

# IDEAS FOR OUR COMMERCIAL BUSINESS DISTRICT

Permitted uses in this Office / Residential Zone

## COMPARISONS BETWEEN OFFICE / RESIDENTIAL ZONE – COMMERCIAL BUSINESS

### OFFICE / RESIDENTIAL ZONE Existing Code

- Single-family detached dwelling.
- Multiple dwelling.
- Professional office.
- Combination of office and dwelling.

### COMMERCIAL / BUSINESS Proposed Change

- Single-family detached dwelling.
- ~~Multiple dwelling.~~
- Professional office.
- Combination of office and dwelling.

# CURRENT ZONE - O / R DISTRICT

## OFFICE / RESIDENTIAL

- Within any O-R District, the following accessory uses shall be permitted:
  - Private parking spaces and/or private parking garage for the office(s)
  - And/or dwelling(s) located on the same lot as the principal use.
  - One sign announcing businesses located on the premises, subject to
  - Limitations set forth in § 175-52 and Article XVIII.
  - Home occupation.
  - Customary accessory uses and structures
- Within any O-R District, the following accessory uses shall be permitted:
  - Private parking spaces and/or private parking garage for the office(s)
  - And/or dwelling(s) located on the same lot as the principal use.
  - One sign announcing businesses located on the premises, subject to
  - Limitations set forth in § 175-52 and Article XVIII.
  - Home occupation
  - ~~Customary accessory uses and structures~~

# ACCESSORY USES

## <sup>Existing</sup> Office Residential Zone

- Within any O-R District, the following accessory uses shall be permitted:
- Private parking spaces and/or private parking garage for the office(s) and/or dwelling(s) located on the same lot as the principal use.
- One sign announcing businesses located on the premises
- Home occupation.
- Customary accessory uses and structures

## <sup>Proposed</sup> Commercial / Business

- Within any O-R District, the following accessory uses shall be permitted:
- Private parking spaces and/or private parking garage for the office(s) and/or dwelling(s) located on the same lot as the principal use.
- One sign announcing businesses located on the premises, subject to limitations
- Home occupation.
- NO ACCESSORY GARAGES

# LOT AND YARD REQUIREMENTS

## Existing Office / Residential Zone

- Lot and yard requirements.
- Within any O-R District, no building or structure shall be erected, reconstructed or altered nor any lot or land utilized unless in conformity with the following schedule, except as modified by §§ 175-82 and 175-84:
- Minimum lot area: 15,000 square feet.
- Minimum lot width: 75 feet.
- Maximum lot coverage: 15%.
- Minimum yards:
- Front yard: 40 feet.
- One side yard: 15 feet.
- Both side yards: 40 feet total.
- Side yard abutting side street on corner lot: 20 feet.
- Rear yard depth: 50 feet.
- Minimum lot area per dwelling unit: 14,000 square feet.

## Proposed Commercial / Business

- Lot and yard requirements.
- Within any C/B District, no building or structure shall be erected, reconstructed or altered nor any lot or land utilized unless in conformity with the following schedule, except as modified by §§ 175-82 and 175-84:
- Minimum lot area: 15,000 square feet.
- Minimum lot width: 75 feet.
- Maximum lot coverage: 15%.
- Minimum yards:
- Front yard: 40 feet.
- One side yard: 15 feet.
- Both side yards: 40 feet total.
- Side yard abutting side street on corner lot: 20 feet.
- Rear yard depth: 50 feet.
- Minimum lot area per dwelling unit: 14,000 square feet.



# HEIGHT

## Existing Office / Residential Zone

- No building shall exceed a height of 30 feet, except as provided for and limited by § 175-83. However, the Planning Board shall have the authority and discretion to approve a building height not to exceed 40 feet, provided that front and rear yard requirements are met, each side yard is at least 20 feet and the Planning Board determines that sufficient side and rear yard screening is provided.
- If any existing structure exceeds 30 feet in height, repairs to the structure may be made but the height of the structure shall not be increase

## Proposed Commercial / Business

- No building shall exceed a height of 30 feet, except as provided for and limited by § 175-83. However, the Planning Board shall have the authority and discretion to approve a building height not to exceed 40 feet, provided that front and rear yard requirements are met, each side yard is at least 20 feet and the Planning Board determines that sufficient side and rear yard screening is provided.
- If any existing structure exceeds 30 feet in height, repairs to the structure may be made but the height of the structure shall not be increase

All front yards shall be planted in grass and landscaped. The Planning Board may require that existing trees and shrubs remain undisturbed. In the event that existing trees and/or shrubs must be removed, the Planning Board may require replacement of the same elsewhere on the site. All off-street parking spaces shall be situated in the rear yard of the lot or behind the main building, and screening shall be provided between the parking area and the street.

[Amended 11-6-1989 by L.L. No. 10-1989]

Property used for any use other than a single-family use shall provide natural evergreen screening between that property and any abutting single-family homes.

Each dwelling unit shall have a minimum floor area of 700 square feet and shall have a separate and independent bathroom, kitchen, living areas, bedroom and entrance.

All new construction, reconstruction or alteration of a building must be consistent with the architectural style prevalent in the area.

One identification or announcement sign no greater in size than eight square feet shall be permitted. Signs may be illuminated by **EXTERNAL LIGHTING ONLY**, and all lighting shall be extinguished at or before 10:00 p.m.

## Section 175-82 of code

Notwithstanding the lot area, lot width and lot coverage requirements of §§ 175-10, 175-15, 175-20, 175-25 and 175-56, a single-family dwelling may be erected on any lot separately owned and not adjacent to any lot in the same ownership at the effective date of this chapter, provided that the aggregate width of the side yards be not less than 25% of the lot width and that the narrower side yard be not less than three feet in width.

In any residential district, the street frontage of a lot hereafter laid out or partitioned from an existing lot shall not be less than 50 feet measured along the street line, except that there shall be no minimum street frontage required for a townhouse lot.

[Amended 11-19-1973 by L.L. No. 4-1973]



## Section 175-84 of Code

The space in a required front yard shall be open and unobstructed except for:

An unroofed balcony or terrace, projecting not more than eight feet.

Steps giving access to a porch or first floor entry door.

Other projections specifically authorized in Subsections B and C below.

Every part of a required yard shall be open to the sky unobstructed except for retaining walls and for accessory buildings in a rear yard and except that sills, belt courses and ornamental features may project not to exceed six inches. Cornices and eaves shall not project more than 18 inches.

Open or lattice-enclosed fireproof fire escapes or stairways, required by law, projecting into a yard not more than four feet and the ordinary projections of chimneys and pilasters shall be permitted by the Building Inspector when placed so as not to obstruct light and ventilation.







































