

SPACE & BULK COMPARISON – CAMDEN STREET AREA

NBZ Neighborhood Business Zone
 B Residential B Zone
 TB-1 Transitional Business 1 Zone
 C-2 Commercial 2 Zone

	<u>NBZ</u>	<u>B</u>	<u>TB-1</u>	<u>C-2</u>
Minimum Front Setback	None	15' (principal & accessory structures ²)	20' (excludes corner lots ⁴)	20' (except 30' on Route 1 north of Main St.)
Maximum Front Setback	10' or avg. depth of lots on either side (see other requirements)	None	None	None
Minimum Side Setback	5' (see conditions)	5' (principal & accessory structures)	15' (30' for non-residential or mixed use abutting a residential zone or use) (excludes corner lots ⁴)	20'(30' for non-residential or mixed use abutting a residential zone or use)
Minimum Rear Setback	30' principal; 10' for accessory structures, porches, decks, etc; 5' fence	20' (excludes corner lots; see definition ³)	20' (excludes corner lots ⁴)	20'
Minimum Rear Setback Exception (for up to 2 accessory structures < 700 sq. ft. or portion thereof < 700 sq. ft.)	No Exceptions other than as defined in NBZ rear setback	5' (for no more than 2 accessory structures with a combined area of up to 700 sq. ft. & a max height of 18')	5' (for no more than 2 accessory structures with a combined area of up to 700 sq. ft. & a max height of 18')	No Exceptions
Minimum Lot Size (sewered lots)	None	6,400 sq. ft for single family dwelling	Residential: 5,000 Non Residential & Mixed Use: 10,000	21,780 sq. ft.
Minimum Lot Area Per Dwelling (more than one)	None	5,000 sq. ft. (except assisted living facilities);	5,000 sq. ft.	1,200 sq. ft. but 75% of ground floor must be non-residential.
Maximum Bldg. Coverage	None (within setbacks)	60%	40%	50%
Maximum Lot Coverage	None for structures; (conditions for others)	None	60%	80%
Minimum Residential Floor Area	450 sq.	750 sq. total floor area, all floors.	First floor only min. of 600 sq. ft.	300 sq.
Maximum Building Height	45' (not to exceed height of primary structure)	35' and 2½ stories	35' and 2½ stories	35'
Minimum Stories	2 Functional Stories (see conditions)	None	None	None
Minimum Street Frontage	40' (see conditions)	80' (continuous Street frontage along one St; excludes cul-de-sacs ¹)	80' (continuous Street frontage along one St; excludes cul-de-sacs ¹)	100' (continuous Street frontage along a public St)
Minimum Distance Between Curb Cuts (on the same lot)	50'	50'	50' (along public St., but at least one allowed per lot) ⁵	100' (along public St., but at least one allowed per lot) ⁵

1 See Subdivision Review in Chapter 16 for cul-de-sac frontage standards

2 In the case of an infill lot, the minimum front setback may be less than 15' if the front setback matches one or the other of the existing adjacent front setbacks of abutting lots

3 Corner Lot, and/or Through Lot: A lot that abuts more than one street. Front setbacks apply to those lot lines abutting streets, side setbacks apply to the other lot lines. Corner lots have no rear setback.

4 In the case of an infill lot, the minimum front setback may be less than 20 feet if the front setback matches one or the other of the existing adjacent front setbacks of abutting lots.

5 Property access shall be from side streets when possible. These provisions may be waived if compliance is physically impossible or would create a safety hazard; the intent is to maximize distance between cuts.