

**PROPOSED AMENDMENT**  
**ITEM #7 - SECTION 218-20 SCHEDULE OF INTENSITY REGULATIONS**  
 Filed with the Town Clerk on August 22, 2014

To see if the Town will vote to amend the Code of the Town of Groton, Chapter 218 Zoning as follows:

Amend Section 218-20 Schedule of Intensity Regulations by deleting Section 218-20 Schedule of Intensity Regulations in its entirety and by inserting in its place a new Section 218-20 Schedule of Intensity Regulations, dated August 22, 2014, on file in the office of the Town Clerk.

**§ 218-20. Schedule of Intensity Regulations.**

District	Minimum Lot Dimensions		Maximum Height	Stories	Maximum Impervious Coverage (percentage) <sup>3</sup>	Maximum or Minimum Building Setbacks		
	Area (square feet)	Frontage (feet)	Feet			Max or Min Front (feet)	Min Side (feet)	Min Rear (feet)
R-A <sup>5</sup>	80,000 <sup>1</sup>	225 <sup>4</sup>	35	3	25	50 min	15	15
R-B <sup>5</sup>	40,000 <sup>1,2</sup>	175 <sup>2,4</sup>	35	3	25	50 min	15	15
VCB <sup>5</sup>	10,000 <sup>1,2</sup>	150 <sup>2</sup>	35	3	75	10 <sup>6</sup> max	10 <sup>6</sup>	10 <sup>6</sup>
NB	20,000 <sup>1,2</sup>	150 <sup>2</sup>	35	3	65	15 <sup>6</sup> max	15 <sup>6</sup>	15 <sup>6</sup>
GB	40,000 <sup>1,2</sup>	175 <sup>2</sup>	35	3	50	20 <sup>6</sup> max	15 <sup>6</sup>	15 <sup>6</sup>
I	40,000 <sup>2</sup>	175 <sup>2</sup>	35	3	75	50 min	15	15
O	—	—	35	3	25	50 min	15	15
P <sup>5</sup>	40,000 <sup>1,2</sup>	175 <sup>2</sup>	35	3	50	50 min	15	15

**NOTES:**

- <sup>1</sup> For planned multifamily/residential development, see instead § 218-27C. For subsidized elderly housing, see instead § 218-27B. For multifamily use by conversion, see instead § 218-27A. For flexible development, see instead § 218-26F(1). For hammerhead lots, see instead § 218-23.1.
- <sup>2</sup> No minimum for nonresidential uses.
- <sup>3</sup> Includes principal and accessory buildings, parking lots, access roads and other impervious surfaces. See § 218-22 for supplementary regulations.
- <sup>4</sup> Lots shown on a residential compound plan (as described in Chapter 381, Part 1, Subdivision of Land) endorsed by the Planning Board pursuant to the Subdivision Control Law may, upon the grant of a special permit by the Planning Board, reduce lot frontage to 50 feet.
- <sup>5</sup> For dimensions applicable to Town Center Overlay District developments, see § 218-30.2.
- <sup>6</sup> Maximum and minimum building setbacks may be waived by special permit from the Planning Board, where it finds such waiver to be harmonious with the intent of the district and the character and scale of its location.

Filed with the Town Clerk:

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Town Clerk

Date