

785 Post Road East (Option 2a)
ZONING DATA CHART
GBD - RES-A/IHZ ZONE

1/9/2025	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	-	86,999 sf 2.00 ac	-	20,678 sf 0.47 ac	-	107,677 sf 2.47 ac	No Change - Appendix D: Total area within property boundaries
Net Lot Area	-	53,905 sf 1.24 ac	-	20,678 sf 0.47 ac	-	74,583 sf 1.71 ac	No Change - §5-2 "Lot Area": Gross less 80% areas of wetlands/steep slopes/easements
Arterial Street Frontage	n/a	n/a	n/a	n/a	75'	82.1	No Change - §39A-4.1
Regulatory Factor	n/a	n/a	n/a	n/a	n/a	n/a	No Change - §39A-4.2 and Appendix D
Setbacks							
Front	-	-	20'	21'	20'	21'	No Change - §39A-6
Side	15'	24'	15'	15.5'	15'	15.5'	No Change - §13-4 (Res-A) and §24-4 (GBD): underlying zones
Rear	25'	41'	-	-	25'	41'	No Change - §13-4 (Res-A) and §24-4 (GBD): underlying zones
Building Spacing	10'	14.5'	10'	-	10'	14.5'	No Change - §39A-9
Building Height							
Stories	2.5	2.5	3	3	-	3	§39A-7.2 and §24-5
Feet	35'	30.2'	35'	33'±	-	33'±	§39A-7.2 and §24-5
Coverage							
Max. Building Coverage	(15.0%) 8,086 sf	(14.8%) 7,984 sf	(25.0%) 5,170 sf	(11.8%) 2,434 sf	-	(14.0%) 10,418 sf	No Change - §39A-8, §13-6, §24-6
Max. Total Coverage	-	(41.1%) 22,148 sf	-	(59.0%) 12,198 sf	(70.0%) 52,208 sf	(46.1%) 34,346 sf	No Change - §39A-8.2
Floor Area							
Max. Commercial Floor Area	n/a	n/a	0.25 5,170 sf	0.10 2,138 sf	0.25 5,170 sf	0.02 2,138 sf	§5-2 "F.A.R." and Appendix D: Based on Gross Lot Area
Max. Total Floor Area	-	15,838 sf	0.25 5,170 sf	0.21 4,918 sf	0.50 53,839 sf	0.18 19,454 sf	§24-8
Max. Floor Area (per floor per building)	2,500 sf	2,485 sf	-	-	2,500 sf	2,138 sf	§39A-10.3.1: Excludes 1,302 sf for affordable housing units
Min. Commercial (% of total FA)	-	-	30% 1,475 sf	43% 2,138 sf	-	-	No Change - §39A-10.1 and 24-8.1
Residential Density							
Units	23	13	8	2	31	15	§39A-10.3.2
Bedrooms	39	25	9	5	48	30	Based on Gross Lot Area
Affordability							
Min Units (20% of total)	-	-	-	-	3.0	-	§39A-5.1
Min Floor Area (20% of Res) ¹	-	-	-	-	3,724	5,800±	§39A-5.1; Allowed does not include bonus 6 affordable bedrooms/acre
Min Unit Size (75% of similar)	-	-	-	-	-	-	§39A-18.1
Parking							
1-bed (1.25 x 2 units)	2.5	6	-	-	2.5	6	Text Change for a mix of on and offsite Based on 18,618 sf for units.
2-bed (1.75 x 11 units)	17.5	19	1.75	2	19.25	21	§39A-18.2
3-bed (2.0 x 2 unit)	2	2	2	2	4	4	§39A-14: including 0.5 space reduction
Retail Food Use (2,137 sf ÷ 180)	-	-	11.9	18	11.9	18	§34-5 Table
Storage (0 sf ÷ 500)	-	-	0.0	0	0	0	No Change
TOTAL	22	27	16	22	38	49	No Change - §34-0.2 20% of the parking provided in each zone
Compact Car Spaces Allowed	5.4	0	4.4	0	9.8	0	No Change

Changes from Approved
1. Assumes Text Change and on/offsite housing. If all onsite 3,906SF