

455 Post Road East
ZONING DATA CHART
Pursuant to Map & Text Changes to **IHZ District**
GBD - RES-A/IHZ ZONE

12/22/2025	Residence A District		General Business District		TOTAL		NOTES
	<u>Req/Allowed</u>	<u>Proposed</u>	<u>Req/Allowed</u>	<u>Proposed</u>	<u>Req/Allowed</u>	<u>Proposed</u>	
Lot Size/Shape							
Gross Lot Area	-	29,227 sf 0.67 ac	-	47,696 sf 1.10 ac	-	76,923 sf 1.77 ac	Appendix D: Total area within property boundaries
Net Lot Area	-	29,227 sf 0.67 ac	-	47,136 sf 1.08 ac	-	76,363 sf 1.75 ac	§5-2 "Lot Area": Gross less 80% areas of wetlands/steep slopes/easements
Arterial Street Frontage	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>185.1'</i>	<i>193'</i>	§39A-4.1 - 15% perimeter required (1234.2 ft perimeter) on Arterial Road
Regulatory Factor	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>0.55</i>	<i>0.81</i>	§39A-4.2 and Appendix D
Setbacks							
Front	-	-	<i>20'</i>	<i>21'</i>	<i>20'</i>	<i>21'</i>	§39A-6
Side	<i>15'</i>	<i>24'</i>	<i>15'</i>	<i>10'</i>	<i>15'</i>	<i>10'</i>	§13-4 (Res-A) and §24-4 (GBD): underlying zones; Buildings conform. Text Change §39A-21.b.-Patios allowed 5' encroachment
Rear	<i>25'</i>	<i>20'</i>	-	-	<i>25'</i>	<i>20'</i>	§13-4 (Res-A) and §24-4 (GBD): underlying zones; Buildings conform. Text Change §39A-21.b.-Patios allowed 5' encroachment
Building Spacing	<i>10'</i>	<i>14.5'</i>	<i>10'</i>	-	<i>10'</i>	<i>14.5'</i>	§39A-9
Building Height							
Stories	<i>3</i>	<i>3</i>	<i>3</i>	<i>3</i>	-	-	Text Change §39A-21.c
Feet	<i>35'</i>	<i>36.1'</i>	<i>35'</i>	<i>34.7</i>	-	-	Text Change §39A-21.c
Coverage							
§5-2 "Coverage": Based on Net Lot Area							
Max. Building Coverage	-	(29.3%) 8,566 sf	-	(21.8%) 10,258 sf	(25.0%) 19,091 sf	(24.7%) 18,824 sf	Text Change §39A-21.d
Max. Total Coverage	-	(38.5%) 11,243 sf	-	(54.7%) 25,793 sf	(65.0%) 49,636 sf	(48.5%) 37,036 sf	§39A-21
Floor Area							
§5-2 "F.A.R." and Appendix D: Based on Gross Lot Area							
Max. Total Floor Area	-	18,187 sf	<i>0.25</i>	<i>11,924 sf</i>	<i>0.55</i>	<i>42,308 sf</i>	0.46 35,028 sf 0.05 FAR bonus added per §39A-14.1; 20,813 sf Total Area excluded in Cellar per §39A-10.1.1.; 9,287 sf of Affordable Units excluded per §39A-10.1.1 of which 800 sf is located within the cellar.
Max. Exempt Affordables	-	-	-	-	<i>0.25</i>	<i>19,091 sf</i>	0.12 9,287 sf §39A-10.1.1.
Max. Floor Area (per floor per building)	-	4,160 sf	<i>10,000 sf</i>	<i>32,106 sf</i>	-	-	Text Change §39A-21.g
Min. Commercial (% of total FA)	-	-	<i>N/A</i>	-	-	-	Text Change §39A-21.e
Residential Density							
Based on Gross Lot Area							
Units	<i>n/a</i>	-	<i>n/a</i>	-	<i>32</i>	<i>30</i>	Text Change §39A-21.a: 17 units/gross acre + 2 unit bonus per §39A-14.1
Affordability							
Min Units (20% of total)	-	-	-	-	<i>6.0</i>	<i>6.0</i>	§39A-18.1
Min Floor Area (20% of Res)	-	-	-	-	<i>8,875</i>	<i>9,287</i>	§39A-18.1; §39A-10.2. Based on 44,375 sf for units.
Min Unit Size (75% of similar)	-	-	-	-	-	-	§39A-18.2
Parking							
1-bed (1.25 x 9 units)	-	-	-	-	<i>11.25</i>	<i>0</i>	§39A-14: including 0.5 space reduction
2-bed (1.75 x 8 units)	-	-	-	-	<i>14</i>	<i>0</i>	§39A-14: including 0.5 space reduction
3-bed (2.0 x 13 unit)	-	-	-	-	<i>26</i>	<i>0</i>	§39A-14: including 0.5 space reduction
TOTAL	-	-	-	-	<i>51</i>	<i>51</i>	
Compact Car Spaces Allowed	-	-	-	-	<i>10.2</i>	<i>0</i>	§34-0.2 20% of the parking provided in each zone