

Zone	Use	Minimum Lot Dimensions (feet)			Minimum Yards – Principal Building (feet)				Maximum Height - Principal Building		Maximum Coverage		Residential Density
		Area	Width	Depth	Front(1)	Side (one)	Side (both)	Rear	Stories	Feet	Building	Lot	
R	All permitted uses	2,500	25	100	10 or prevailing setback per § 223-8B(4)	2	5	5 (2)	4	45	85%	100%	Each building shall have a maximum of 3 residential units
C-N	All permitted uses	2,500	25	100	0	0/5 if provided	---	20	4 stories / 45 feet		80%	100%	Each building shall have a maximum of 3 residential units
MU	Multifamily dwellings up to 3 stories	10,000 sf	100	100	10 feet or prevailing setback per §223-8B(4)	3	12	25	3 stories / 40 feet		60%	75%	-
	Multifamily dwellings 4 to 6 stories	12,500	100	100	10 feet or prevailing setback per §223-8B(4)	5	15	25	4 stories/60 feet (5 stories/60 feet for lot area of 15,000 square feet or greater)		50% / 70% when parking provided in building	75% / 90% when parking provided in building	-
	All other Uses	5,000	50	100	10	3	12	25	4 stories/50 feet (5 stories/60 feet for lot area of 15,000 square feet or greater)		50% / 70% when parking provided in building	75% / 90 when parking provided in building	-
P	Age-restricted and affordable housing	5,000	50	100	10 or prevailing setback per § 223-8B(4)	6	12	25	3	40	60%	75%	N/A

	on lots less than 10,000 square feet												
	Age-restricted and affordable housing on lots greater than 10,000 square feet	10,000	100	100	10 or prevailing setback per § 223-8B(4)	5	15	25	4 stories/45 feet		50%/70% when parking provided in building	75%/90% when parking provided in building	N/A
	All permitted uses	---	---	---	10	10	20	25	4	50	---	50%	N/A
P-A	All permitted uses	---	---	---	10	10	20	25	1	20	---	50%	N/A
HPOD	In accordance with the applicable requirements of the R District												
PPOD	As per § 223-42H												
Regulations for redevelopment areas are a per the applicable redevelopment plan.													

NOTE:

1 Prevailing front yard setback shall be calculated per § 223-8B(4)

2 Clear and unobstructed. Mechanical/HVAC equipment is only permitted in rear yards and a minimum 10-foot rear yard setback is provided.