

# Draft

## Guide to Major Building Size and Type Rules in Proposed Zoning Ordinance

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### Zoning District Rules

- Residence 1 (R1): Lot Coverage: 30% by right with extra 10% by special permit  
Building Types: House Type A, B, C, D, Civic  
Setback: front 20 ft; side 15 ft; rear 30 ft  
Frontage: minimum of 80 ft
- Residence 2 (R2): Lot Coverage: 35% by right with extra 10% by special permit  
Building Types: House Type B, C, D, Civic  
Setback: front 10+<sup>1</sup> ft; side 10 ft; rear 20 ft  
Frontage: 60 ft to 110 ft
- Residence 3 (R3): Lot Coverage: 60% by right with extra 10% by special permit  
Building Types: House Type B, C, Two Unit, Apartment House, Small Apartment Building, Civic Buildings  
Setback: front 5+ ft; side 7.5 ft; rear 15 ft  
Frontage: 40 ft to 100 ft
- Neighborhood (N): Lot Coverage: 65% lot coverage by right with extra 10% by special permit  
Building Types: House Type B, C, Two Unit, Apartment House, Town House Section, Small Apartment Building, Shophouse, Small Shop, Civic Buildings, Small Multi-Use building (with special permit)  
Setback: front 0+ ft; side 7.5 ft; rear 15 ft  
Frontage: 30 ft to 100 ft

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<sup>1</sup> Setbacks with marked with + means that the minimum setback will be higher in some situations



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## Description of Building Types

House A:                   Width: 25 ft to 100 ft  
                                  Depth: 100 ft maximum  
                                  Maximum Footprint: 2,500 sf by right or 3,000 sf by special permit  
                                  Stories: maximum of 2.5 with each story being maximum 12 ft high by  
                                  right or 14 ft by special permit  
                                  Windows and doors: ground floor 20% to 70%; upper floors 10% to 70%

House B:                   Width: 15 ft to 65 ft  
                                  Depth: 90 ft maximum  
                                  Maximum Footprint: 1,600 sf by right or 2,200 sf by special permit  
                                  Stories: maximum of 2.5 (R1 and R2) or 3 (R3 and N) with each story  
                                  being maximum 12 ft high by right or 14 ft by special permit  
                                  Windows and doors: ground floor 20% to 70%; upper floors 10% to 70%

House C:                   Width: 12 ft to 65 ft  
                                  Depth: 80 ft maximum  
                                  Maximum Footprint 1,500 sf by right or 1,800 sf by special permit  
                                  Stories: maximum of 1.5 with each story being maximum 12 ft high by  
                                  right or 14 ft by special permit  
                                  Windows and doors: ground floor 20% to 70%  
                                  Roof: Can only be equivalent of 0 or .5 stories

House D:                   Width: 30 ft to 120 ft  
                                  Depth: 100 ft maximum  
                                  Maximum Footprint: 3,500 sf by right or 4,000 sf by special permit  
                                  Stories: maximum of 1 with a maximum height of 12 ft by right or 14 ft by  
                                  special permit  
                                  Windows and doors: ground floor 20% to 70%

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Roof: Can only be equivalent of 0 stories

Two Unit Residence: Width: 25 ft to 65 ft

Depth: 80 ft maximum

Maximum Footprint: 2,000 sf by right or 2,200 sf by special permit

Stories: maximum of 3 with each story being maximum 12 ft high by right or 14 ft by special permit

Windows and doors: ground floor 20% to 70%; upper floors 10% to 70%

Other: Must have two residential units

Apartment House: Width: 20 ft to 65 ft

Depth: 80 ft maximum

Maximum Footprint: 2,500 sf

Stories: maximum of 3 with each story being maximum 12 ft high by right or 14 ft by special permit

Windows and doors: ground floor 20% to 70%; upper floors 10% to 70%

Residential Unit Factor<sup>2</sup>: 1250 base or 900 under affordable or sustainable bonus

Townhouse Section: Width: 14 ft to 28 ft

Depth: no restriction

Maximum Footprint: 1,500 sf by right or 1,800 by special permit

Stories: maximum of 3 with each story being maximum 12 ft high by right or 14 ft by special permit

Windows and doors: ground floor 20% to 70%; upper floors 10% to 70%

Residential Units: no more than 2 per section

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<sup>2</sup> The number of residential units allowed in a building is calculated by: (Gross floor area minus non-residential floor area) divided by Residential Unit Factor

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Sections: up to 8 sections can be attached together

Small Apartment Building: Width: 20 ft to 80 ft

Depth: 80 ft maximum

Maximum Footprint: 4,200 sf

Stories: maximum of 3 with each story being maximum 12 ft high by right or 14 ft by special permit

Windows and doors: ground floor 20% to 70%; upper floors 10% to 70%

Residential Unit Factor: 1250 base or 900 under affordable or sustainable bonus (R1, R2, R3, N) or 1000 base or 750 under affordable or sustainable bonus (V1, V2, V3)

Other: maximum blank wall 20 ft by 20 ft

Shop House:

Width: 20 ft to 40 ft

Depth: 80 ft maximum

Maximum Footprint: 2,000 sf by right or 2,500 by special permit

Stories: maximum of 2.5; ground floor 20 ft maximum (R1, R2, R3, N) or 12 ft to 24 ft (V1, V2, V3), upper floors 12 ft maximum by right and 14 ft maximum by special permit

Windows and doors: ground floor 40% minimum; upper floors 10% to 70%

Other: maximum blank wall 20 ft by 20 ft

Other: minimum of 30% of ground floor must be for non-residential use

Other: nonresidential use must be located along the front elevation (R1, R2, R3, N)

Other: Non-residential use must have a minimum depth of 25 ft (V1, V2, V3)

Residential Unit Factor: 1250 base or 900 under affordable or sustainable bonus (R1, R2, R3, N) or 1000 base or 750 under affordable or sustainable bonus (V1, V2, V3)

Small Multi-Use: Width: 40 ft to 100 ft

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Depth: 150 ft maximum

Maximum Footprint: 12,000 sf

Stories: maximum of 3; ground floor 14 ft to 24 ft, upper floors 10 ft to 14 ft; upper floor height limits can be increased or decreased 2 ft by special permit

Windows and doors: ground floor 50% minimum; upper floors 20% to 70%

Residential Unit Factor: 1250 base or 900 under affordable or sustainable bonus (R1, R2, R3, N) 1000 base or 750 under affordable or sustainable bonus

Other: maximum blank wall 20 ft by 20 ft (R1, R2, R3, N) or 20 ft by 30 ft (V1, V2, V3)

Other: minimum 50% of ground floor must be used for non-residential uses; minimum depth on ground floor of 50 ft or 60% of building depth whichever is less must be for non-residential use but the depth requirement can be varied by special permit

Other: nonresidential use must be located along the front elevation

Medium Multi-Use: Width: 40 ft to 200 ft

Depth: 200 ft maximum

Maximum Footprint: 20,000 sf

Stories: maximum of 3 (V2) or 5 (V3) but can add 1 story by special permit; ground floor 14 ft to 24, 2<sup>nd</sup>-3<sup>rd</sup> floors 10 ft to 14 ft with 2 ft increase or decrease by special permit, 4<sup>th</sup> floor and above 14 ft maximum or 16 ft by special permit

Windows and doors: ground floor 70% minimum; upper floors 20% to 70%

Residential Unit Factor: 1000 base or 750 under affordable or sustainable bonus

Other: maximum blank wall 20 ft by 20 ft

Other: minimum 60% of ground floor must be used for non-residential uses; minimum depth on ground floor of 75 ft or 60% of building depth whichever is less must be for non-residential use but the depth requirement can be varied by special permit

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Other: nonresidential use must be located along the front elevation

Other: at least 1 entrance in each 40 ft of front elevation

## Large Multi-Use:

Width: 60 ft to 200 ft

Depth: 250 ft maximum

Maximum Footprint: 30,000 sf by right or 40,000 sf by special permit

Stories: maximum of 5 by right or 7 by special permit; ground floor 14 ft to 24 ft, 2<sup>nd</sup>-3<sup>rd</sup> floors 10 ft to 14 ft with 2 ft increase or decrease by special permit, 4<sup>th</sup> floor and above 14 ft maximum by right or 16 ft by special permit

Windows and doors: ground floor 70% minimum; upper floors 20% to 70%

Residential Unit Factor: 1000 base or 750 under affordable or sustainable bonus

Other: maximum blank wall 20 ft by 20 ft

Other: minimum 70% of ground floor must be used for non-residential uses; minimum depth on ground floor of 75 ft or 60% of building depth whichever is less must be for non-residential use but the depth requirement can be varied by special permit

Other: nonresidential use must be located along the front elevation

Other: at least 1 entrance in each 40 ft of front elevation

## Tall Multi-Use:

Width: 60 ft to 200 ft

Depth: 250 ft maximum

Maximum Footprint: 30,000 sf by right or 40,000 sf by special permit

Stories: maximum of 10; ground floor 14 ft to 24 ft, 2<sup>nd</sup>-3<sup>rd</sup> floors 10 ft to 14 ft with 2 ft increase or decrease by special permit, 4<sup>th</sup> floor and above 14 ft maximum by right or 16 ft by special permit

Windows and doors: ground floor 70% minimum; upper floors 20% to 70%

Residential Unit Factor: 1000 base or 750 under affordable or sustainable

Other: maximum blank wall 40 ft by 40 ft

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Other: minimum 70% of ground floor must be used for non-residential uses; minimum depth on ground floor of 75 ft or 60% of building depth whichever is less must be for non-residential use but can be varied by special permit

Other: nonresidential use must be located along the front elevation

Other: at least 1 entrance in each 40 ft of front elevation

Other: 5<sup>th</sup> floor and above must be set back 15 ft from front elevation and be at least 20% smaller than the building footprint

## Small Shop:

Width: 18 ft to 100 ft

Depth: 100 ft maximum

Maximum Footprint: 7,000 sf

Stories: maximum of 1.5; ground floor 12 ft to 24 ft

Windows and doors: ground floor 60% minimum

Roof: Can be equivalent to no more than .5 stories

Other: maximum blank wall 20 ft by 20 ft (R1, R2, R3,N) or 20 ft by 30 ft (V1, V2, V3)

Other: at least 1 entrance in each 40 ft of front elevation

## Shop:

Width: 30 ft to 150 ft

Depth: 150 ft maximum

Footprint: 15,000 sf

Stories: maximum of 1.5; ground floor 12 ft to 24 ft

Windows and doors: ground floor 70% minimum

Roof: No more than .5 stories tall

Other: maximum blank wall 20 ft by 30 ft

Other: at least 1 entrance in each 40 ft of front elevation

## Lined Garage:

Width: 300 ft maximum

Depth: 300 ft maximum

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Maximum Footprint: 75,000 sf

Stories: maximum of 3 (V2) or 6 (V3) by right with extra 2 by special permit; ground floor 16 ft to 24 ft, upper floors 14 ft maximum, garage portion is 9 ft to 12 ft on all floors

Windows and doors: ground floor 70% minimum; upper floors 20% to 70%

Residential Unit Factor: applied only to non-garage area, 1000 base or 750 under affordable or sustainable bonus

Other: maximum blank wall 20 ft by 20 ft

Other: minimum 70% of ground floor must be used for non-residential uses; minimum depth on ground floor of 30 ft or 75% of non-garage depth whichever is more must be for non-residential use but the depth requirement can be varied by special permit

Other: nonresidential use must be located along the front elevation

Other: non-garage portion must extend entire length of front elevation and have a depth of between 30 ft and 80 ft

## Lab Building:

Width: 40 ft to 200 ft

Depth: 300 ft maximum

Maximum Footprint: 40,000 sf

Stories: maximum of 3 (V2) or 6 (V3) by right with extra 1 by special permit; ground floor 16 ft to 24 ft, upper floors 12 ft to 20 ft

Windows and doors: ground floor 60% minimum; upper floors 20% to 70%

Other: maximum blank wall 30 ft by 30 ft

## Fabrication Building: Width: 175 ft maximum

Depth: 200 ft maximum

Maximum Footprint: 30,000 sf by right or 40,000 sf by special permit

Stories: maximum of 3; ground floor 16 ft to 24 ft, upper floors 14 ft to 20 ft

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Windows and doors: ground floor 30% minimum; upper floors 10% to 70%

Other: maximum blank wall 30 ft by 60 ft