



# APPENDICES

**Schedule A: Lot and Building Requirements**

**Schedule B: Off-Street Parking Requirements**

**Schedule C: Downtown Urban Core Form-Based Overlay District**

**Illustrative Guide**

## Schedule A: Lot and Building Requirements

District <sup>1</sup>	Minimum Lot Size		Lot Coverage <sup>2</sup> (percent)	Building Height (feet)	Yard Dimensions (feet) <sup>3</sup>			
	Area (square feet)	Width (feet)			Front	Rear	Side	
							One	Both
R-1 Residence District								
Single-Family detached dwelling	6,000	50	30	40	20	35	10	20
Multifamily dwellings	3,000 per unit	60	20	40	20	35	10	25
All other uses	6,000	50	25	40	20	35	10	25
R-1A Residence District								
Single-family detached dwelling	12,000	80	25	40	30	50	10	25
Multifamily dwellings	6,500	100	25	40	30	50	10	25
All other uses	12,000	100	25	40	30	50	10	25
R-C Residence-Commercial District								
Single-family detached dwelling	5,000	50	30	40	20	35	10	20
Multifamily dwellings	2,000 per unit	60 – 70 <sup>4</sup>	35	40 – 50 <sup>5</sup>	20	35	10	25
All other uses	5,000	50	25	40	20	35	10	25
C Commercial District								
Single-family detached dwelling	6,000	50	35	50	15	25	10	20
Multifamily dwellings	1,500 per unit	60	35	60	10	40	10	20
All other uses	6,000	50	35	50	10	25	10	20
M Manufacturing District								
To be determined by Site Plan Review (see §300-11)								
IPZ Industrial Park Zone					30	30		20
To be determined by Site Plan Review (see Article V)			25	35				
CIP Crossroads Industrial Park Zone					30	30		20
To be determined by Site Plan Review (see Article VI)			50	50				
CBP Crossroads Business Park Zone								
To be determined by Site Plan Review (see Article XIX)	1 acre	175	25	35	25	50		25

**Notes:**

1. The lot and area requirements for properties located within the Downtown Urban Core Form-Based Overlay District will be determined by Planning Board. See §300-12.
2. The lot coverage percent is to be determined by dividing the total area of land under a roof by the total lot size.
3. No building shall be erected, reconstructed or altered so as to project beyond the average setback line observed by the buildings on the same side of the street within the same block. Where appropriate, a zero or shallow build-to-line may be encouraged to maintain a continuous street wall and support pedestrian-friendly streets.
4. The maximum lot width applies only to multifamily dwellings with 5 or more dwelling units.
5. The maximum building height standard applies only to multifamily dwellings with 5 or more dwelling units.

**Schedule B**  
**Off-Street Parking Requirements**

Use	Spaces Required
One or Two-Family Dwellings	2 per dwelling unit including enclosed garage space if provided
Multi-Family Dwellings or Apartments	1 per studio/efficiency apartment. 1.5 per one-bedroom apartments. 2 per two-bedroom or larger apartment.
Day-care center	1 per staff member and 1 per 5 students
Senior Citizen Development	For dwellings designed to be occupied at least 90% by persons 62 years of age or older. 0.5 per apartment plus an additional 20% of the total required spaces for visitor parking in all cases.
Home occupation, cottage industry, or cottage retail	As determined by the Planning Board
Bed-and-breakfast and rooming house	1 per guest room, plus 2 per permanent residence
Home for the aging	1 per 2 bedrooms
Townhouses	2 per dwelling unit including enclosed garage space if provided
Church or other place of worship	1 per 6 seats in the main assembly room or 1 per 12 feet of bench length. On-street parking within 500 feet of the building, except in residential areas, may be used towards fulfilling this requirement.
School	1 per teacher, employee or administrator, plus 1 per 2 classrooms
Nursing or convalescent home	1 per 6 patient beds, plus 1 per employee on largest working shift
Hospital	1 per 2 beds, plus 1 per doctor, plus 1 per employee on the largest shift, plus 1 per hospital vehicle
Community health service center	1 per 800 square feet or gross floor area, plus 1 per employee working during shift of greatest employment
Assisted living facilities	1 per every 2 units, plus 1 per employee during the shift of greatest employment
Library	1 per 400 square feet of gross floor area, plus 1 per employee working during shift of greatest employment
Funeral home	1 per 50 square feet of floor area in the public rooms; 1 per each vehicle maintained on the premises; and 1 per each employee
Club or lodge	1 per 50 square feet of assembly area
Professional or other business office	1 per 200 square feet of floor area





## Schedule B





### Off-Street Parking Requirements (Continued)

Use	Spaces Required
Restaurant, tavern, bar or brew pub (excluding those that provide live entertainment)	1 per 25 square feet of assembly area or 1 per 3 seats, whichever is greater, plus 1 per employee working during shift of greatest employment
Restaurant or nightclub (with live entertainment)	1 per 50 square feet of floor area, plus 1 per employee working during the shift of greatest employment
Bank or monetary institution	1 per 200 square feet of gross floor area, plus 2 spaces per teller station within the bank
Convenience store	1 per 100 square feet of retail floor area, plus 1 per employee working during the shift of greatest employment
Gasoline service station	4, plus 2 for each service stall and 1 for each employee working during the shift of greatest employment
Retail stores or personal services	1 per 250 square feet of sales floor area
Franchise automobile, boat or trailer sales and service establishment	1 for each employee, plus 1 for every 200 square feet of usable floor area of salesroom and 1 for each auto-service stall in the service room
Warehouses	1 for each employee or 1 for each 3,000 square feet of floor area, whichever is greater
Manufacturing facilities	1 for each 1.5 employees computed on the basis of combined employment of the largest and second-largest shifts or 1 for each 1,000 square feet of gross floor area used for manufacturing, plus 1 for each company-owned truck or vehicle, plus 1 visitor parking for each 1,000 square feet of office space, whichever is greater
Dry cleaning	1 for each 200 square feet of gross floor area used by the general public
Laundromat	3, plus 1 for each 200 square feet of gross floor area used by the general public
Automobile repair, painting and collision services	1 per service bay, plus 1 per mechanic
Conference center, theater or other place of public assembly	1 for each 3 seats or in places where capacity is not determined by the number of seats, 1 per 40 square feet of floor area devoted to patron use
Hotel	1.25 for each unit of occupancy, plus 1 per employee working during the shift of greatest employment
Indoor recreation facility	1 for each 3 memberships
Mixed-use establishments and all other non-residential uses	As determined by the Planning Board

## Schedule C

### Downtown Urban Core Form-Based Overlay District: Illustrative Guide

	<p>Canvas-type awnings and canopies are encouraged.</p> <p>Shallow build-to-line supports a pedestrian-friendly street.</p> <p>Ground floor non-residential uses such as eating and drinking establishments, retail, service and offices with walk-in clientele are encouraged.</p>
	<p>The historic top floor cornice feature provides architectural interest.</p> <p>Primary window proportions are greater in height than in width.</p> <p>Storefront and second-story cornice provides horizontal architectural articulation.</p>
	<p>Shingle signage and lighting are historically appropriate.</p> <p>Front entrance door faces the primary street and is connected to the sidewalk with a canopy-covered stoop providing weather protection for customers.</p> <p>Open porches, stoops, bay windows, balconies and other similar building features may encroach over the sidewalk.</p>
	<p>Buildings incorporate breaks in the facades and rooflines at intervals of no more than 35 feet. Facades are broken up through the use of windows, recessed or protruding doorways, canopies, and other architectural treatments.</p> <p>Front entrance doors/retail storefronts are accentuated and attractive to customers.</p>

	<p>Façade alteration is inconsistent with surrounding historic buildings. Storefront windows and doors should be cohesive in appearance and complimentary to the adjacent well-maintained historic façade.</p> <p>The second-story cornice is covered by the new façade treatment and the window and door replacements are not historically appropriate. When necessary, replacement windows should match the original windows in style, configuration and size, and storefronts should have a consistent and cohesive pattern.</p>
	<p>The new addition neglects to consider the adjacent/attached historic structure, is proportionally out of scale, and interrupts the existing architectural rhythm of the street.</p> <p>Roof lacks historically appropriate decorative cornice or parapet.</p> <p>Windows lack historically appropriate architectural treatments</p>
	<p>The façade treatment covers the original doorways and windows.</p> <p>The primary building entrance should be accentuated.</p> <p>Galvanized metal siding should be permitted only as a roofing material. Blank facades without windows and/or doors should be discouraged on any exterior wall facing the public right-of-way.</p>
	<p>Façade alterations should employ architectural detailing that is Compatible with the architecture of the adjacent buildings.</p> <p>Sign type and placement are incompatible with the character of the building.</p> <p>New façade covers a portion of the second-story windows, as well other important architectural details.</p>