

Village Commercial Compared with Village Extension

Zoning Standard	Village Commercial VC	Village Extension								
Min. Lot Area not in the Knightville Design District	3,500 sf	None								
Max. Residential Density not in the Knightville Design District	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lot Area (sq. ft.)</th> <th style="text-align: center;">Number of Residential Units Permitted</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">3,500 - 10,499</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">10,500 - 13,999</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">14,000 +</td> <td style="text-align: center;">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;	None
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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;									
Min. Lot Area in the Knightville Design District	3,500 sf	None								
Max. Residential Density Knightville Design District	24 units per acre	None								
Min. Building Height in the Knightville Design District	24 feet	The greater of thirty (30) feet or three (3) habitable stories, except twenty (20) feet or two (2) habitable for a building on a lot with frontage on Broadway.								
Max. Building Height in the Knightville Design District	50 feet	The lesser of sixty (60) feet or five (5) habitable stories, not including floors devoted primarily to parking, except forty-five (45) feet or four (4) habitable stories for a building on a lot with frontage on Broadway. Notwithstanding this limit, the portion of any building located within fifty (50) feet of the E Street property line shall be limited to a maximum of the lesser of (i) forty (40) feet or (ii) three (3) habitable stories, not including floors devoted primarily to parking.								
Min. Street Frontage	25 feet	None								

Maximum building height- Remainder of the VC District	Thirty-five (35) feet, except buildings higher than thirty (30) feet shall have side and rear yards not less than fifty (50) per cent of building height.	Same as noted above.
Min. Front Yards, lots north of Broadway with frontage on Ocean Street, Cottage Road or Waterman Drive	None	None, except fifteen (15) feet from a property line abutting Broadway.
Min. Front Yards, lots with frontage on Ocean Street north of Market Street/Hinckley 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.	None, except fifteen (15) feet from a property line abutting Broadway.
Max. Front Yard Setback	None	Ten (10) feet, except twenty (20) feet from a property line abutting Broadway. In all cases, up to forty percent (40%) of the width of the front façade of the building may be set back further than the maximum setback (i.e., further away from the front property line) if the space between the front wall of this portion of the building and the front property line is used as pedestrian space or for customer related outdoor service activities such as seating for a restaurant.
Minimum front yards, remainder of VC District	15 feet	N/A
Minimum side and rear yards	None required except where the side and/or rear yard abuts a	See below.

	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.	
Min. Side Yard		None, except fifteen (15) feet where the side yard abuts a residential zoning district or a property in exclusive use for residential purposes as of the date of adoption of the Village Extension District.
Min. Rear Yard		None, except the greater of fifteen (15) feet or fifty percent (50%) of the building height where the rear yard abuts a residential zoning district or a property in exclusive use for residential purposes as of the date of adoption of the Village Extension District.
Max. Building Coverage	None	80%
Minimum utilization of primary frontage		A building or buildings shall fill at least eighty percent (80%) of the primary street frontage except along a property line abutting Broadway. 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.