

HIGH DENSITY 1 DISTRICT (CURRENT DIMENSIONAL REQUIREMENTS)

Purpose

- A.** The High Density-1 (HD-1) District is intended to provide for high intensity residential development. All uses in this district shall have city water and sewer service.
- B.** Lots in the district shall have frontage on the following list of street locations, and all vehicle access, except for gated emergency access, shall be from the following streets.
1. Court St (On the west side from Westview St to Maple Ave and on the east side from Evergreen Ave to Maple Ave)
 2. Maple Ave
 3. Marlboro St (From Main St to Eastern Ave)
 4. Park Ave
 5. Washington St
 6. West St (From Central Square to Park Ave)
 7. Winchester St

Dimensions & Siting

Min Lot Area	2 acres
<i>Min lot area per dwelling unit</i>	3,000 sf
Min Lot Width at Building Line	150 ft
Min Road Frontage	50 ft
Min Front Setback	50 ft
Min Rear Setback	50 ft
<i>Min rear setback for 3-story building</i>	50 ft
Min Side Setback	50 ft
<i>Min side setback for 3-story building</i>	50 ft

Height

Max Stories Above Grade	3
Max Building Height	50 ft

Buildout

Max Building Coverage	55%
Max Impervious Coverage	75%
Min Green / Open Space	25%