

Comparative Overview

<u>Zoning</u>	<u>Existing Zoning</u>	<u>Incentive</u>
❖ Permitted Uses in Commercial Areas (residential)	46 uses (commercial only)	32 uses (commercial and residential)
❖ Permitted Uses in Residential Areas	Residential only	Residential only
❖ Max. Bldg. Height (Comm.)	40 ft.	4 stories / 60 ft.
❖ Max. Bldg. Height (Res.)	35 ft.	3 stories / 40 ft.
❖ Front Setback (Comm.)	conditional	conditional
❖ Front Setback (Res.)	35 ft.	conditional (generally, 10 ft.)
❖ Rear Setback (Comm.)	10 ft.	10 ft.
❖ Rear Setback (Res.)	25 ft.	10 ft.
❖ Parking (Comm.)	4 sp./1000 sq.ft. – office 5 sp./1000 sq.ft. – retail Fund)	parking for office and retail may be reduced by 50% (with contribution to Parking
❖ Parking (Res.)	2 spaces / unit	2 spaces / unit
❖ Arch. Style / Aesthetics No DRB	subject to DRB review and approval	included in standards. review required.
❖ Density (Res.)	2.5 units / acre	up to 10 units / acre
❖ Buffers	required between comm. and res. uses	required at fewer locations
❖ Tree Ordinance significant identified in regs.	standard regulations	some modifications; trees already

❖ Signs
bldgs.

standard regulations

additional signs on rear of
and awnings