

Criteria to add to the following Zoning Tables in addition to the general criteria:

CWD and CBD districts are not included as those dimensions can be relieved through a CUP and have 0' setbacks or build to lines.

RM-SU-

	Underlying ▼	TDR (Fee Simple) ▼	TDR (Common Area) ▼
Lot Size	20K	12K	12K
Frontage	100	50 per lot	75 for parent parcel, or, 80% of neighboring parcel frontages within 100' radius, whichever is less
Front Setback	50	50	40
Abut a Street	50	40	40
Side Setback	20	15	35' separation between buildings
Rear Setback	20	15	
Height	40	40	40

10' no-cut, no-disturb perimeter buffer (along the sides and rear only) is required along property boundaries of abutting parcels for developments yielding 3 or more total units

Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 30% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.

- A. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- B. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- C. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.
- D. Two-family dwellings shall be designed to look like single-family dwellings (i.e., the two-family dwelling should not look like it was designed to occupy more than 1 family). At a minimum, this shall mean that only 1 entrance shall be visible from a public or private street.

RM-U-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	10K		
Frontage	80		
Front Setback	No closer than principal		
Abut a Street	No closer than principal		
Side Setback	15		
Rear Setback	15		
Height	40		

No buffer requirement

Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 30% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.

- A. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- B. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.
- C. Two-family dwellings shall be designed to look like single-family dwellings (i.e., the two-family dwelling should not look like it was designed to occupy more than 1 family). At a minimum, this shall mean that only 1 entrance shall be visible from a public or private street.

Office-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	10K		
Frontage	100		
Front Setback	12		
Abut a Street	12		
Side Setback	10		
Rear Setback	15		
Height	45		
5' no-cut, no-disturb perimeter buffer (along the sides and rear only) is required along property boundaries of abutting parcels for developments yielding 3 or more total units			
Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 30% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.			

- A. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- B. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- C. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.
- D. Maximum lot coverage is 60% for TDR projects.

Hospital-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	10K		
Frontage	100		
Front Setback	12		
Abut a Street	12		
Side Setback	10		
Rear Setback	10		
Height	65		
5' no-cut, no-disturb perimeter buffer (along the sides and rear only) is required along property boundaries of abutting parcels for developments yielding 3 or more total units			
Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 30% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.			

- A. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- B. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- C. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.
- D. Maximum lot coverage is 60% for TDR projects.

LBW-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	10K		
Frontage	75		
Front Setback	15		
Abut a Street	15		
Side Setback	10		
Rear Setback	15		
Height	40		
5' no-cut, no-disturb perimeter buffer (along the sides and rear only) is required along property boundaries of abutting parcels for developments yielding 3 or more total units			
Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 30% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.			

- A. For properties located within the Riverfront Overlay District, the three times minimum lot size applies and must be used as the divisible. Abutters views of the waterfront shall be protected as reasonable as possible.
- B. Lot coverage for the proposed project must be a maximum of 60% and total impervious surface area must be limited to a maximum of 70% of the total lot area.
- C. Living shorelines and other floodplain management best practices shall be utilized.
- D. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- E. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- F. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.

R-12-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	12K	6K per unit	6K per unit
Frontage	100	50 per lot	75 for parent parcel, or, 80% of neighboring parcel frontages within 100' radius, whichever is less
Front Setback	15	10	10
2nd/Street Setback	15	10	10
Side Setback	15	10	15' separation between structures
Rear Setback	30	22	
Height	35	35	35

10' no-cut, no-disturb perimeter buffer (along the sides and rear only) is required along property boundaries of abutting parcels for developments yielding 3 or more total units

Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 30% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.

- A. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- B. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- C. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.

R-20-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	20K	10K per unit	10K per unit
Frontage	125	60 per lot	75 for parent parcel, or, 80% of neighboring parcel frontages within 100' radius, whichever is less
Front Setback	20	15	10
2nd/Street Setback	20	15	10
Side Setback	20	15	25' separation between structures
Rear Setback	30	22	
Height	35	35	35

20' no-cut, no-disturb perimeter buffer (along the sides and rear only) is required along property boundaries of existing abutting properties for developments yielding 3 or more total units

Average Open Space shall be calculated on neighboring lots within a 200' radius from the subject parcel. Overall development shall meet or exceed 50% of this average. If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 30% of the determined average.

- A. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- B. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- C. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.

R-40-

	Underlying ▾	TDR (Fee Simple) ▾	TDR (Common Area) ▾
Lot Size	40K	20K per unit	20K per unit
Frontage	150	75 per lot	100 for parent parcel, or, 80% of neighboring parcel frontages within 100' radius, whichever is less
Front Setback	40	30	20
2nd/Street Setback	40	30	20
Side Setback	25	20	30' separation between structures
Rear Setback	30	20	30' to abutting parcels
Height	35	35	35
30' no-cut, no-disturb perimeter buffer (along sides and rear only) is required on boundary lines of abutting parcels for developments yielding 3 or more total units.			
Average Open Space shall be calculated on neighboring lots in 200' in both directions from the subject parcel. Overall development shall meet or exceed 75% of this average.			

- A. Visual buffer may be waived by the Planning Board for certain sections or in its entirety. The visual buffer should be similar to the average of existing buffers between properties in a 250' in each direction of the public right of way or a 500' radius depending on if the proposed units are sited along existing public right of ways or via a new right of way or private driveway.
- B. For projects with more than 5 or more units, open space calculation must be included in the application and a yield plan shall be used. Wetlands, wetland buffers and other environmental and unsuitable development areas shall only account for 20% of the open space provided. Additional density may be allowed provided at least 80% of the units land area of the underlying zoning district still be provided.
- C. The architectural style of any proposals shall maintain similar facade and vernacular style as befits buildings of similar or better build quality to adjoining properties both on the same and opposite sides of the street.