
Section D

Zoning Assessment





ZONING ANALYSIS

Relevant Zone: R-6

All Projects:

	Required	Proposed
Lot Size	2,000 sf	15,433 sf
Area Per Dwelling Unit	725 sf	965 sf
Minimum Street Frontage	20'	120'
Front Yard Minimum	0 (abutter avg)	5.12'
Front Yard Maximum	NA	5.12'
Rear Yard	10'	13.4'
Yard Right	5'	29.5'
Yard Left	5'	10.5'
Side Street Setback	N/A	N/A
Step Back	10' @ 35'	> 10'
Maximum Lot Coverage	60%	56%
Minimum Lot Coverage	N/A	N/A
Maximum Height	45'	39.8'
Open Space	20%	25%
Maximum Impervious Area	80%	75%
Pavement Setback	N/A	N/A
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces	13	16
Loading Bays		
Other 1		
Other 2		
Other 3		

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			