

4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

				X		Prohibited		P		Permitted		SP		Special Permit		SPL		Special Permit: Location Specific		P		Permitted															
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z										
		DISTRICT														DENSITY: Maximum per AC (3)																					
1		Dwelling Type	Applicable Section	WP-160	OS	R-120	R-80	R-40	R-20	R-20M	C1	C2	L1	I	G	OZ	Residential 160 / 120 / 80	OS	R-40	R-20	R-20-M	C1	C2	OZ	Open Space /Recreation Required (2)	Set-Aside Required	Set Aside Schedule 0% / 5% / 10% (4) (6) (7) (8)										
	2	Single Family Home		P	P	P	P	P	P	X	X	X	X	X	X	X	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	NA	NA	NA	NA	NA	NO	NA										
	3	Single Family Detached Dwelling Unit	4B.6	X	X	X	X	X	P	P	X	X	X	X	X	P (1)	NA	NA	NA	4 / AC	4 / AC	NA	NA	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%										
Transit Community Middle Housing	4	Cottage Cluster	4B.6	X	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	NA	1 Cluster / AC (4 bldgs)	2 Clusters / AC (8 bldgs)	2 Clusters / AC (8 bldgs)	3 Clusters / AC (12 bldgs)	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%										
	5	Duplex	4B.6 (when more than 2 units)	X	X	X	X	P	P	P	P	P	X	X	X	P (1)	NA	NA	2 Units / AC (1 bldg)	4 Units / AC (2 bldg)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	6 Units / AC (3 bldgs)	See Note 1	10% (none in R-40 & R-20)	YES											
	6	Triplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	6 Units / AC (2 bldgs)	6 Units / AC (2 bldgs)	9 Units / AC (3 bldgs)	See Note 1	10%	YES											
	7	Quadplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	8 Units/ AC (2 bldgs)	8 Units/ AC (2 bldgs)	12 Units/ AC (3 bldgs)	See Note 1	10%	YES											
	8	Perfect Six	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	12 Units / AC (2 bldgs)	12 Units / AC (2 bldgs)	18 Units / AC (3 bldgs)	See Note 1	10%	YES											
	9	Live Work Unit	4B.6	X	X	X	X	X	X	X	X	P	P	X	X	X	P (1)	NA	NA	NA	NA	NA	10 Units / AC	15 Units / AC	See Note 1	15%			YES								
	10	Townhouse (min. 3 units per building)	4B.6	X	X	X	X	SP	P	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	15 Units / AC	15 Units / AC	20 Units / AC	See Note 1	15%			YES								
	11	Attached Single Family Flats	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%										
	12	Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (8)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES											
	13	Cluster Development	16A.4	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	per 16A.4	NO	NA									
	14	Senior Housing (5)	16A.5	SP	X	SP	SP	SP	P	P	P	P	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC	10 Units / AC	10 Units / AC	10 Units / AC	15 Units / AC	See Note 1	per 16A.5	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%										
	15	Active Adult (5)	16A.6	SP	X	SP	SP	SP	P	X	P	P	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC	6 Units / AC	6 Units / AC	6 Units / AC	10 Units / AC	See Note 1	per 16A.6	YES											
	16	Adaptive Reuse (5)	16A.7	X	X	X	X	SPL	SPL	SPL	SPL (5)	SPL (5)	SPL	SPL	X	SPL (1)	NA	NA	No Max.	No Max.	No Max.	No Max.	No Max.	No Max.	See Note 1	per 16A.7			YES								
	17	Manufactured Home Park	16A.3	X	X	SP	SP	SP	SP	X	X	X	X	X	X	X	X	NA	NA	4 Units / AC	4 Units / AC	4 Units / AC	NA	NA	4 Units / AC	20%	YES	30% of Total Units: 15% @ 80% AMI & 15% @ 60% AMI									
		Accessory Dwelling Unit	4B.6A	X	X	P	P	P	P	X	X	X	X	X	X	X	1 ADU/Lot in 120 & 80. NA in 160	NA	1 ADU/Lot	1 ADU/Lot	NA	NA	NA	NA	NA	YES	In accordance with Affordable Accessory Dwelling Unit definition										

Notes:

- 1
- Density for a Dwelling Type shall be the density permitted in the underlying zone. If a Dwelling Type is not permitted in the underlying zone but permitted otherwise (i.e. Overlay), the density shall be the next lowest density for that Dwelling Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional information
- 2
- Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
- 3
- Density is rounded down to nearest unit; No developable land calculation required.
- 4
- Total set-aside units are rounded up to the nearest whole unit. All set-asides shall be deed restricted units at 80% AMI as stipulated and for the durations required under 8-30g unless specific government assisted project financing requires otherwise. However, this section 4B.16 set aside shall be the minimum required regardless of financing terms.
- 5
- When proposed with 2-9 Community Transit Middle Housing Dwelling Units, no Special Permit is required.
- 6
- All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units under 8-30g.
- 7
- Phased developments shall provide set-asides for each phase proportional to the total required set-aside.
- 8
- In the case of a mixture of Dwelling Types the set-aside shall be proportional for that Dwelling Type, the applicant shall NOT arbitrarily assign the set-aside.