

Bulk Zoning Regulations Table							Required Minimum Setbacks				Proposed Setbacks																	
Zoning District	Minimum Lot Area	Entire Tract Area	Lot Area Per Dwelling Unit	Dwelling Units Permitted	Lot Width	Lot Depth	Front	Side	Side total of 2	Rear	Front	Side	Rear	Proposed Building Footprint	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Average Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Minimum Townhouse Lot Size	Proposed Townhouse Lot Size	Maximum Building Length	Proposed Building Length
RD-7.5-1 <sup>1</sup>	2 acres	2,963 acres or 128,641 sf	7,500 sf	128,641 / 7500 = 17 plus 1 for density bonus for providing 2 BMR units	200'	200'	No less than 20' and no more than 35'	25'	50'	50'	20'	25'	50'	17,907 sf	Multi-Family 15%  Other Uses 20%	Multi-Family 14%	Twice the average height of the facing buildings	70' between building groups 1 and 2, 18.9' between building groups 2 and 3 (at the nearest point)	3 stories and 35'	Building Group 1 = 31.4' Building Group 2 = 31.3' Building Group 3 = 31.5'	3	3	12	11	1800 sf	1800 sf	150'	169' at south building with BMR  144' at north building  193' at building parallel to church

Notes:  
k. For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required

l. In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semiatached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreational or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided or developed in the future.

Note that a 0.62 acre portion of the entire tract is in the Linkage Zone. Density for the entire tract has been calculated at the lower density of the RD-7.5 district. No development is proposed in the Linkage portion of the property.

### HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- STONE DUST TRAIL
- GRASS
- HERBACEOUS GRASSES & PERENNIALS

### LEGEND

- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT

### LEGEND

- HIGHLAND 6' LONG "PALISADE" STREET CONTAINMENT RAIL WITH CENTER ARMREST, BLACK METAL FRAME WITH OAK WOOD SLAT INTEGRAL SEAT AND BACK
- 2" TAMPER RESISTANT SCREW & ANCHOR (TYP.)
- 4" CONC. SLAB
- TRAIL SURFACE
- 6" COMPACTED P/CRUSHED STONE BASE COURSE
- UNDISTURBED SUBGRADE





