

**Draft Zoning Ordinance language as of February 02, 2021  
regarding proposed modifications to the Calera Residential Zoning  
Districts**

**§5.1. E-1 Single family Residential (Estate) District**

**Changes to Section 5.1.2 Area and Dimension Regulations:**

- Minimum lot area – 1 acre (no proposed change)
- Minimum lot width – changed from 100 ft to 150 ft
- Front yard minimum lot setback – changed from 50 ft to 75 ft
- Rear yard minimum lot setback – changed from 50 ft to 75 ft
- Side yard minimum lot setback – changed from 15 ft to 25 ft
- Minimum livable floor area – changed from “1,300 sf of heated space, ground level or above” to 2,400 sf if one story; and if more than one-story: 1,800 sf first floor and 2,800 sf total.

**§5.2. R-1 Single family Residential District**

**Changes to Section 5.2.2 Area and Dimension Regulations:**

- Minimum lot area – changed from 15,000 sf to 20,000 sf
- Minimum lot width – 100 ft (no proposed change)
- Front yard minimum lot setback – changed from 35 ft to 50 ft
- Rear yard minimum lot setback – changed from 40 ft to 50 ft
- Side yard minimum lot setback – changed from 10 ft to 15 ft
- Minimum livable floor area – changed from “1,200 sf of heated space, ground level or above” to 2,000 sf if one story; and if more than one story: 1,500 sf first floor and 2,400 sf total.

**§5.3. R-2 Single family Residential District**

**Changes to Section 5.3.2 Area and Dimension Regulations:**

- Minimum lot area – changed from 12,000 sf to 15,000 sf
- Minimum lot width – 75 ft (no proposed change)
- Front yard minimum lot setback – 35 ft (no proposed change)
- Rear yard minimum lot setback – 40 ft (no proposed change)
- Side yard minimum lot setback – 10 ft (no proposed change)
- Minimum livable floor area – changed from “1,200 sf of heated space, ground level or above” to 1,600 sf if one story; and if more than one story: 1,500 sf first floor and 2,200 sf total.

**§5.4. R-2A Single family Residential District**

**Changes to Section 5.4.2 Area and Dimension Regulations:**

- Minimum lot area – 10,000 sf (no proposed change)
- Minimum lot width – changed from 65 ft to 70 ft
- Front yard minimum lot setback – 35 ft (no proposed change)
- Rear yard minimum lot setback – 30 ft (no proposed change)
- Side yard minimum lot setback – 10 ft (no proposed change)

- Minimum livable floor area – changed from “1,000 sf of heated space, ground level or above” to 1,500 sf if one story; and if more than one story: 1,500 sf first floor and 2,200 sf total.

### **§5.5. R-3 Single family (Affordable Housing) Residential District**

Changes to Section 5.5.2 Area and Dimension Regulations:

- Minimum lot area – changed from 8,000 sf to 10,000 sf
- Minimum lot width – changed from 60 ft to 70 ft
- Front yard minimum lot setback – changed from 25 ft to 30 ft
- Rear yard minimum lot setback – 30 ft (no proposed change)
- Side yard minimum lot setback – 10 ft (no proposed change)
- Minimum livable floor area – changed from “600 sf of heated space, ground level or above” to 1,500 sf if one story; and if more than one story: 1,500 sf first floor and 2,200 sf total.

### **§5.6. R-3A Manufactured Home Subdivision District**

Changes to Section 5.6.2 Area and Dimension Regulations:

- Minimum lot area -7,500 sf [15,000 sf if septic tanks and field lines are required] (no proposed change)
- Minimum lot width – changed from 50 ft to 60 ft
- Front yard minimum lot setback - 35 ft (no proposed change)
- Rear yard minimum lot setback - 35 ft (no proposed change)
- Side yard minimum lot setback – changed from 8 ft to 10 ft

Changes to Manufactured Home, Class A definition in §3.5 Uses Defined which is referenced in Section 5.6.3 Manufactured Home Standards:

- Changed the minimum livable floor area of a manufactured home from 960 sf to 1,200 sf.

### **§5.7. R-3B Manufactured Home Park District**

Changes to Section 5.7.2 Site Standards:

- Minimum manufactured home space – changed from 5,000 sf to 7,500 sf
- Minimum lot width – changed from 45 ft to 60 ft
- Front yard minimum lot setback –changed from 25 ft to 35 ft
- Rear yard minimum lot setback – changed from 10 ft to 35 ft
- Side yard minimum lot setback – changed from 10 ft to 20 ft
- Minimum livable floor area – changed from 960 sf to 1,200 sf
- Removed note under Section 5.7.2.5 that says “No manufactured home may be located closer than 20 ft to another such home on an adjacent lot.” – this was removed because the side yard setback has been changed to 20 ft.
- Revised greenspace requirement – changed from 100 sf to 150 sf per manufactured home. It now states that “Each manufactured home park shall be provided with a park and recreational area having a minimum area of 150 sf per manufactured home space. Such areas shall be consolidated into usable areas.”

## **§5.8. R-4 Multi-family Residential District**

### **Changes to Section 5.8.2 Area and Dimensional Regulations:**

- Minimum lot area – changed the maximum density from 20 units per acre to 10 units per acre
- Minimum lot width - 200 ft (no proposed change)
- Minimum livable floor area – changed from 500 sf of heated space per unit, ground level or above to:
  - Two-family dwellings - 1,500 sf if one story; and if more than one story: 1,500 sf first floor and 2,200 sf total (same as the R-2 district)
  - Multiple dwellings - 800 sf per dwelling
  - Independent living facility - 500 sf per dwelling unit
  - No minimum floor area for assisted living facilities
- Yard Setbacks: changed to add minimums and maximums as follows:
  - Front: 15 ft minimum, 35 ft maximum
  - Rear: 3 ft minimum, 30 ft maximum
  - Side: None, except as required by the Building and Fire Code. (no proposed change) and 20 ft between buildings

### **Revised Section 5.8.2.4 to read:**

For multi-family complexes, assisted living facilities and independent living facilities:

- a. No building shall be nearer a dedicated street than thirty-five (35) ft.
- b. All multiple dwelling buildings shall be separated by not less than 20 ft, unless a more restrictive separation is required to comply with the International Building Code, as amended, and the International Fire Code.
- c. Sidewalks, of at least five (5) ft, shall be provided throughout the development for interconnectivity of buildings, parking areas and common areas.

### **Added reference in Section 5.8.2 Area and Dimensional Regulations that says “See also §7.15 Multi-family Dwellings for requirements applicable to all Multiple-family development types” where the following new requirements were added:**

- All buildings shall maintain a public entrance, accessible by public sidewalk along the street on which the building fronts. Additional entries are permitted, as necessary.
- Parking areas for tenants are required to be placed to the side or to the rear of the building. A sidewalk of no less than five (5) ft in width shall be provided between the building and parking area.
- Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.
- Revised open space requirements for Multi-Family Buildings under Section 7.15.2.2.
- Revised open space requirements for Multi-Family Complexes under Section 7.15.3.2.

## **§5.9. RG Residential Garden District**

### **Changes to Section 5.9.2 Area and Dimensional Regulations:**

- Minimum lot area – change from 6,000 sf to 7,000 sf
- Minimum lot width – change from 60 ft to 70 ft
- Front yard minimum lot setback - change from 20 ft to 25 ft minimum and 35 ft maximum
- Rear yard minimum lot setback - 25 ft (no proposed change)
- Side yard minimum lot setback – change from 10 ft to 10 ft one side or 20 ft to accommodate a driveway
- Maximum Height: 35 ft or 2.5 stories (this was added under Section 5.9.2 Area and Dimensional Regulations since it was not previously stated in the ordinance)
- Minimum livable floor area – change from 1,000 sf to 1,500 sf if one story. If more than one story: 1,500 sf first floor and 2,200 sf total (was 850 sf on first floor).

### **Added a new Section 5.9.2.6 Building Façades under Area and Dimensional Regulations that states:**

- a. All buildings shall maintain a public entrance, accessible by public sidewalk along the street on which the building fronts. Additional entries are permitted, as necessary.
- b. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

### **Added a new section for Parking Standards (Section 5.9.3) that states:**

1. Parking shall be located to the side or rear of the unit. Vehicle should use an alley for access where available.
2. There shall be four (4) paved, off-street parking spaces for each unit. Spaces in garages do not count toward this requirement. (note that this was updated from 2 spaces)

### **Added a new section for Open Space Requirements (Section 5.9.4) that states:**

- a. The following uses are permitted:
  - (1) Environmental Corridors/ greenways
  - (2) Pocket parks
  - (3) Neighborhood parks
  - (4) Playgrounds
  - (5) Storm water retention/detention facilities (where incorporated into one of the above)
- b. No less than fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.
- c. Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art, and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.
- d. Common open space and other permitted uses may require additional parking, beyond

the required number of parking spaces per unit as determined by the City Engineer.

- e. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

#### **§5.10. RT Residential Townhouse District**

##### **Changes to Section 5.10.2 Area and Dimensional Regulations:**

- Maximum density- changed from 10 dwelling units per gross tract acre to 8 dwelling units per gross tract acre
- Minimum lot width – changed from 18 ft to 24 ft
- Front yard minimum lot setback, rear-loaded units – 10 ft (no proposed change)
- Front yard minimum lot setback, front-loaded units – changed from 35 ft to 25 ft minimum and 35 ft maximum
- Rear yard minimum lot setback – changed from 30 ft to 25 ft
- Side yard minimum lot setback – changed to 0 ft for interior units and 10 ft for end units
- Minimum livable floor area – changed from 1,000 sf to 1,500 sf if one story. If more than one story: 1,500 sf first floor and 2,200 sf total.

##### **Added a new Section 5.10.2.7 Building Façades under Area and Dimensional Regulations that states:**

Where in conflict, these standards superseded those of Article 6 Supplemental Regulations.

- a. Eave Overhangs: Cornices or eaves may extend into adjoining property when allowed by properly executed and recorded covenants between property owners. All such cornices and eaves shall be fire-proof.
- b. The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
  - (1) Finish floor elevation: eighteen (18) inches above grade at front façade
  - (2) Porch depth: six (6) ft of clear space, exclusive of railings, pillars, columns, or other porch features.
  - (3) Stoop depth: three (3) ft to six (6) ft deep
  - (4) Covered porches and stoops may encroach into the front yard up to six (6) ft.
- c. All buildings shall maintain a public entrance, accessible by public sidewalk, along the street on which the building fronts. Additional entries are permitted, as necessary.
- d. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

##### **Added a new section for Parking Standards (Section 5.10.3) to revise parking regulations that were previously under the Additional Regulations section:**

- a. Spaces required. A minimum of two off-street parking spaces shall be provided each unit. In addition, visitor parking spaces must be provided in a paved area within the development site at a rate of 50% of the total number of units in the development.
- b. Parking Location: Individual parking may be provided on the lot, or in a commonly owned and maintained parking area accessed at the rear of the units by an alley or

common drive; provided that the parking area is easily accessible and of a reasonable distance from the townhouse that it serves.

(1) For front setbacks less than twenty-five (25) ft, all required parking shall be accessed at the rear of the units by an alley or common drive.

(2) The minimum depth of off-street parking spaces shall be measured from back of sidewalk, if front-loaded. No parking shall be permitted on a driveway less than twenty-two (22) ft in depth from the sidewalk to the building line. Any lots for semi-detached or detached dwellings less than sixty (60) ft wide shall be rear-loaded.

c. Garages in the RT Residential Townhouse District:

(1) A detached garage may be placed at the rear of the lot.

(2) A front-accessed garage attached to a front-loaded townhouse shall be recessed a minimum of two (2) ft behind the front façade (not including porches, stoops, balconies, and other architectural treatments).

(3) The maximum allowable driveway width facing the street is eighteen (18) ft per dwelling unit.

(4) If located in the front, two adjacent garages shall share one driveway when individual parking would otherwise be separated by less than twenty (20) feet. When a driveway serves more than one lot, an access and maintenance easement to benefit each lot shall be provided.

(5) If an alley adjoins a lot, then garage access from the street is prohibited.

**Added a new section for Open Space Requirements (Section 5.10.4) that states:**

a. The following uses are permitted:

(1) Environmental corridors/ greenways

(2) Pocket Parks

(3) Neighborhood parks

(4) Playgrounds

(5) Stormwater retention/detention facilities (where incorporated into one of the above)

b. For developments containing more than 10 units, a minimum of fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.

c. Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.

d. Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.

e. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

**Changes to the Section for Additional Regulations:**

- A sidewalk of at least 5 feet in width shall be provided connecting from the front entrance of each unit to the rear of the building group for unobstructed access to the rear of each unit. (this was an increase in sidewalk width from 3 ft to 5 ft)

- The applicant shall provide for and establish an organization or other legal entity for the ownership and maintenance of any commonly owned areas designated as such on the site development plan including front yards and common areas including alleys, common parking areas, fencing, open space, landscaping, amenities and buffers (see also §6.11 Private Swimming Pools and Tennis Courts). Such organization shall be created by covenants running with the land and such deed restrictions or covenants shall be duly recorded in the Office of the Probate Judge. (language in red was added)

**§5.11. A-1 Agricultural District**

Changes to Section 5.11.2 Area and Dimension Regulations:

- Minimum lot area – changed from 20,000 sf to 3 acres
- Minimum lot width – NA (no proposed change)
- Front yard minimum lot setback –changed from 40 ft to 50 ft
- Rear yard minimum lot setback – changed from 45 ft to 50 ft
- Side yard minimum lot setback – 15 ft (no proposed change)
- Minimum livable floor area – added this regulation to state 1,500 sf. if one story; and if more than one story: 1,500 sf first floor and 2,200 sf total.

**§5.20. PUD Planned Unit Development District**

**Changes to Section 5.20.4 PUD Land Use District, Planned Single-Family (PR-1)**

- Minimum Lot Width – Changed from 40 ft with the exception of townhouses to 70 ft with the exception of townhouses

**Added minimum livable floor area requirements, durable building requirements, parking standards, and open space requirements to Section 5.20.4 PUD Land Use District, Planned Single-Family (PR-1):**

- e. Minimum Livable Floor Area.
  - (1) One (1) story 1,500 sf.
  - (2) More than one story 1,500 sf on first floor; 2,200 sf total.
- f. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.

- g. Parking Standards. Garden Homes and Townhouses in the PR-1 District shall conform to the parking standards set forth in §5.9.3 and §5.10.3.
- h. Open Space Requirements. No less than fifteen (15) percent of the gross acreage shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.
  - (1) Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art, and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.
  - (2) Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.
  - (3) The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

**Added minimum livable floor area requirements, durable building requirements, parking location requirements, and open space requirements to Section 5.20.4 PUD Land Use District, Planned Multi-Family (PR-2):**

- d. Minimum Livable Floor Area. Buildings in the PR-2 District shall conform to the standards set forth in §5.8.2.
- e. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of all exterior walls. The percent calculation shall be based on the total area of all exterior walls, excluding openings for windows and doors.
- f. Parking Location. Parking in the PR-2 district shall be placed to the side or to the rear of the building.
- g. Open Space Requirements. No less than fifteen (15) percent of the gross acreage shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.
  - (1) Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art, and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.
  - (2) Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.
  - (3) The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.



## **Other Sections in the Calera Zoning Ordinance to be modified that are applicable to the Residential Districts**

### **Changes to Article 3 Definitions**

The following new definitions were added:

**NEIGHBORHOOD PARK** A type of common open space, at least 1.0 acre in size that provides residents of a development with an area for recreation and protection of natural land resources. The neighborhood park shall contain amenities such as greenery, seating, playground equipment, pavilions, and other pedestrian friendly elements.

**POCKET PARK** A type of common open space, at least than 0.25 acres in size, but no more than 1.0 acres in size that provides residents of a development with an area for recreation and protection of natural land resources. The pocket park shall contain amenities such as greenery, seating, playground equipment, pavilions, and other pedestrian friendly elements.

**STOOP** A covered open area, where the building is aligned close to the front lot line and the first story is elevated from the sidewalk to provide privacy for the windows. The entrance includes a stair and landing that may be external or recessed. The stairs may be parallel to or perpendicular to the facade.

The following definitions was modified:

**MANUFACTURED HOME, CLASS A**

b. The manufactured home has a minimum of 1,200 sf of enclosed and heated living area. (previously was 960 sf)

### **Changes to Table 5.1 Permitted Uses for Residential Districts (page 5-11)**

- Changed “Home Occupations §7.9” to be allowed under the R-3B and R-4 districts (they would not be allowed in all residential districts).

### **Changes to §7.15. Multiple-family Dwellings (page 7-7)**

**Changes under Section 7.15.1 Requirements applicable to all Multiple-family development types:**

The following wording was removed from Section 7.15.1.1:

“Parking areas for tenants shall be set back behind the front building line and shall be set back no less than fifteen (15) ft from any dwelling building. A sidewalk of no less than four (4) ft in width shall be provided between the building and parking area.”

It has been replaced with the following wording under Section 7.15.1:

1. All buildings shall maintain a public entrance, accessible by public sidewalk along the street on which the building fronts. Additional entries are permitted, as necessary.
2. Parking areas for tenants are required to be placed to the side or to the rear of the building. A sidewalk of no less than five (5) ft in width shall be provided between the building and parking area.
3. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Metal, vinyl, and cementitious siding may be used as an accent material (up to 30% of the building façade, based on the total square footage of the exterior walls, excluding openings for windows and doors).

**Changes under Section 7.15.2 Requirements for Multi-Family Buildings:**

Section 7.15.2.2 has been revised to say:

Open space requirements:

a. The following uses are permitted:

- (1) Environmental corridors/ greenways
- (2) Pocket parks
- (2) Playgrounds
- (3) Storm water retention/detention facilities (where incorporated into one of the above)

b. No less than fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.

c. Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.

d. Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.

e. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

**Changes under Section 7.15.3 Requirements for Multi-Family Complexes:**

Section 7.15.3.3 has been revised to say:

Open space requirements:

a. The following uses are permitted:

- (1) Central squares made of pervious pavement, landscaping, or combination.
- (2) Plazas made of pervious pavement, landscaping, or combination.
- (3) Environmental corridors/ greenways
- (4) Pocket parks
- (5) Neighborhood parks
- (6) Playgrounds
- (7) Storm water retention/detention facilities (where incorporated into one of the above)

b. No less than fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. At least twenty-five (25) percent of the Open Space shall be dedicated, designed, and improved as a Common Open Space for the recreational use of residents. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.

c. Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.

d. Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.

e. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

**Changes under Section 8.3.2 Off-street Parking Design Requirements:**

- See table 8.3.1 Required Off-Street Parking Spaces by Uses – Changes shown in red.

|  |   |
|--|---|
| <i>Agricultural Uses</i>                   |   |
| Farm                                       | 1 per 1.05 employees  |
| Farm Stand                                 | 1 per 250 sf of retail floor area   |
| Farm Support Business                      | 1 per 1.05 employees, plus 1 per company vehicle  |
| Stable                                     | 1 per 3 persons of occupancy load plus 1 per 1.05 employees                               |
| <i>Residential Uses</i>                    |   |
| Accessory Dwelling                         | 1 per DU  |
| Boarding House                             | 1 per BR  |
| Duplex                                     | 2 per DU  |
| <b>Garden Home</b>                         | <b>4 per DU</b>   |
| Independent Living Facility                | 2 per 3 DUs plus 1 space per employee   |
| Manufactured Home                          | 2 per Manufactured Home   |
| Multi-family Developments                  | 1 per studio, efficiency or 1-BR unit<br>1.75 per 2-BR unit<br>2.0 per 3+ BR unit         |
| Single-family Dwelling (attached/detached) | 2 per DU  |
| <b>Townhouse</b>                           | <b>2 per DU, plus 0.5 visitor parking space per unit</b>                                  |
| <i>Institutional Uses</i>                  |   |
| Assisted Living Facility                   | 1 per 4 residents plus 1 per employee   |
| Club                                       | 1 per 100 sf of non-storage and non-service floor area                                    |
| Community Center                           | 1 per 300 sf of GLA   |
| Country Club                               | 1 per 3 persons of occupancy load   |
| Day Care Center                            | 1 per employee, plus 1 stacking or parking space per 8 persons enrolled of occupancy load |
| Group Care Home                            | 1 per 4 beds plus 1 per employee  |
| Hospital                                   | 1 per 2 patient beds plus   |

| Table 8.3.1 Required Off-Street Parking Spaces by Use |   |
|---|---|
|   | 1 per emergency room bed plus 1 per employee  |
| Library   | 1 per 500 sf of GLA   |
| Nursing Care Facility                                 | 1 per 4 beds plus 1 per employee  |
| Place of Assembly                                     | 1 per 3 seats in the main assembly space  |
| Public Facility                                       | 1 per 300 sf of GLA   |
| Rehabilitation Facility                               | 1 per 4 beds plus 1 per employee  |
| School, College or University                         | 1 per 5 students plus 2 per 3 employees   |
| School, Elementary or Junior High/Middle              | 1 per classroom, plus either 1 per employee or 1 per 3 seats in the main assembly space (whichever is greater)                            |
| Table continued on following page                     |   |
| School, High  | 1 per 8 students of occupancy load, plus either 2 spaces per classroom or 1 per 3 seats in the main assembly space (whichever is greater) |
| School, Vocational                                    | 1 per 3 students of occupancy load plus 1 per employee  |
| <i>Commercial Uses</i>                                |   |
| Animal Hospital                                       | 1 per 300 sf of GLA   |
| Appliance Store                                       | 1 per 400 sf of GLA   |
| Art Gallery   | 1 per 350 sf of GLA   |
| Automobile Dealership                                 | 1 per 200 sf of interior sales area plus 1 per 4,000 sf of outdoor display area plus 1 stacking space per service bay                     |
| Automobile Parts Store                                | 1 per 400 sf of GLA plus 1 per employee   |
| Automobile Rental Establishment                       | 1 per 400 sf of GLA plus 1 per rental vehicle   |

|                                      |  |
|--------------------------------------|--|
| Automobile Repair Service            | 1 per employee plus 2 stacking spaces per service bay plus 1 per company vehicle                           |
| Bank (no drive-thru)                 | 1 per 250 sf of GLA  |
| Bank (drive-thru only)               | 1 per 2 employees plus 3 stacking spaces per teller  |
| Bank (with drive-thru)               | 1 per 350 sf GLA plus 3 stacking spaces per teller   |
| Barber or Beauty Shop                | 2.5 per chair  |
| Bowling Alley                        | 3.5 per bowling lane   |
| Call Center, Telemarketing Office    | 1 per 150 sf of GLA or 1 per employee, whichever is greater  |
| Car Wash (full service or automated) | 1 per employee plus 4 stacking spaces per bay  |
| Car Wash (self-service)              | 3 stacking spaces per approach lane plus 2 drying spaces per stall   |
| Clinic                               | 6 per practitioner   |
| Commercial School                    | 1 per 3 students of occupancy load plus 1 per employee   |
| Convenience Store                    | 1 per 200 sf of GLA  |
| Dry Cleaning Pick-Up                 | 1 per 300 sf of GLA  |
| Funeral Home                         | 1 per 1 employee plus 1 per 3 seats of occupancy load plus 1 per company vehicle                           |
| Furniture Store                      | 1 per 600 sf of GLA  |
| Gasoline Service Station             | 2 per service bay plus 1 per company vehicle plus 1 per employee plus 1 stacking space per fuel island     |
| Gas Station/ Convenience Store       | 1 per 300 sf of GLA plus 1 stacking space per fuel island  |
| General Retail Business              | Under 50,000 sf: 1 per 200 sf of GLA<br>50,000-99,999 sf: 1 per 250 sf of GLA<br>100,000+ sf: 1 per 300 sf |

|  |   |
|--|---|
|  | of GLA  |
| Home Improvement Center  | 1 per 400 sf of GLA   |
| Hotel or Motel   | 1 per room plus 1 per employee  |
| Laundromat   | 1 per 2 washing machines  |
| Liquor Lounge (free standing)  | 1 per 100 sf of GLA   |
| Mini-Warehouse   | 5 spaces adjacent to leasing office (if any)                              |
| Office, business or professional   | 1 per 250 sf of GLA   |
| Movie Theater  | 1 per 3 seats   |
| Open Air Market  | 1 per 500 sf of display area plus 1 per employee                          |
| Outdoor Recreation<br>Golf Course:<br>Miniature Golf:<br>Golf Driving Range:<br>Other: | 4 per hole<br>2 per tee<br>1 per tee<br>1 per 3 persons of occupancy load |
| Pool Hall  | 1 per table   |
| Restaurant, Carry-Out and/or Delivery  | 1 per employee plus 1 per 300 sf of GLA                                   |
| Restaurant, Drive-in   | 1 per ordering station plus 1 per employee                                |
| Restaurant, Drive-thru   | 1 per 100 sf of GLA plus 4 stacking spaces per drive-thru window          |
| Restaurant, Standard   | 1 per 3 seats of occupancy load   |
| Shopping Center  | see General Retail, plus requirements for other uses                      |
| Tourist Home, Bed and Breakfast  | 1 per guest bedroom plus 2 spaces   |
| <i>Industrial Uses</i>   |   |
| General Industry and Manufacturing, Research   | 1 per 1 employee plus 1 per company vehicle but not less than 1 per 1,000 |

| Table 8.3.1 Required Off-Street Parking Spaces by Use |   |
|---|---|
| Laboratory and similar uses                           | sf of GLA   |
| Warehouse, distribution and wholesale Business        | 1 per 1 employee plus 1 per company vehicle but not less than 1 per 500 sf of GLA |

**Changes to the Zoning District Area and Dimensional Regulations table in the Appendix (on page B-1)**

- See table on next page – changes shown in red.



**Zoning District Area and Dimensional Regulations**  
Refer to District Regulations for specific requirements.

|                              | Front Yard                      | Secondary Front Yard | Rear Yard                      | Side Yard   | Min. Lot Width     | Min. Lot Area/<br>Max. Density | Max. Bldg. Height         | Min. Livable Floor Area   |
|------------------------------|---------------------------------|----------------------|--------------------------------|---|--------------------|--------------------------------|---------------------------|---|
| E-1<br><a href="#">§5.1</a>  | 75 ft <sup>1</sup>              | na                   | 75 ft                          | 25 ft   | 150 ft             | 1.0 acre                       | 35 ft or<br>2-1/2 stories | 1 story: 2,400 sf<br>More than one story:<br>1,800 sf first floor,<br>2,800 sf total  |
| R-1<br><a href="#">§5.2</a>  | 50 ft <sup>1</sup>              | na                   | 50 ft                          | 15 ft   | 100 ft             | 20,000 sf                      | 35 ft or<br>2-1/2 stories | 1 story: 2,000 sf<br>More than one story:<br>1,500 sf first floor,<br>2,400 sf total  |
| R-2<br><a href="#">§5.3</a>  | 35 ft                           | 20 ft                | 40 ft                          | 10 ft   | 75 ft              | 15,000 sf                      | 35 ft or<br>2-1/2 stories | 1 story: 1,600 sf<br>More than one story:<br>1,500 sf first floor,<br>2,200 sf total  |
| R-2A<br><a href="#">§5.4</a> | 35 ft                           | 20 ft                | 30 ft                          | 10 ft   | 70 ft              | 10,000 sf                      | 35 ft or<br>2-1/2 stories | 1 story: 1,500 sf<br>More than one story:<br>1,500 sf first floor,<br>2,200 sf total  |
| R-3<br><a href="#">§5.5</a>  | 30 ft                           | 20 ft                | 30 ft                          | 10 ft   | 70 ft              | 10,000 sf                      | 35 ft or<br>2-1/2 stories | 1 story: 1,500 sf<br>More than one story:<br>1,500 sf first floor,<br>2,200 sf total  |
| R-3A<br><a href="#">§5.6</a> | 35 ft                           | na                   | 35 ft                          | 10 ft   | 60 ft              | 7,500 sf <sup>2</sup>          | 35 ft or<br>2-1/2 stories | 1,200 sf  |
| R-3B<br><a href="#">§5.7</a> | 35 ft                           | na                   | 35 ft                          | 20 ft   | 60 ft <sup>2</sup> | 7,500 sf                       | na                        | 1,200 sf  |
| R-4<br><a href="#">§5.8</a>  | 15 ft minimum;<br>35 ft maximum | na                   | 3 ft minimum;<br>30 ft maximum | None, except<br>as required by<br>the Building<br>and Fire Code | 200 ft             | 10 du/acre                     | 3 stories                 | Two-family dwellings:<br>same as R-2 District;<br>Multiple dwellings: 800<br>sf per dwelling;<br>Independent living<br>facility: 500 sf per<br>dwelling unit;<br>No minimum floor area<br>for assisted living<br>facility |
| RG<br><a href="#">§5.9</a>   | 25 ft minimum;<br>35 ft maximum | 15 ft                | 25 ft                          | 10 ft one side,<br>20 ft to<br>accommodate<br>a driveway        | 70 ft              | 7,000 sf                       | 35 ft or<br>2-1/2 stories | 1 story: 1,500 sf<br>More than one story:<br>1,500 sf first floor,<br>2,200 sf total  |

|  |   |    |                  |   |       |  |                        |  |  |
|--|---|----|------------------|---|-------|--|------------------------|--|--|
| RT<br><a href="#">§5.10</a>  | 10 ft if rear-loaded; 25 ft minimum and 35 ft maximum if front-loaded | na | 25 ft            | 0 ft for interior units and 10 ft for end units | 24 ft | 8 du/ acre   | 35 ft or 2-1/2 stories | 1 story: 1,500 sf<br>More than one story: 1,500 sf first floor, 2,200 sf total |  |
| A-1<br><a href="#">§5.11</a>   | 50 ft   | na | 50 ft            | 15 ft   | na    | 3.0 acres  | 35 ft or 2-1/2 stories | 1 story: 1,500 sf<br>More than one story: 1,500 sf first floor, 2,200 sf total |  |
| O&I<br><a href="#">§5.12</a>   | 35 ft <sup>4</sup>  | na | 15-35 ft         | 0-35 ft   | na    | na   | 45 ft or 4 stories     | na   |  |
| B-1<br><a href="#">§5.13</a>   | 20 ft <sup>4,5</sup>  | na | 15-20 ft         | 0 ft  | na    | na   | 35 ft or 2 stories     | na   |  |
| B-2<br><a href="#">§5.14</a>   | 35 ft   | na | 15-35 ft         | 0-35 ft   | na    | na   | 65 ft or 5 stories     | na   |  |
| B-3<br><a href="#">§5.15</a>   | 10 ft   | na | 5 ft             | 0 ft  | na    | na   | 65 ft or 5 stories     | na   |  |
| M-1<br><a href="#">§5.16</a>   | 75 ft   | na | 15-35 ft         | 0-35 ft   | na    | na   | 45 ft or 3 stories     | na   |  |
| M-2<br><a href="#">§5.17</a>   | <sup>6</sup>  | na | <sup>6</sup>     | <sup>6</sup>                                    | na    | na   | na                     | na   |  |
| M-3<br><a href="#">§5.18</a>   | <sup>6</sup>  | na | <sup>6</sup>     | <sup>6</sup>                                    | na    | na   | na                     | na   |  |
| MXD<br><a href="#">§5.22</a>   | 12 ft   | na | 3 ft and no max. | 0 ft  | Na    | na   | 45 ft or 3 stories     | na   |  |
| <sup>1</sup> Undedicated Road: Sixty (60) ft from centerline<br><sup>2</sup> 15,000 sf if septic tanks and field lines are required<br><sup>3</sup> Measured at front lot line<br><sup>4</sup> 10 ft if parking is to side or rear, see District Regulations |   |    |                  |   |       | <sup>5</sup> Corner lots shall be set back same from each street<br><sup>6</sup> Subject to Site Plan approval<br><sup>7</sup> Buildings must be within 20 ft of the back of sidewalk. |                        |  |  |