EXHIBIT B

Section 20 – Summary of Uses & Bulk Regulations for Residential Districts

TABLE 1. SUMMARY SCHEDULE OF PERMITTED USES IN RESIDENCE DISTRICTS

Note— This summary schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail.

Key: R: As-of-Right SP: Special Permit SE: Special Exception X: Not Permitted

| | | Zoning District | | | | | | | | | |
|-----------------------|---|-----------------|------|----------|----------|----------|----------|----------|----------|--|--|
| Use Category | | RS-1 | RS-2 | RS- 3 | RM- 1 | RM- 2 | RH- 1 | RH- 2 | RO | | |
| Residential, Temporar | y & Agricultural: | | | | | | | | | | |
| | Single-family detached dwellings | R | R | R | R | R | R | R | R | | |
| | Other single-family dwellings | Х | Х | R | R | R | R | R | R | | |
| | Two-family and multi-family dwellings | Х | Х | R | R | R | R | R | R | | |
| | Limited conversion of dwellings by variance | see | text | Х | Х | X | Х | X | X | | |
| | Residential accessory buildings structures and uses | R | R | R | R | R | R | R | R | | |
| | Zero lot line developments | Х | Х | Х | Х | Х | Х | R | Х | | |
| | Rooming, boarding and lodging houses | Х | Х | Х | Х | Х | Х | R | Х | | |
| | Automobile trailer camps | Х | Х | Х | Х | Х | Х | SE | Х | | |
| | Temporary uses and structures | SE | SE | SE | SE | SE | SE | SE | SE | | |
| | Live-work loft conversions (§ 18A) | SP | SP | SP | SP | SP | SP | SP | SP | | |
| | Agriculture | Х | R | R | R | R | X | R | R | | |
| Parking & Rights-of-V | Way: | | | | | | | | | | |
| | Accessory parking for permitted uses on separate lots: non-residential | SE | SE | SE | SE | SE | SE | SE | SE | | |
| | Accessory parking on separate lots: residential | Х | Х | SE | SE | SE | SE | SE | SE | | |
| | Transition parking | Х | Х | Х | SE | SE | Х | SE | SE | | |
| | Railroads and other rights-of-way | Х | SE | SE | SE | SE | Х | SE | SE | | |
| Government & Institu | | | | | | | | 1 | <u> </u> | | |
| | Parks, playgrounds | R | R | R | R | R | R | R | R | | |

| | Reservoirs, Dams, Public utility substations and pumping stations, Telephone exchanges, Police and Fire stations, Post offices | R | R | R | R | R | R | R | R |
|--------------------|---|--------|--------|--------|---------|--------|--------|--------|--------|
| | Charitable and philanthropic organizations | X | Х | X | X | X | Х | R | X |
| | Non-profit recreation facilities, community centers, clubs | X | SE | SE | SE | SE | Х | SE | SE |
| | Non-profit cultural activities | Х | R | R | R | R | Х | R | R |
| | Other non-profit social organizations | Х | Х | Х | Х | Х | Х | SE | Х |
| | Antenna or wireless site, subject to § 49, standards | SP | SP | SP | SP | SP | SP | SP | SP |
| | Custodial care facilities, with six or less residents, (See section 19) | Х | X | X | SE | SE | X | X | X |
| Medical & Religio | pus: | | | | | | | | |
| | Convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and handicapped, orphanages | X | X | R | SE | SE | X | SE | SE |
| | General and special hospitals | Х | R | R | R | R | Х | R | R |
| | Limited expansion of religious uses | SE | Х | Х | X | Х | SE | Х | Х |
| | Religious institutions | Х | R | R | R | R | Х | R | R |
| | | | | | | | | | |
| Educational, Frate | ernities & Sororities: | V | D | D | D | D | V | D | D |
| | Elementary and secondary schools Colleges and universities | X X | R R | R R | R R | R R | X X | R R | R R |
| | Fraternities & sororities on land | X X | X | X | K SE | SE | X X | SE | SE |
| | owned by an educational institution | Λ | Δ | Λ | SE | 512 | Λ | 512 | 512 |
| | Fraternities & sororities not on land owned by an educational institution | Х | Х | Х | X | X | Х | SE | X |
| | Limited expansion of educational uses | SE | X | Х | Х | X | SE | X | X |
| D | | | | | | | | | |
| Daycare: | | D | P | P | D | P | D | P | D |
| | Family daycare home | R | R | R | R | R | R | R | R |
| | Group daycare home | R | R | R | R | R | R | R | R |
| | Child daycare center | R | R | R | R | R | R | R | R |
| | | | | | | | | | |

| Retail & Office: | | | | | | | | | |
|------------------|---|---|---|---|---|---|---|---|---|
| | Convenience goods & services (See Section 31 Standards) | X | X | Х | R | R | X | R | R |
| | Customary home occupations and Professional home offices | X | Х | R | R | R | Х | R | R |
| | Retail (15% of floor area) | Х | Х | Х | Х | Х | Х | R | Х |
| | Professional offices (15% of floor area) 2 | X | Х | Х | Х | Х | Х | R | Х |
| | Professional, Government and Service offices (no floor area limit) | X | Х | Х | Х | X | Х | Х | R |

Section 20 - Summary of Uses & Bulk Regulations for Residential Districts

RESIDENTIAL DISTRICTS:

TABLE 2. SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS

Note— This Summary Schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail. Terms in boldface italics are defined in Section 1 of this Ordinance.

| | | Residential Districts | | | | | | | |
|-------------------------------------|------------|-----------------------|----------|------|------|-------|---------|------|------|
| MINIMUM STANDARDS | | RS1 | RS2 | RS3 | RM1 | RM2 | RH1 | RH2 | RO |
| Lot Area (Square Feet) | | 4000 | 4000 | 4000 | 4000 | 4000 | 7500 7 | 5400 | 7500 |
| Lot Area per Dwelling Unit | 1 Standard | 4000 | 4000 | 4000 | 3500 | 2000 | NA | NA | NA |
| (Square Feet) | Efficiency | NA | NA | 3000 | 2500 | 1400 | NA | NA | NA |
| | Elderly | NA | NA | 2250 | 1750 | 1000 | NA | NA | NA |
| Yards (In Feet) | Front | 25 | 25 | 20 | 20 | 17 | 25 | 5 | 25 |
| | Rear | 25 | 25 | 15 | 25 | 2 | 25 | 10 | 25 |
| | Side | 8,12 | 8,12 | 6 | 8,12 | 8,10 | 10,10 7 | 0 | 10 |
| | 2 Corner | 8 | 8 | 6 | 8 | 8 | 10 | 0 | 10 |
| Usable Open Spa Dwelling Unit (S | | Х | Х | Х | Х | Х | 125 | 125 | 125 |
| Elderly Housing | Units | | | | | | 100 | 100 | 100 |
| Average Lot Wic Feet) 3 | lth (In | 50 | 50 | 50 | 50 | 50 | 60 | 40 | 60 |
| MAXIMUM STANDARDS | | | | | | | | | |
| Total Building Coverage (%) | | 30 | 30 | 50 | 30 | 30 | 25 4 | 50 4 | 25 4 |
| | | All bu | uildings | | ı | Princ | ipal | ı | |

| | | | | | | Buildings | | | | |
|-----------------------------|------------------|--|------------|-------------|-----------|-----------------|------------|--------|--|--|
| Building height, Lesser of: | 3 | 3 | 3 | 3 | 4 | No Direct Limit | | | | |
| Number of Stories | | | | | | | | | | |
| Average Height (In Feet) | 35 | 35 | 40 | 35 | 45 | No Direct Limit | | | | |
| Floor Area Ratio (FAR) | NA | NA | NA | NA | NA | .5-1.7 | 2 | .5-1.7 | | |
| PARKING AND | | | | | | | | | | |
| LOADING | | | | | | | | | | |
| Per Dwelling | NA | NA | NA | 1/2 | 1/2 | 1/2 | 1⁄3 | 1/2 | | |
| Unit: Elderly | | | | | | | | | | |
| Standard | See note | 5. below | | 1 | 1 | 1 | 0.75 | 1 | | |
| | | 1 | | | | | | | | |
| For Public Housing | NA | NA | NA | NA | NA | NA | 1/2 | NA | | |
| Authority Lots | | | | | | | | | | |
| For Commercial or | | | | | | | | | | |
| Industrial Use: | | | | | | | | | | |
| General Office, Per 600 | NA | NA | NA | NA | NA | 1 | 0 | 1 | | |
| N.S.F. | | | | | | | | | | |
| 6 Retail, Per 200 N.S.F. | NA | NA | NA | NA | NA | 1 | 0 | NA | | |
| Sales/Service Area | | | | | | | | | | |
| Per Medical Practitioner | NA | NA | NA | NA | NA | NA | 0 | 3 | | |
| Other Uses | NA | See § 31 and non-residential uses listed in Section of the r | | | | of the relev | vant | | | |
| | | zone | | | | | | | | |
| Commercial or Industrial | <u>See § 45(</u> | $(a)(1)(b) O_1$ | rdinance T | 'ext - Depe | ends On W | hether Us | e Is Conce | erned | | |
| Use Loading | With Ha | Landling Of Goods | | | | | | | | |