

## Proposed Regulation Amendments submitted by Igor Bochenkov, revised February 17, 2022

TABLE B: SCHEDULE OF HEIGHT, AREA AND YARD REQUIREMENTS (Effective 5/11/2021)						
ZONE	MINIMUM LOT AREA <sup>8</sup>	MINIMUM LOT FRONTAGE	MINIMUM FRONT YARD <sup>8</sup>	MINIMUM SIDE YARD <sup>8</sup>	MINIMUM REAR YARD <sup>8</sup>	MAXIMUM HEIGHT <sup>4</sup>
B	10,000 S.F.	50'	25'	5'	5'	2 stories/35'
B-TC	10,000 S.F. <sup>2</sup>	100' <sup>1</sup>	25' <sup>3</sup>	none w/common walls, but at least 10' if provided		3 stories/35'
B-BT:	20,000 S.F.	100'	35'	10'	15'	3 stories/35' <sup>6</sup>
I	20,000 S.F.	70'	25'	10'	15'	3 stories/45'
PD ZONE USES: See Note 7 below						
Retail/Commercial	1-ac.	70'	35'	10'	15'	3 stories/35'
Office	1-ac.	70'	35'	25'	25'	5 stories
Industrial	1-ac.	70'	35'	10'	15'	1 story
Residential	5-ac.	70'	35'	25'	35'	<b>2 stories</b>
CD Zone Area:	2 ac.	150'	35'	25'	25'	3 stories <sup>5</sup>
PL		70'	35'	20'	25'	

ACCESSORY BUILDING IN NON-RESIDENTIAL ZONES: (A) Shall not exceed 15' height except parking garages, (B) Shall be located only to the rear of or side of the principal building (Effective 12/01/2001) and (C) located at least 5' from any lot line

1. Frontage not required if lot is part of the Municipal Parking Lot. (See Section 3.12.3 for requirements)
2. Minimum lot not required if part of Municipal Parking Lot. (See Section 3.12.3 for requirements)
3. Except as may be permitted by Section 3.12.A.5
4. Maximum height as defined in Section 9. In Industrial Uses mezzanine area are not counted as a story.
5. Except as permitted by Section 3.20.8
6. Except as permitted by Section 3.14.1.C. (Effective 1/15/2007)
7. Except as permitted by Section 3.18.3, inclusive of residential uses (Effective 5/11/2021)
8. Except as permitted by Section 3.19.A.4.B (Effective 1/27/21)