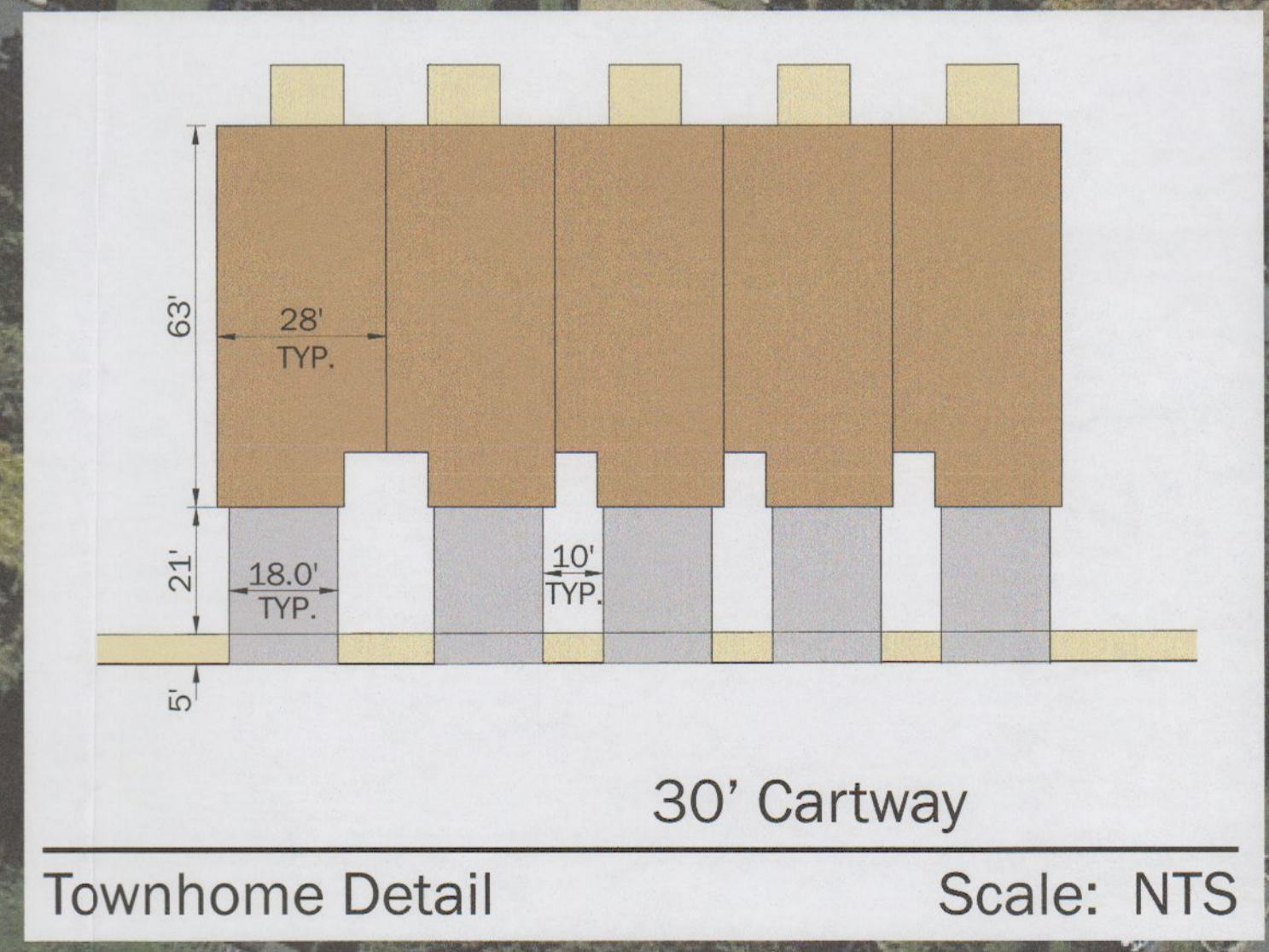




Zoning Table		
Current Zoning: R-2 Residential Zoning / AAC Active Adult Community Overlay District		
Bulk Regulations		
\$265-156.D	Required	Proposed
Min. Tract Area:	5 Acres	10.83 Acres
Max. Density:	4 DU/ Acre (44 DU's)	4.61 DU/ Acre* (50 DU's)
Min. Lot Area:	2,000 SF/ DU	2,500 SF/ DU
Min. Lot Width: (At Building Line)	40 FT	28 FT
Min. Front Yard:	25 FT	26 FT (to Cartway)
Min. Side Yard:	15 FT	17.5 FT
Min. Rear Yard:	25 FT	25 FT
Max. Building Coverage:	40%	±18%
Max. Impervious Surface Coverage:	60%	±36%
Max. Building Height:	35 FT	<30 FT
\$265-156.E	Min. Building Separation:	25 FT or Building Ht. +5 FT / 35 FT
\$265-156.I	Setback from Route 100:	50 FT / N/A
	Setback from Route 73:	50 FT / 28 FT (Porch) 40 FT (Dwelling) 62 FT from Cartway
\$265-161.A	Required Open Space	30% / ±34%
Parking Requirements		
\$265-230.C(2)	Min. Parking / DU	2.0 Spaces per DU / 1.0 Spaces (Garage) + 1 Space (Driveway)
	Min. Overflow Parking	0.2 Spaces per DU / 0.5 Spaces per DU



Net Area Calculations			
Gross Tract Area:	12.95 Acres	Density (50 DU)	3.86 DU / Acre
Tract Area less ROW	11.08 Acres		4.51 DU / Acre
less Wetland	10.83 Acres		4.61 DU / Acre

* Proposed Density exceeds regulations of \$265-156.D

Designated Open Space
3.78 Acres (34%)