

SECTION 2.8. PLANNED DEVELOPMENT DISTRICTS

A. In Planned Development Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except as follows:

1. Uses Permitted

a. Residential

- i. Town houses;
- ii. Apartment houses.

b. Commercial Entertainment

- i. Hotel, motel or inn;
- ii. Restaurant, tea room or other eating place;
- iii. Theater, hall, club, or other indoor places of amusement or assembly.

c. Commercial Retail/Office

- i. Store, sales room, or showroom for the conduct of retail business, excluding facilities for the sales of motor vehicles, mobile homes, house trailers, or recreational trailers or vehicles;
- ii. Personal services;
- iii. Bank or other financial institution;
- iv. Business or professional offices.

d. Parking

- i. Public or private parking lots, garages or structures for the temporary parking of motor vehicles.

e. Such accessory uses as are customary in connection with the uses enumerated in subparagraphs a., b., and c. above.

f. Any of the following uses upon the granting of a special permit in accordance with Section 6.3 provided, however, that the use requested was in existence within the Planned Development District when this Zoning Bylaw took effect, and provided that parking is provided in accordance with the provisions of Section 6.3:

- i. Gasoline filling station;
- ii. Printing Plant.

2. Minimum Lot or Development Site Area

No building or group of buildings shall be erected on a lot or development site area containing less than ten (10) acres.

3. Density and Design Standards

a. Mix of land uses

- i. A maximum of fifty percent (50%) of the total lot or development site area shall be devoted to residential use.
- ii. A maximum of twenty-five percent (25%) of the total lot or development site area shall be devoted to commercial entertainment use.
- iii. A maximum of fifty percent (50%) of the total lot or development site area shall be devoted to commercial retail and/or office use.
- iv. A maximum of ten percent (10%) of the total lot or development site area shall be devoted to uses permitted in accordance with Paragraph 1., Subparagraph f. above.

Parking required to serve each of the uses specified above shall be considered within that portion of the lot or development site devoted to that particular use.

Uses permitted in accordance with Section 2.8.1.c.i.-iii. shall be restricted to ground floor locations provided that the Special Permit Granting Authority may, subject to a determination that adequate provisions are made for pedestrian circulation, grant a special permit for other locations of such use.

a. Residential Density

The density of residential development within that portion of the site devoted to residential use shall not exceed the following:

- i. Town Houses 1/4,000 square feet
- ii. Apartments 1/1,800 square feet

c. Minimum Open Space: There shall be provided for each lot or development site area a minimum open space of not less than the following:

- i. 60 percent of the area devoted to residential use.
- ii. 30 percent of the area devoted to commercial entertainment, commercial retail or office use.

Should residential and non-residential uses be contained within a single structure, the percentage of gross floor area associated with each use shall be used for the purpose of determining said minimum open space.

d. Elevation of Buildings or Structures

- i. No exterior wall of any building shall exceed a height of forty-five (45) feet measured from the finished grade elevation of the land adjoining said wall,

exclusive of parapets or cornices, provided, however, that where the Planned Development District abuts land zoned for residential purposes or a street, the area opposite which is zoned for residential purposes, the maximum Height of any building shall not exceed that of any structure within one hundred (100) feet of the boundary of the Planned Development District for a depth of eighty (80) feet within the Planned Development District.

- ii. Vertical projections not designed or used for human occupancy constructed above the main roof elevation shall be permitted but shall not occupy a total number of square feet of the roof which shall exceed an aggregate of fifteen percent (15%) of the total ground coverage of the building and shall not extend more than fifteen (15) feet above the main roof elevation of the building.
 - iii. For the purpose of this Bylaw, the finished grade shall mean the elevation of the completed surface of the land, such as lawns, walks, or paving, as determined by field survey or as shown on official plans.
 - iv. No building shall contain more than four (4) stories. As used herein, the term story shall mean a building level designed or used for human occupancy, but shall not include a level designed or used for occupancy only by custodial personnel.
- e. Yards and Setbacks

No buildings or structures shall be erected or placed above ground level nearer to any street or Zoning District boundary line than the following:

Use:	Zoning Boundary (1) Single Residence or General Residence	Zoning Boundary (1) Other Than S.R. or G.R.
Residential:		
Town Houses	30'	60'
Apartments	40'	
Commercial Entertainment:		
Hotel, etc.	50'	30'
Restaurant, etc.		0'
Theater, etc.		0'
Commercial Retail/Office:		
Store, etc.	50'	0'
Bank, etc.		
Business/Professional Office		
Personal Service		

- i. Measurement shall be made from the zoning district boundary or from the street line where the land opposite the Planned Development District but

having frontage on the same street as the Planned Development is not within a Planned Development District.

f. Parking

i. Off-street parking shall be provided in accordance with the following:

Use	Number of Spaces
Residential	1.5 per one or two bedroom unit; 2.0 per three bedroom unit
Commercial Entertainment	
Hotel, etc.	1 per 1 guest room
Restaurant, etc.	1 per 100 square feet of area in which food is served
Theater, etc.	1 per each 4 seats
Commercial Retail	
Store, etc.	1 per 150 square feet of floor area
Personal Services	1 per 300 square feet of floor area
Bank, etc.	1 per 300 square feet of floor area
Offices	1 per 300 square feet of floor area

ii. The design, construction and screening of off-street parking, except that provided within underground garages or elevated parking structures, shall be in accordance with the provisions of SECTION XXI.

iii. All parking required to serve a building or use shall be located within a walking distance of six hundred (600) feet of that building or use.

iv. In any Planned Development District the required number of parking spaces shall be reduced by ten percent (10%) when at least some portion of the lot or development site area is devoted to each of the following uses:

- Residential
- Theater, or other use which, in the opinion of the Board of Appeals, would require off-street parking at times different from the other uses included within the lot or development site area.
- Commercial Retail or Office.

g. Lighting

All artificial lighting or storage area, maneuvering space, driveway, walkway, or pedestrian plaza or mall shall be arranged and shielded so as to prevent direct

glare from the light source into any public street or private way or onto adjacent property.

h. Location of Activities

All commercial entertainment, commercial retail and/or office activities, with the exception of those accessory to uses permitted by Section 2.8.1.b.i. and ii., shall be carried on within a building or structure.

4. Project Approval: The provisions of Section 5.6 shall apply.

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