

Proposed Village Commercial Zoning Amendments

11/16/18

Zoning Standard	Existing	Proposed								
Min. Lot Area not in the Knightville Design District	3,500 sf	2,500 sf (and eliminate distinction between lots in the Design District and those not.)								
Min. Lot Area in the Knightville Design District	3,500 sf	3,500 sf (and eliminate distinction between lots in the Design District and those not.)								
Max. Residential Density not in the Knightville Design District	<table border="1" data-bbox="602 451 1019 1003"> <thead> <tr> <th data-bbox="602 451 753 598">Lot Area (sq. ft.)</th> <th data-bbox="753 451 1019 598">Number of Residential Units Permitted</th> </tr> </thead> <tbody> <tr> <td data-bbox="602 598 753 714">3,500 - 10,499</td> <td data-bbox="753 598 1019 714">2</td> </tr> <tr> <td data-bbox="602 714 753 829">10,500 - 13,999</td> <td data-bbox="753 714 1019 829">3</td> </tr> <tr> <td data-bbox="602 829 753 1003">14,000 +</td> <td data-bbox="753 829 1019 1003">4 plus one unit for each additional 3,500 sq. ft. of lot area;</td> </tr> </tbody> </table>	Lot Area (sq. ft.)	Number of Residential Units Permitted	3,500 - 10,499	2	10,500 - 13,999	3	14,000 +	4 plus one unit for each additional 3,500 sq. ft. of lot area;	24 units per acre or 8 units, whichever is greater (and eliminate distinction between lots in the Design District and those not.)
Lot Area (sq. ft.)	Number of Residential Units Permitted									
3,500 - 10,499	2									
10,500 - 13,999	3									
14,000 +	4 plus one unit for each additional 3,500 sq. ft. of lot area;									
Max. Residential Density Knightville Design District	24 units per acre	24 units per acre or 8 units, whichever is greater (and eliminate distinction between lots in the Design District and those not.)								
Min. Building Height in the Knightville Design District	24 feet	24 feet or two habitable floors.								
Max. Building Height in the Knightville Design District	50 feet	The lesser of 50 feet or 4 habitable floors, except the lesser of 40 feet or 3 habitable floors within 50 feet of the VR zone (and eliminate distinction between lots in the Design District and those not.)								
Maximum building height-Remainder of the VC District	35 feet, except buildings higher than 30 feet shall have side and rear yards not less than 50 per cent of building height.	The lesser of 50 feet or 4 habitable floors, except the lesser of 40 feet or 3 habitable floors within 50 feet of the VR zone (and eliminate distinction between lots in the Design District and those not.)								
Min. Street Frontage	25 feet	25 feet.								
Min. Front Yards, lots with frontage on Ocean Street north of Market Street/Hinckley	None	None (make it for all of VC).								

Street or on Cottage Road north of Thomas Street	For construction after December 27, 1998 of new buildings on lots with frontage on Ocean Street north of Market Street/Hinckley Street or on Cottage Road north of Thomas Street, off-street parking spaces may not be located in the front yard facing Ocean Street or Cottage Road. In addition, the area between the front wall of the building and the front property line must be used for pedestrian space or landscaping and may not be used for access drives, driveways, or other motor vehicle facilities. For the purposes of this section, the meaning of "new buildings" only includes construction of buildings on undeveloped lots or construction that more than doubles the footprint area of existing buildings.	For construction after December 27, 1998 of new buildings on lots with frontage on Ocean Street north of Market Street/Hinckley Street or on Cottage Road north of Thomas Street , off-street parking spaces may not be located in the front yard facing Ocean Street or Cottage Road . In addition, the area between the front wall of the building and the front property line must be used for pedestrian space or landscaping and may not be used for access drives, driveways, or other motor vehicle facilities. Further, the primary entrance to the building shall be from Ocean Street. For the purposes of this section, the meaning of "new buildings" only includes construction of buildings on undeveloped lots or construction that more than doubles the footprint area of existing buildings.
Minimum front yards, remainder of VC District	15 feet	None (make it for all of VC).
Minimum side and rear yards, principal buildings	None required except where the side and/or rear yard abuts a residential district in which case it/they shall be a minimum of fifteen (15) feet or fifty (50) per cent of the building height whichever is greater and the buffering requirements of this Chapter shall be met.	Side yard: None, except 6 feet where abutting the VR zone, not including decks. Rear yard: 6 feet, except 15 where abutting the VR zone, except that decks shall not be subject to a setback requirement.
Minimum side and rear yards, accessory buildings	---	3 feet
Max. Building Coverage	None	None
Minimum utilization of primary frontage	Not a current standard in the VC zone.	A building or buildings shall fill at least eighty percent (80%) of their Ocean street frontage. The Planning Board may reduce this requirement if the width of the primary frontage would prohibit vehicular access to the lot without the necessity of a variance from the Board of Appeals.
Maximum area of building footprint.	---	10,500 sf for buildings and additions for which a building

		permit is granted after Jan. 1, 2019.
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Other Amendments

- Create new rule for lots bisected by the VC/VR zone line.
- Add live-work units as an allowed first floor use.
- Except for short-term rentals, reduce required on-site residential parking from 1.5 spaces per unit to a maximum of 1.0 spaces per unit or 0.5 for units that are less than 800 sf or are 1-bedroom units or studios.