

**TABLE 2
BULK ZONING STANDARDS IN ALL DISTRICTS**

Zoning District	NR	RR	PR	RB-3	RB-2	RB-1	PRB-1	PRB-3		
Height	Maximum height: 35' - 2 ½ stories. Roof decks are permitted, with all decks and railings subject to the 35' height limitation. Floor area of any roof deck shall not exceed 20% of the covered and/or enclosed floor area of the top story; the finished floor elevation of any roof deck shall be not less than six feet below the elevation of the roof peak. All above ground deck railing must be the higher of 42" or in compliance with the most current Town Building Code.	Maximum height: 35' – 3 stories. Roof decks are permitted with all decks and railings subject to the 35' height limitation. All above ground deck railing must be the higher of 42" or in compliance with the most current Town Building Code.								
Exclusions to Height Restriction	Chimney required to comply with fire code (not to exceed 24" above peak of roof); alternative energy systems, where appropriately set back from roof edges so as not to be visible from the street, permitted as Special Exception but not to exceed 42" above roof peak			Chimney and stand pipe required to comply with fire code (not to exceed 24" above peak of roof). Elevator bulkhead where required for safety, and air handling system (appropriately screened) and alternative energy system when appropriately set back from roof edges so as not to be visible from the street, permitted as Special Exception but not to exceed 42" above peak of roof.						
Minimum Lot Size	5,000 s.f.		100,000 s.f.	5,000 s.f.			80,000 s.f.			
Minimum Setback Requirements	Front yard: 18'	Front yard: 22'	Street setback: 20'	Residential Use: See RR District Requirements Commercial and Mixed Use: Front yard: 18' Rear yard: 10' Side yard: 10' unless abutting a street, side yard shall then be 15'. Setback to a Residential District: 10'.	Front yard abutting a street: 6'; front yard abutting SR1: 8'.	Rear yard: 10'	Front yard: 8'		Front yard: 18'	
	Rear yard: 12'	Rear yard: 10'	Side yard and rear yard: 12'				Rear yard: 10'			
	Aggregate of front and rear yards: 30'	Aggregate of front and rear yards: 32'					Side yard: 0' unless abutting a street. Side yard abutting any street other than SR1: 6', side yard abutting SR1: 8'.	Side yard: 6'	Side yard: 10' unless abutting a street. Side yard abutting a street: 15'.	
	Side yard: 8' each side, with an aggregate of 16' both sides. Side yard abutting a side street: 15'.	Side yard: 8' each side, with an aggregate of 16' both sides. Side yard abutting a side street: 8'					Setback to a Residential District: 10'			
		Internal setbacks between multiple residential buildings on a single parcel: 20' between front or rear of a building and any face of another building; 10' between sides of adjacent buildings.		Internal setbacks between multiple residential buildings on a single parcel is 20' between front or rear of a building and any face of another building, and 10' between sides of adjacent buildings.						

Zoning District	NR	RR	PR	RB-3	RB-2	RB-1	PRB-1	PRB-3
Floor Area Ratio (FAR)	Maximum FAR: 1.00. Open decks and roof decks, passenger elevators, and private garages not included in the FAR calculation.	Maximum FAR: 1.20. Roof decks and private garages are included in the FAR calculation; passenger elevators and open decks other than roof decks are not included in the FAR calculation.		Maximum FAR: 1.00 for residential and mixed-use development, with passenger elevators, open decks and roof decks not included in the FAR calculation; 1.20 for dedicated commercial development, with passenger elevators, open decks and roof decks not included in the FAR calculation.	Maximum FAR: 1.20, with passenger elevators, open decks and roof decks not included in the FAR calculation.		Maximum FAR: 1.50, with passenger elevators, open decks and roof decks not included in the FAR calculation.	Maximum FAR: 1.35, with passenger elevators, open decks and roof decks not included in the FAR calculation.
Tiered Setbacks	Covered and/or enclosed portions of a third story: minimum additional 5' setback beyond the minimum front yard or rear yard for any building face abutting a street, the ocean or bay.		Minimum additional 10' setback beyond the minimum yard requirement for the covered and/or enclosed portions of each story above the second story for any building face abutting a major street or side street, the ocean or bay.	Residential and Commercial Uses: See RR District Requirements.	Covered and/or enclosed portions of a third story: minimum additional 5' setback beyond the minimum yard for any building face abutting a street, the ocean or bay.		Covered and/or enclosed portions of a third story: minimum additional 10' setback beyond the minimum yard for any building face abutting a major street or side street, the ocean or bay.	Covered and/or enclosed portions of a third story: minimum additional 10' setback beyond the minimum yard for any building face abutting a major street or side street, the ocean or bay.
Maximum Building Frontage	Single-family detached dwelling only.	Not to exceed 3 dwelling units per structure; street frontage not to exceed 100' per structure.	Not to exceed 4 dwelling units per structure; street frontage not to exceed 100' per structure.	Not to exceed 3 dwelling units per structure; street frontage not to exceed 100' per structure.				
Minimum Floor Area Per Dwelling Unit (Multi-Unit Structure)	1,200 s.f. living area (including covered decks in the floor area calculation, but not including the floor area of open decks and adjacent storage areas)							
Residential-To-Commercial Use Ratio	Residential only			In a mixed-use structure, the first floor shall be 100% commercial and the residential-use s.f. may not exceed 2 times the commercial-use s.f. Commercial parking lot area is not included in the commercial-use square footage calculation.			In a mixed-use structure, the first floor shall be 100% commercial and the residential-use s.f. may not exceed 2 times the commercial-use s.f. If developed with one or more dedicated 100% residential-use structures, the aggregate total residential-use s.f. may not exceed the aggregate total commercial-use s.f.	In a mixed-use structure the first floor shall be 100% commercial; while dedicated residential structures are permitted, the total floor area dedicated to residential use shall not exceed 2 times the total floor area dedicated to commercial use, including decks, storage and open service areas.
Maximum Dwelling Unit Density:	1 single family detached dwelling per lot.	1 dwelling unit per 3,600 s.f. land area; may be a detached single family dwelling, or one of several residential dwelling units in a townhouse or multi-family dwelling.		1 dwelling unit per 3,600 s.f. land area; may be a detached single family dwelling, or one of several residential dwelling units in a townhouse, multi-family dwelling or mixed-use structure.	No single-family detached homes, townhouses or residential multifamily dwellings are permitted, but 1 residential dwelling unit in a multi-use structure is permitted per 3,600 s.f. land area		1 residential dwelling unit in a mixed-use or dedicated multi-family dwelling residential structure per 3,000 s.f.	1 dwelling unit per 3,600 s.f. land area; may be a detached single family residence or one of several residential units in a townhouse, multifamily or mixed-use structure
Residential Parking Requirements	2 off-street spaces for the first 4 bedrooms in a dwelling unit plus one additional space for each additional two bedrooms in the same dwelling unit, such that a 5-bedroom or 6-bedroom dwelling unit requires 3 off-street parking spaces, a 7-bedroom or 8-bedroom dwelling unit requires 4 spaces, etc.							

Zoning District	NR	RR	PR	RB-3	RB-2	RB-1	PRB-1	PRB-3
Bed and Breakfast Parking Requirements	1 off-street space for every two dedicated Bed and Breakfast bedrooms in addition to such spaces as are required under Residential Parking Requirements for the private portion of the home or townhouse.							
Convention Center Parking Requirements				1 space per 200 s.f. of patron area or 1 space for every 4 seats, whichever is greater.		1 space per 200 s.f. of patron area or 1 space for every 4 seats, whichever is greater.		
Parking Requirements for Office, Public or Institutional Use				One space per 400 s.f. gross building area, for staff and visitor parking. However, a minimum of 50% of such spaces must be dedicated for visitor use.				
Dedicated Patron Parking Requirements for Other Commercial Uses				No off-street parking required for other commercial establishments with less than 2,000 s.f. assigned patron area; one space for each 400 s.f. patron area for other commercial establishments with less than 5,000 s.f. but more than 2,000 s.f. patron area; one space for each 100 s.f. patron area for other commercial establishments with more than 5,000 s.f. floor area assigned for patron use.			One space dedicated to patron parking per 200 s.f. of patron area.	
Restaurant Parking Requirements				No off-street parking required for restaurants with less than 2,000 s.f. patron area; one space dedicated to patron parking per 200 s.f. of patron floor area for restaurants with 2,000 s.f. or more patron area, including all exterior areas where service of patrons is permissible.			One space dedicated to patron parking per 200 s.f. of patron area, including all exterior areas where service of patrons is permissible.	
Basement	Non-habitable space below grade permitted, but a basement designed for or used as living space is not permitted.	Not permitted.	Non-habitable space below grade permitted, but a basement designed for or used as living space is not permitted.	Not permitted.				
Planting and Open Space Requirement	Minimum of 15% of gross lot area dedicated to planting and beautification area; a minimum of 50% of this requirement shall be located in the front yard, not withstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 10% of gross lot area dedicated to planting and beautification area; a minimum of 50% of this requirement shall be located in the front yard, not withstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 15% of gross lot area dedicated to planting and beautification area, with a required 5' wide planting strip provided along any portion abutting RR and/or NR District.	Minimum of 10% of gross lot area dedicated to planting and beautification area; a minimum of 50% of this requirement shall be located in the front yard, not withstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 10% of the SR-1 front/side yard setback area dedicated to planting and beautification area; use of planters to meet this requirement is permitted.		Open space provided for passive recreation, green space and beautification areas to be at least 12.5% of the gross lot/parcel area with 10% located in the SR-1 setback. Required public walks, setbacks and green space shall be open to the sky. Unencumbered public access shall be provided to all common areas and beach/bay-front areas.	