

## **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
<b>Residential, Temporary &amp; Agricultural:</b>									
	Single-family detached dwellings	R	R	R	R	R	R	R	R
	Other single-family dwellings	X	X	R	R	R	R	R	R
	Two-family and multi-family dwellings	X	X	R	R	R	R	R	R
	Limited conversion of dwellings by variance	see	text	X	X	X	X	X	X
	Residential accessory buildings structures and uses	R	R	R	R	R	R	R	R
	Zero lot line developments	X	X	X	X	X	X	R	X
	Rooming, boarding and lodging houses	X	X	X	X	X	X	R	X
	Automobile trailer camps	X	X	X	X	X	X	SE	X
	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	X	R	R	R	R	X	R	R
<b>Parking &amp; Rights-of-Way:</b>									
	Accessory parking for permitted uses on separate lots: non-residential	SE	SE	SE	SE	SE	SE	SE	SE
	Accessory parking on separate lots: residential	X	X	SE	SE	SE	SE	SE	SE
	Transition parking	X	X	X	SE	SE	X	SE	SE
	Railroads and other rights-of-way	X	SE	SE	SE	SE	X	SE	SE
<b>Government &amp; Institutional:</b>									
	Parks, playgrounds	R	R	R	R	R	R	R	R



Retail & Office:									
	Convenience goods & services (See Section 31 Standards)	X	X	X	R	R	X	R	R
	Customary home occupations and Professional home offices	X	X	R	R	R	X	R	R
	Retail (15% of floor area)	X	X	X	X	X	X	R	X
	Professional offices (15% of floor area) 2	X	X	X	X	X	X	R	X
	Professional, Government and Service offices (no floor area limit)	X	X	X	X	X	X	X	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 <sup>7</sup>	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 <sup>7</sup>	0	10
	2 Corner	8	8	6	8	8	10	0	10
Usable Open Space per Dwelling Unit (Square Feet)		X	X	X	X	X	125	125	125
Elderly Housing Units							100	100	100
Average Lot Width (In Feet) 3		50	50	50	50	50	60	40	60
MAXIMUM STANDARDS									
Total Building Coverage (%)		30	30	50	30	30	25 <sup>4</sup>	50 <sup>4</sup>	25 <sup>4</sup>
		..... All buildings .....					..... Principal .....		

							Buildings		
Building height, Lesser of: Number of Stories	3	3	3	3	4	No Direct Limit			
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	
<b>PARKING AND LOADING</b>									
Per Dwelling Unit: Elderly	NA	NA	NA	½	½	½	⅓	½	
Standard	See note 5. below .....			1	1	1	0.75	1	
For Public Housing Authority Lots	NA	NA	NA	NA	NA	NA	½	NA	
For Commercial or Industrial Use:									
General Office, Per 600 N.S.F.	NA	NA	NA	NA	NA	1	0	1	
6 Retail, Per 200 N.S.F. Sales/Service Area	NA	NA	NA	NA	NA	1	0	NA	
Per Medical Practitioner	NA	NA	NA	NA	NA	NA	0	3	
Other Uses	NA	<u>See § 31 and non-residential uses listed in Section of the relevant zone</u>							
Commercial or Industrial Use Loading	<u>See § 45(a)(1)(b) Ordinance Text - Depends On Whether Use Is Concerned With Handling Of Goods</u>								