

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

CWD, Gateway, 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-

	<u>Underlying</u>	<u>TDR (Fee Simple)</u>	<u>TDR (Common Area)</u>
<u>Lot Size</u>	<u>20K</u>	<u>10K per unit</u>	<u>10K per unit</u>
<u>Frontage</u>	<u>100</u>	<u>50 per lot</u>	<u>85 for parent parcel, or 80% of neighboring parcel frontages within 100' radius, whichever is less</u>
<u>Front Setback</u>	<u>50</u>	<u>50</u>	<u>25</u>
<u>2nd/Street Setback</u>	<u>50</u>	<u>50</u>	<u>25</u>
<u>Side Setback</u>	<u>20</u>	<u>20</u>	<u>12' separation between structures</u>
<u>Rear Setback</u>	<u>20</u>	<u>20</u>	<u>15</u>
<u>Height</u>	<u>40</u>	<u>40</u>	<u>35</u>

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels.

All TDR projects are required to provide Open Space within 10% of the district's average (RM-SU = 90%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel).

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 50 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 50' maximum.

- A. 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.

RM-U-

	<u>Underlying</u>	<u>TDR (Fee Simple)</u>	<u>TDR (Common Area)</u>
<u>Lot Size</u>	<u>10K</u>	<u>5K per unit</u>	<u>5K per unit</u>
<u>Frontage</u>	<u>80</u>	<u>40 per lot</u>	<u>60 for parent parcel, or 80% of neighboring parcel frontages within 100' radius, whichever is less</u>
<u>Front Setback</u>	<u>Avg.</u>	<u>Avg.</u>	<u>10</u>
<u>2nd/Street Setback</u>	<u>Avg.</u>	<u>Avg.</u>	<u>10</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>12' separation between structures</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Height</u>	<u>40</u>	<u>40</u>	<u>40</u>

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels.

All TDR projects are required to provide Open Space within 10% of the district's average (RM-U = 70%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel).

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 30 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 30' maximum.

- A. 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.

Office-

	<u>Underlying</u>	<u>TDR (Fee Simple)</u>	<u>TDR (Common Area)</u>
<u>Lot Size</u>	<u>10K</u>	<u>5K per unit</u>	<u>5K per unit</u>
<u>Frontage</u>	<u>100</u>	<u>50 per lot</u>	<u>70 for parent parcel, or 80% of neighboring parcel frontages within 100' radius, whichever is less</u>
<u>Front Setback</u>	<u>12</u>	<u>12</u>	<u>10</u>
<u>2nd/Street Setback</u>	<u>12</u>	<u>12</u>	<u>10</u>
<u>Side Setback</u>	<u>12</u>	<u>12</u>	<u>12' separation between structures</u>
<u>Rear Setback</u>	<u>15</u>	<u>15</u>	<u>10</u>
<u>Height</u>	<u>40</u>	<u>40</u>	<u>40</u>

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels.

All TDR projects are required to provide Open Space within 10% of the district's average (O = 82%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel).

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 30 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 30' maximum.

- A. 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.

Hospital-

	<u>Underlying</u>	<u>TDR (Fee Simple)</u>	<u>TDR (Common Area)</u>
<u>Lot Size</u>	<u>10K</u>	<u>5K per unit</u>	<u>5K per unit</u>
<u>Frontage</u>	<u>100</u>	<u>50 per lot</u>	<u>75 for parent parcel, or 80% of neighboring parcel frontages within 100' radius, whichever is less</u>
<u>Front Setback</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2nd/Street Setback</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>12' separation between structures</u>
<u>Rear Setback</u>	<u>15</u>	<u>15</u>	<u>10</u>
<u>Height</u>	<u>65</u>	<u>65</u>	<u>65</u>

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels.

All TDR projects are required to provide Open Space within 10% of the district's average (H = 90%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel).

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 50 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 50' maximum.

- A. 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	60 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	15	12' separation between structures
Rear Setback	30	30	20
Height	35	35	35

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels.

All TDR projects are required to provide Open Space within 10% of the district's average (R-12 = 85%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel). ~~If 50% or more of units being generated are HUD-restricted, the development shall meet or exceed 15% of the determined average.~~

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 30 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 30' maximum.

- 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.

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R-20-

	Underlying	TDR (Fee Simple)	TDR (Common Area)
Lot Size	20K	10K per unit	10K per unit
Frontage	125	60 per lot	85 for parent parcel, or, 80% of neighboring parcel frontages within 100' radius, whichever is less
Front Setback	20	20	10
2nd/Street Setback	20	20	10
Side Setback	20	20	12' separation between structures
Rear Setback	30	30	30
Height	35	35	35

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels

All TDR projects are required to provide Open Space within 10% of the district's average (R-20 = 90%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel). ~~If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.~~

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 50 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 50' maximum.

A-

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~~B-A.~~ 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	40	20
2nd/Street Setback	40	40	20
Side Setback	25	25	12' separation between structures
Rear Setback	30	30	30 42' to abutting parcels
Height	35	35	35

Subject to Planning Board approval, visual screening, whether fencing, vegetation, or a combination thereof, shall be required to provide separation between the TDR development and abutting parcels

All TDR projects are required to provide Open Space within 10% of the district's average (R-40 = 95%), or shall provide Open Space within 10% of the surrounding area (calculated on neighboring lots in 200' in both directions from the subject parcel). If 50% or more of units being generated are HUD restricted, the development shall meet or exceed 15% of the determined average.

If the site does not have immediate access, water and Sewer infrastructure may be extended, at the applicant's cost, up to a distance not to exceed 75 linear feet from the existing service to the nearest point of lot frontage. Extensions on the applicant's own property and frontage shall not be included in the 75' maximum.

- A. 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.