft	100 ft	50 ft	50 ft
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots						None
Single family attached						None
Two-family dwellings						None
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						None
Multifamily dwellings						
Mixed use structures						
Farms						None
Religious facilities						
Veterinary facilities						None
Other uses						
All permitted uses	10 ft <sup>(21,22)</sup>	10 ft <sup>(21,22)</sup>	20 ft <sup>(22,23)</sup>	20 ft <sup>(22,23)</sup>	None	No greater than 10 ft
<b>Dimensional Requirements<sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	10 ft <sup>(21,22)</sup>	10 ft <sup>(21,22)</sup>	10 ft <sup>(23)</sup>	10 ft <sup>(23)</sup>	None	None

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Neighborhood Conservation B (NCB)		Office Residential (OR)		Downtown Residential (DR)	
	Existing	Proposed	Existing	Proposed (12)	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots			15 ft <sup>(23)</sup>			
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>			15 ft <sup>(23)</sup>			
Multifamily dwellings			15 ft <sup>(23)</sup>			
Religious facilities			20 ft <sup>(23)</sup>			
Mixed use structures			20 ft <sup>(23)</sup>			
Veterinary facilities						
Farm structures for keeping of animals						
Other uses			20 ft <sup>(23)</sup>	15 ft <sup>(23)</sup>		
All permitted uses	10 ft	5 ft	15 ft <sup>(23)</sup>	10 ft <sup>(23)</sup>	10 ft	
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	5 ft <sup>(16,21)</sup>	5 ft <sup>(16,21)</sup>	10 ft <sup>(16,23)</sup>	10 ft <sup>(16,23)</sup>	10 ft (required on one side)	10 ft (required on one side)
<b>Maximum height</b>						
Farms						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Neighborhood Conservation B (NCB)		Office Residential (OR)		Downtown Residential (DR)	
	Existing	Proposed	Existing	Proposed (12)	Existing	Proposed
Other uses		65 ft		35 ft	50-65 ft	60 ft
Hospital, nursing homes and medical offices						
<b>Ratios</b>						
Maximum lot coverage	0.65	0.65	0.30	0.30		
Maximum impervious coverage	0.85	0.85	0.60	0.60	0.75	0.75

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Institutional Office (IO)		Community Business (CB)(12)		Highway Business HB(18)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	10,000 sf	10,000 sf	None	None	None	None
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>				20,000 sf		
Multifamily dwellings				20,000 sf		
Mixed use structures						
Farms						
Religious facilities				20,000 sf		
Veterinary facilities				20,000 sf		
Other uses	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf	20,000 sf
<b>Minimum net lot area per du with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Institutional Office (IO)		Community Business (CB)(12)		Highway Business HB(18)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures				3,000 sf		3,000 sf
All permitted residential uses	3,000 sf	3,000 sf	3,000 sf	3,000 sf		
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						3,000 sf
All permitted residential uses			3,000 sf	3,000 sf		
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>						
Single family attached						
Two-family dwellings						
Single family cluster development (with multiple vehicular accesses)						
Mixed single family residential development (with multiple vehicular accesses)						
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>				100 ft		
Multifamily dwellings (with multiple vehicular accesses)				100 ft		
Mixed use structures				125 ft		
Farms						
Religious facilities				125 ft		
Veterinary facilities				125 ft		

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Institutional Office (IO)		Community Business (CB)(12)		Highway Business HB(18)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses			125 ft			
All permitted uses	100 ft	100 ft		100 ft	150 ft	150 ft
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	30 feet	20 ft <sup>(7)</sup> add FS	30 ft	20ft	30 ft	20ft
<b>Dimensional Requirements<sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	10 ft <sup>(17)</sup>	10 ft <sup>(17)</sup> add FS	15ft	10 ft	20ft	15ft

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Institutional Office (IO)		Community Business (CB)(12)		Highway Business HB(18)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Religious facilities						
Mixed use structures						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	15-20 ft	20 ft	20 ft	20 ft	20 ft <sup>(15)</sup>	20 ft <sup>(15)</sup>
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	10 ft <sup>(7,17)</sup>	10 ft <sup>(7,17)</sup>	10 ft	10 ft	10 ft	10 ft
<b>Maximum height</b>						
Farms						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Institutional Office (IO)		Community Business (CB)(12)		Highway Business HB(18)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses	75 ft	75 ft		50 ft	65 ft	65 ft
Hospital, nursing homes and medical offices	120 ft	120 ft				
<b>Ratios</b>						
Maximum lot coverage	0.50-1.00	0.75	0.40	0.50	0.50	0.50
Maximum impervious coverage	0.75-1.00	0.75	0.75	0.75	0.75	0.75

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Centreville ( CV)		Office Service (OS)(18)		Industrial (I) (11)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	None	None	20,000 sf	20,000 sf	40,000 sf	40,000 sf
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses			20,000 sf	20,000 sf	40,000 sf	40,000 sf
<b>Minimum net lot area per du with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Centreville ( CV)		Office Service (OS)(18)		Industrial (I) (11)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>		.				
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
All permitted residential uses	None	None				
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
All permitted residential uses						
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>						
Single family attached						
Two-family dwellings						
Single family cluster development (with multiple vehicular accesses)						
Mixed single family residential development (with multiple vehicular accesses)						
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>						
Multifamily dwellings (with multiple vehicular accesses)						
Mixed use structures						
Farms						
Religious facilities		.				
Veterinary facilities						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Centreville ( CV)		Office Service (OS)(18)		Industrial (I) (11)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses						
All permitted uses	25 ft	25 ft	100 ft	100 ft	100 ft	100 ft
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	none	No greater than 10 ft	50 ft	50 ft	50 ft	50 ft
<b>Dimensional Requirements<sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	none	No greater than 10 ft	20 ft	20 ft	25 ft <sup>(6)</sup>	25 ft <sup>(6)</sup>

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Centreville ( CV)		Office Service (OS)(18)		Industrial (I) (11)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Religious facilities						
Mixed use structures						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	none	none	25 ft	25 ft	25 ft	25 ft
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						10 ft <sup>(10,20)</sup>
Mixed use structures						
Religious facilities						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	None	None	10 ft <sup>(7,10)</sup>	10 ft <sup>(7,10)</sup>	10 ft <sup>(10,20)</sup>	10 ft <sup>(10,20)</sup>
<b>Maximum height</b>						
Farms						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Centreville ( CV)		Office Service (OS)(18)		Industrial (I) (11)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses	150'	No less than 24 ft; no greater than 150 feet	75 ft	75 ft		100 ft
Hospital, nursing homes and medical offices						
<b>Ratios</b>						
Maximum lot coverage	1.00	1.00	0.50	0.50		0.50
Maximum impervious coverage	1.00	1.00	0.75	0.75		0.75

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Urban Enterprise (UE)		Mill (M)		Resource Conservation (RC)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings	5,000 sf	5,000 sf				
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	5,000 sf	5,000 sf	None	None	10,000 sf	10,000 sf
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings	5,000 sf	20,000 sf				
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses	20,000 sf	20,000 sf			10,000 sf	10,000 sf
<b>Minimum net lot area per du with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Urban Enterprise (UE)		Mill (M)		Resource Conservation (RC)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings		1,500				
Mixed use structures		1,500				
All permitted residential uses			None	None		
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings	1,500 sf	1,500 sf				
Mixed use structures		1,500 sf				
All permitted residential uses						
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>						
Single family attached						
Two-family dwellings						
Single family cluster development (with multiple vehicular accesses)						
Mixed single family residential development (with multiple vehicular accesses)						
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>						
Multifamily dwellings (with multiple vehicular accesses)						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Urban Enterprise (UE)		Mill (M)		Resource Conservation (RC)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses						
All permitted uses	100 ft	100 ft	25 ft	25 ft	50 ft <sup>(9)</sup>	50 ft <sup>(9)</sup>
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	25 ft <sup>(22)</sup>	25ft <sup>(22)</sup>	none	No greater than 10 feet	50 ft <sup>(8)</sup>	50 ft <sup>(8)</sup>
<b>Dimensional Requirements<sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses	none	10 ft	none	No greater than 10 feet	20 ft	20 ft

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Urban Enterprise (UE)		Mill (M)		Resource Conservation (RC)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Religious facilities						
Mixed use structures						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	20 ft	20 ft	none	none	25 ft	25 ft
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						15 ft
Mixed use structures						
Religious facilities						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses	10 ft <sup>(16)</sup>	10 ft <sup>(16)</sup>	None	None	15 ft	15 ft
<b>Maximum height</b>						
Farms						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Urban Enterprise (UE)		Mill (M)		Resource Conservation (RC)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses		80 ft		No less than 24 feet		35 ft
Hospital, nursing homes and medical offices						
<b>Ratios</b>						
Maximum lot coverage		0.60		1.00		0.10
Maximum impervious coverage		0.80		0.90		0.10

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Groundwater Conservation Overlay District (GC)		No Name Pond conservation overlay district (LC)add		Mobile Home Park Overlay District (MH) add standards	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum lot size with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses					5 acres	5 acres
<b>Minimum lot size without public sewer <sup>(3)</sup></b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses					5 acres	5 acres
<b>Minimum net lot area per du with public sewer</b>						
Single family detached						
Single family attached						
Two-family dwellings						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Groundwater Conservation Overlay District (GC)		No Name Pond conservation overlay district (LC)add		Mobile Home Park Overlay District (MH) add standards	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
All permitted residential uses					6,500 sf <sup>per</sup> unit	6,500 sf <sup>per</sup> unit
<b>Minimum net lot area per du without public sewer</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
All permitted residential uses					6,500 sf <sup>per</sup> unit	6,500 sf <sup>per</sup> unit
<b>Minimum frontage</b>						
Single family detached, mobile homes <sup>(21)</sup>						
Single family attached						
Two-family dwellings						
Single family cluster development (with multiple vehicular accesses)						
Mixed single family residential development (with multiple vehicular accesses)						
Mixed residential development (with multiple vehicular accesses) <sup>(14)</sup>						
Multifamily dwellings (with multiple vehicular accesses)						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						

Space and Bulk Matrix: All Zoning District 6.11.12

Dimensional Requirements (13)	Groundwater Conservation Overlay District (GC)		No Name Pond conservation overlay district (LC)add		Mobile Home Park Overlay District (MH) add standards	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses						
All permitted uses					200 ft	200 ft
<b>Minimum front setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Farms						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses					50 ft	50 ft
<b>Dimensional Requirements <sup>(13)</sup></b>						
<b>Minimum front yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Other uses						
All permitted uses					25 ft	25 ft

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Groundwater Conservation Overlay District (GC)		No Name Pond conservation overlay district (LC)add		Mobile Home Park Overlay District (MH) add standards	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
<b>Minimum side and rear setback</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Religious facilities						
Mixed use structures						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses						
<b>Minimum side and rear yard</b>						
Single family detached, mobile homes on individual lots						
Single family attached						
Two-family dwellings						
Single family cluster development						
Mixed single family residential development <sup>(14)</sup>						
Mixed residential development <sup>(14)</sup>						
Multifamily dwellings						
Mixed use structures						
Religious facilities						
Veterinary facilities						
Farm structures for keeping of animals						
Other uses						
All permitted uses						
<b>Maximum height</b>						
Farms						

**Space and Bulk Matrix: All Zoning District 6.11.12**

Dimensional Requirements (13)	Groundwater Conservation Overlay District (GC)		No Name Pond conservation overlay district (LC)add		Mobile Home Park Overlay District (MH) add standards	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Other uses						
Hospital, nursing homes and medical offices						
<b>Ratios</b>						
Maximum lot coverage					0.4	0.4
Maximum impervious coverage	0.25 add section g	0.25 add section g	0.1	0.1		

## Table XI.2 Space and Bulk Standards

### Notes

- (1) If any structures are less than 150 feet from the road that provides its legal frontage; 100 feet if all structures are at least 150 feet from the road that provides its legal access; 50 ft per access if multiple accesses
- (2) DR - residential use: 65 ft mixed use structures and commercial uses; RF - 75 ft
- (3) Or a larger minimum lot size based on the requirements of the Maine Subsurface Wastewater Disposal Rules
- (4) All uses
- (5) 1,000 sf for new construction with 25% or more of the units reserved for low to moderate income housing as defined by H.U.D. or if the housing development is owner occupied
- (6) Where the front yard area for uses other than residential is located across the street from an abutting property in a residential zoning district and in residential use, a twenty-five (15) foot buffer area shall be maintained in the front yard area meeting the standards of Article XIII.
- (7) Where the side or rear yard area is located within fifty (50) feet of a residential zoning district, a fifty-foot wide buffer strip shall be maintained in accordance with the buffer standards of Article XIII.
- (8) 75 ft minimum setback from shoreline all structures other than permitted piers, docks, marinas, dams, bridges and other water dependent uses; 50 ft minimum shoreline and 25 ft minimum stream buffers to be maintained in natural vegetative state
- (9) Minimum shoreline frontage 100 ft
- (10) Any required side or rear yard area located within fifty (50) feet of a lot containing a dwelling not in a residential zoning district shall be maintained as a buffer area meeting the standards of Article XIII.
- (11) The industrially-zoned land on the east side of River Road, from Alfred A. Plourde Parkway to the City of Lewiston Solid Waste Transfer Facility (290 River to 424 River Road), is subject to the following additional standards: the minimum front setback for all uses is one hundred (100) feet; the minimum front yard for all uses is one hundred (100) feet, and shall be maintained as a buffer area meeting the standards of Article XIII; and only one new vehicular access point will be allowed along the frontage between 326 River Road and 424 River Road (the City of Lewiston Solid Waste Transfer Facility), and that access must be created somewhere along the properties from 380 River Road to 424 River Road.
- (12) The land on the on the east side of Main Street from Brooks Avenue to the Russell Street overpass, including 579 Main Street and 15-18 Pettingill Street, and the land on the west side of Main Street to the Maine central Railroad right-of-way from Strawberry Avenue south to the Russell Street overpass is subject to the following additional standards:

- a. Modifications of the space and bulk standards may not be granted by the board of appeals, planning board, staff review committee or code enforcement officials, with the exception of side and rear yards where the abutting use is nonresidential.
- b. In all cases, trees on the entire site with a diameter of greater than six (6) inches shall be preserved unless removal is necessary for development activity as determined by the appropriate reviewing authority.
- c. The front yard must be planted with deciduous street trees (not including flowering ornamental trees) at intervals of fifteen (15) to thirty (30) feet on center, shall have a minimum two and one-half (2 1/2) inch caliber, and shall be at least eight (8) to twelve (12) feet high at the time of planting. Existing impervious front yard areas must be revegetated to these standards, when a property is subject to development review.
- d. Each premises is permitted one (1) free standing ground sign not exceed seventy-two (72) square feet. Each business entity is permitted a wall sign not to exceed five (5) percent of the ground floor principal facade area of that business or a minimum of sixteen (16) square feet, whichever is greater. Ground signs are encouraged to be pedestal type ground signs not exceeding eight (8) feet in height.
- e. Access is prohibited onto Brooks Avenue, with the exception of single-family homes.
- f. The following design standards are encouraged for any project subject to development review; however, may be waived by the appropriate reviewing authority due to site limitations and the nature of the development:
  - (1) Off street parking is to be located on the side and rear of buildings;
  - (2) Any new development or renovations shall generally relate in design features to the surrounding building, showing respect for the local context of Main Street, as seen from Holland Street to Montello Street;
  - (3) Gable or hipped roofs should be used to the greatest extent possible with any new development or renovations. Flat and shed style roofs are discouraged, unless architectural features are applied to minimize the roofs appearance from Main Street (i.e., false fronts, parapets, etc.)
  - (4) Shared driveway entrances shall be encouraged with adjacent sites, in order to minimize curb cuts.
  - (5) Additional landscaping, buffering, and screening is encouraged to minimize views of parking areas from streets and abutting properties.

<sup>(13)</sup> Modifications (i.e. relaxation of standards) of setbacks, yards, maximum lot coverage ratios, maximum impervious surface ratios, minimum open space ratios, and maximum building height as contained in subsection (e) may be granted by the board of appeals, planning board, staff review committee and the code enforcement official pursuant to Articles V, VII, VIII, IX, and XIII of this Code.

<sup>(14)</sup> Individual lots created as part of this development shall meet the minimum lot size, frontage and setback requirements set forth in Article XIII

<sup>(15)</sup> Ten (10) foot minimum side and rear setback in HB District for structures measuring less than 125 square feet accessory to residential uses

<sup>(16)</sup> Any required side or rear yard area for uses other than residential located within fifty (50) feet of a residential zoning district shall be maintained as a buffer area meeting the standards of Article XIII.

(17) For the purpose of determining compliance with front, rear and side setback and yard requirements, an enclosed walkway connecting structures on abutting lots in the institutional-office (IO), whether it be underground, elevated or at grade, shall not be considered a structure but shall be considered a walkway. Similarly, awnings and canopies installed on lots in the institutional-office (IO) district that provide shelter from the elements, whether made of permanent or non-permanent material shall not be considered as structures and may extend into the front, side, and rear yard areas to the extent necessary to provide adequate shelter from the elements as long as the installation will not result in undue impact on adjacent properties, due to the placement of the awnings or canopies, location of service, parking or storage areas, or blocking of solar access, and shall in no way interfere with utilities or with the convenient and safe use of the sidewalk and street right-of-way by all pedestrians and vehicles, but in no case may the canopy be closer than two (2) feet from the property line.

(18) Existing lots of record having more than 150, but less than 500 feet of frontage on a street functionally classified as an arterial shall be limited to two points of vehicular access to the arterial to service all development on the lot including the division of the lot into additional lots. Existing lots of record having 500 feet or more of frontage on a street functionally classified as an arterial shall be limited to two points of vehicular access to the arterial for up to 1,000 feet of frontage, plus one additional point of access to the arterial for each additional 500 feet of frontage on the arterial or portion thereof. These points of access shall service all development on the lot, including the division of the lot into additional lots.

Prior to the division of any existing lot of record having a gross lot area of five acres or more or 500 or more feet of street frontage on a road functionally classified as an arterial or the submission of a development plan for all or a portion of the lot, the owner shall file a master development plan with the planning board. The master development plan shall be conceptual in nature and shall be based upon a site inventory plan identifying the major development opportunities and constraints associated with the site. This inventory shall be prepared by a registered landscape architect or registered professional engineer and shall show in a conceptual manner natural drainage features, environmentally sensitive areas, prime development areas, potential points of vehicular access, and other significant manmade and natural features of the site.

The master development plan shall address the overall use of the parcel, the overall vehicular circulation system within the parcel, the coordination of accesses onto the arterial street, the general layout of utilities and drainage and provisions for buffering. The master development plan shall also demonstrate how the requirements of the office service district and the standards of article XIII will be met. Once the master development plan has been filed with the planning board, any division of land or application for approval shall be consistent with the plan unless a revised master development plan is filed.

(19) The land on the on the west side of Main Street from Brooks Avenue to the Main Central railroad right-of-way from Strawberry Avenue south to the Russell Street overpass is subject to the following additional standards:

- a. Modifications of the space and bulk standards may not be granted by granted by the board of appeals, planning board, staff review committee or code enforcement officials, with the exception of side and rear yards where the abutting use is nonresidential.
- b. In all cases, trees on the entire site with a diameter of greater than six (6) inches shall be

preserved unless removal is necessary for development activity as determined by the appropriate reviewing authority.

c. The front yard must be planted with deciduous street trees (not including flowering ornamental trees) at intervals of fifteen (15) to thirty (30) feet on center, shall have a minimum two and one-half (2 1/2) inch caliper, and shall be at least eight (8) to twelve (12) feet high at the time of planting. Existing impervious front yard areas must be revegetated to these standards, when a property is subject to development review.

d. Each premises is permitted one (1) free standing ground sign not exceed seventy-two (72) square feet. Each business entity is permitted a wall sign not to exceed five (5) percent of the ground floor principal facade area of that business or a minimum of sixteen (16) square feet, whichever is greater. Ground signs are encouraged to be pedestal type ground signs not exceeding eight (8) feet in height.

e. The following design standards are encouraged for any project subject to development review; however, may be waived by the appropriate reviewing authority due to site limitations and the nature of the development:

(1) Off street parking is to be located on the side and rear of buildings;

(2) Any new development or renovations shall generally relate in design features to the surrounding building, showing respect for the local context of Main Street, as seen from Holland Street to Montello Street;

(3) Gable or hipped roofs should be used to the greatest extent possible with any new development or renovations. Flat and shed style are roofs are discouraged, unless architectural features are applied to minimize the roofs appearance from Main Street (i.e., false fronts, parapets, etc.)

(4) Shared driveway entrances shall be encouraged with adjacent sites, in order to minimize curb cuts.

(5) Additional landscaping, buffering, and screening is encouraged to minimize views of parking areas from streets and abutting properties.

<sup>(20)</sup> Where the side or rear yard area for uses other than residential is located within fifty (50) feet of a residential zoning district, a minimum fifty (50)-foot wide buffer area shall be maintained along the side and rear yards in accordance with the buffer standards of Article XIII.

<sup>(21)</sup> Notwithstanding, applicable setback and yard requirements and the provisions of Article XII, section 17(f)(3), the area between the required front yard and the front wall of the portion of the building or structure closest to the street and running the full width of that portion of the building shall be maintained as a yard area, except that only one (1) of the two (2) following options may be instituted: a. Access roads or drives in this area are permitted only when a minimum of twenty (20) feet of front yard area can be maintained (forty (40) feet in the NCA District); or b. No more than one (1) parking space shall be created in this area.

<sup>(22)</sup> In areas where the existing buildings have an established uniform setback relationship to the street, any new building or modification to an existing building shall maintain this established relationship notwithstanding the provisions of subsection (e). An established uniform setback relationship is deemed to exist when the distances between the front face of the building and the edge of the travel way in the adjoining street for the two adjacent parcels fronting on the same street on each side of the subject parcel are within +/- five (5) feet of mean of this distance for the four (4) parcels. For the purposes of this provision, lots shall be deemed to be adjacent even if separated by a street or public easement.

<sup>(23)</sup> Fifty (50) percent of the area between the required front yard and the front wall of the

portion of the building or structure closest to the street and running the full width of that portion of the building shall not be used for parking and shall be maintained as additional yard area, except that access roads or drives and sidewalks are permitted in this area.

<sup>(24)</sup> Minimum lot size may be reduced to as little as 30,00 sf, minimum frontage reduced to as little as zero feet and maximum lot coverage increased to as much as 0.50 if approved by the Planning Board as part of an Open Space Subdivision pursuant to Article XIII section 7.

<sup>(25)</sup> One lot with a minimum lot size of 60,000 sf may be created for a single family residence out of a single lot of record as of \_\_\_\_\_ provided that: (1) the applicant has owned the lot of record for a period of five (5) years prior to \_\_\_\_\_ and the lot was occupied by a single family residence as of that date; (2) the remaining land exceeds the 60,000 sf; and (3) the lot is not created as part of a subdivision.