

EAST MAIN STREET REDEVELOPMENT AREA- SCHEDULE B

LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS

ZONE	PRIMARY INTENDED USE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FRONT YARD (FT.)	MIN. SIDE YARD ONE/BOTH (FT.)	MIN. REAR YARD (FT.)	MAXIMUM RESID. DENSITY	MAXIMUM F.A.R. (% LOT)	MAXIMUM BUILDING COVERAGE (% LOT)	MAXIMUM IMPROVEMENT COVERAGE (% LOT)	MAXIMUM BUILDING HEIGHT (ST./FT.)
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BASE DISTRICTS

E-B1	RETAIL, OFFICE, HOTEL, APTS.	10,000	75	75	125	0 (b)	0/0 (b)	25 OR BLDG HEIGHT (a)	50-75% OF GFA (b)	N.A.	N.A.	95	2/30
E-B2	RETAIL, OFFICE, APTS.	10,000	75	75	125	0 (b)	0/0 (b)	25 OR BLDG HEIGHT (a)	50-75% OF GFA (b)	N.A.	20	95	2/30
E-B3	OFFICE, SERVICES	15,000	100	100	150	15	10/20	25 OR BLDG HEIGHT (a)	50-75% OF GFA (b)	N.A.	30	90	2/30
E-PR	PROFESSIONAL OFFICE	10,000	75	75	125	15	8/20	25	1/LOT	25	25	75	2½/35
	ONE-FAMILY RESIDENCE	6,000	50	50	100	15	8/20	25	1/LOT	35	25	50	2½/35
E-R2	SINGLE-FAMILY RESIDENCE	6,000	50	50	100	15	8/20	25	1/LOT	35	25	50	2½/35

OVERLAY DISTRICTS

RETAIL	RETAIL, OFFICE, APTS.	24,000	120	120	180	0 (b)	0/0 (b)	25 (b)	50-75% OF GFA (b)	N.A.	N.A.	95	4/60 (b)
RETAIL-HOTEL	RETAIL, OFFICE, HOTEL, APTS.	24,000	120	120	180	0 (b)	0/0 (b)	25	50-75% OF GFA (b)	N.A.	N.A.	95	6/90
OFFICE-SERVICES	OFFICE, SERVICES	24,000	100	100	150	10 (b)	10/20 (b)	25 (b)	50-75% OF GFA (b)	N.A.	N.A.	90	5/75 (b)
MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENCES	50,000	250	N.A.	N.A.	0 (b)	25	25	30 DU/JAC	N.A.	N.A.	90	4/60

FOOTNOTES AND ABBREVIATIONS

(a) = Whichever is more restrictive.

(b) = See text of redevelopment plan and/or zoning regulations for special requirements or additional information.

FT. = FEET
 S.F. = SQUARE FEET
 ST. = STORIES
 N.A. = NOT APPLICABLE
 GFA = GROSS FLOOR AREA