

High Density Residential

Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard Each ^{1,2} (feet)	Minimum Rear Yard (feet)	Maximum Height (Stories)	Maximum Height (feet)	Maximum Lot Coverage (percent)	Off-Street Parking Required ⁴
Apartment House	500 per dwelling unit	30	70	0	10	20	6	60	55 percent	0.75 per bedroom
Two-, Three-, or Four-Family Dwelling	2,000	20	70	0	5	20	4	45	55 percent	*
Row or Attached Dwelling (Townhome) up to two (2) Units	2,000	20	70	0	5	20	4	45	55 percent	None
One-Family dwelling	2,000	20	70	0	5	20	3.5	45	55 percent	None
Boarding House ³	2,000	20	70	0	5	20	2.5	35	55 percent	0.33 per rented Boarding Unit, in addition to dwelling unit requirement
Cooperative House	2,000	20	70	0	5	20	4	45	55 percent	None
Residential Care Facility	2,000	20	70	0	5	20	4	45	55 percent	0.33 per bedroom (or as determined by City Planning Board)
Bed & Breakfast										1 space per guest room (in addition to those required for dwelling unit)
Family Day Care										
Home Occupation / Home Professional Office										0.33 per non-resident employee, in addition to dwelling unit requirement
Ground Floor Retail in Existing Buildings Fronting on William Street South of Broadway										
										Maintain existing
Assisted Living or Nursing Homes	15,000	100	150	0	10	20	6	60	55 percent	1 per 4 patient beds, or as determined by City Planning Board
Buildings, Uses or Facilities of any Governmental Unit	2,000	20	70	0	5	20	2.5	35	70 percent	*
Child Day Care Center	5,000	30	70	0	5	20	3	35	55 percent	1.5 per classroom
House of Worship	7,500	75	100	0	20	20	3	40	70 percent	1 per 5 seats
Membership Clubs	15,000	100	150	30	30	30	3	40	40 percent	*As Determined by the City Planning Board
Private Recreation Facilities	15,000	100	150	30	30	30	3	40	40 percent	*As Determined by the City Planning Board
Public Libraries	7,500	75	75	30	30	30	3	40	50 percent	*As Determined by the City Planning Board
Public Parks, Playgrounds, Open Space										
School of General Instruction	15,000	100	150	0	10	30	3	40	70 percent	1 per 19 students

1) A detached dwelling may have less than the required side yard on one side if a ten-foot yard is provided by the adjacent use along the same lot line AND where the dwelling provides a ten-foot minimum side yard along the other side lot line.

2) Where a dwelling shares a common wall meeting applicable building and construction codes, no side yard is required.

3) Boarding Houses in existence at the effective date of this Chapter, must submit a complete application for a Special Use Permit to the City Planning Board within six months of the effective date of this Chapter.

4) Parking subject to Article IX

* Owing to the unique and highly individualized nature of these uses, the amount of off-street parking required will be determined by the City Planning Board during its review of the application. The City Planning Board shall base its finding of the number of spaces required on the following sources, as it deems appropriate: Industry Standards, case studies of other similar uses, reports submitted by the Applicant, the availability of adequate on-street parking, or an agreement securing shared parking from another use.

Accessory structures and uses are permitted pursuant to §300-31, Accessory Uses and Structures, as well as the other applicable sections of this Chapter.