

Villebridge Middleton Square - Tabular Zoning Analysis

Zoning District: Residential R-1a and Business

Requirement	Allowed or Required (Residential R-1a)	Allowed or Required (Business)	Proposed Condition	Relief Required?
Use - Multifamily dwelling	No	No	Yes	Yes
Use - Retail establishment	No	Yes	Yes	Yes
Use - Restaurant	No	Yes	Yes	Yes
Use - Business or Professional Office	No	Yes	Yes	Yes
Minimum Area (square feet)	20,000 for a single-family, 40,000 for a two-family	40,000	221,000	No
Minimum Frontage (feet)				
South Main Street		100	375	No
Boston Street		100	550	No
Minimum Lot Width (feet)				
South Main Street	125	100	375	No
Boston Street	125	100	550	No
Minimum Front Setback (feet)				
South Main Street	25	30	15	Yes
Boston Street	25	30	8	Yes
Minimum Side Setback (feet)				
Rowell Lane	15	35	60	No
18 Boston Street	15	N/A	50	No
Minimum Rear Setback (feet)				
Blu Haven Condos	15	35	50	No
Lot Coverage by Buildings (%)	25	35	42	Yes
Minimum Open Space (%)	0	25	18	Yes
Maximum Building Height (feet)		35	58	Yes
Maximum Building Height (stories)		3	5	Yes
Parking				
Spaces per Dwelling Unit		2.0	1.6	Yes
Spaces per Retail Sales/Service		1:200 sq. ft.	1.25:200 sq. ft.	Yes
Spaces per Restaurant, Conventional		1:250 sq. ft.	1:250 sq. ft.	No
Spaces per Business or professional office		1:200 sq. ft.	1.25:200 sq. ft.	Yes
Spaces per all other uses		1:200 sq. ft.	1.25:200 sq. ft.	Yes
Landscaping - Shade Trees		1 per 10 spaces	1 per 30 spaces	Yes
Landscaping - Including Trees		5% of parking area interior	0%	Yes
Signage				
Ground Signs Setback (feet)		10	0	Yes
Other		Multiple various signage requirements and restrictions	TBD	Likely yes