

SECTION 2-30: B-9: BOULEVARD Zoning District

A. PURPOSE:

The purpose of the Boulevard (B-9) zoning district is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for highly intensive and architecturally significant uses within the district compatible with the density and intensity of the surrounding uses in the corridor. The district is suitable for use along major routes where it is in the interest of the public to minimize access cuts in order to promote safety and avoid traffic congestion.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size in Acres	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner*	e. Waterfront
Non-Residential Uses	36 (Transient Lodging)	75'	30%	75%	1.5 acres	250' (See Section F.4)	N/A	75' (see below)	20' 30' if abutting residential district; 5' additional rear yard required for each story over 2	20' 25' if abutting single-family residential district 5' additional rear yard required for each story over 2	75' (see below)	30'
Multi-Family	10	75'	30%	75%	1.5 acres	250' (See Section F.4)	N/A	75' (see below)	20' 30' if abutting residential district; 5' additional rear yard required for each story over 2	20' 25' if abutting single-family residential district 5' additional rear yard required for each story over 2	75' (see below)	30'

***Front and Side Corner Yards:** The front yard and side corner yard setback for properties abutting arterial roads shall be 75', except as follows:

(1) 40' for non-residential structures erected on lots which have an average lot depth of less than 200' and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding, provided that the landscape buffer area required by the Greenbelt Overlay District (Chapter 3, Article I) shall be extended to the area directly in front of the building, and provided further that no parking spaces or access drives or storm water retention areas greater than two in depth shall be allowed in the said forty feet (40').

(2) 51' for non-residential structures erected on lots which have an average lot depth of 200' to 250' and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding.

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS				
<div><div>1. Adult Day Care Center</div><div>2. Assisted Living Facility</div><div>3. Business/ Professional Services</div><div>4. Business Services</div><div>5. Clubs and Fraternal Organization</div><div>6. Financial Institution</div><div>7. Nursing Home</div><div>8. School, Public</div><div>9. Veterinarian</div></div>	<div><div>1. Child Care Facility</div><div>2. Community Residential Home</div><div>3. Dwelling, Multi-Family</div><div>4. Family Day Care Home</div><div>5. House of Worship</div><div>6. Parks and Recreation Facilities, Private</div><div>7. Parks and Recreation Facilities, Public</div><div>8. Public Facilities</div><div>9. Public Utilities</div><div>10. Recreational Facilities, Indoor</div><div>11. Restaurant, Type “A”</div><div>12. Retail Sales, Specialty</div><div>13. School, Private</div><div>14. Telecommunications Towers, Camouflaged</div><div>15. Wind Energy System</div></div>	<div><div>1. Outdoor Activity</div><div>2. Outdoor Storage</div><div>3. Recreational Facilities, Outdoor</div></div>	<div>All development must comply with the following requirements:</div> <div><div>1. Wetlands (Chapter 3, Article II)</div><div>2. Landscaping and Buffering: If the parcel abuts a designated Greenbelt Corridor, the standards of Chapter 3, Article II shall apply with regard to buffering and landscape requirements.</div><div>3. Access: Access to lots in this district shall be limited to one (1) driveway for every 250’ of street frontage. Common access for two (2) lots is allowed.</div><div>4. Minimum Lot Width: Where direct access is provided by a service road set back at least 25’ from the right-of-way or through a common driveway with cross-easements, the minimum lot width shall be 125’. Where a service road is provided, no other direct vehicle access to the major arterial shall be permitted.</div><div>5. All multi-family, duplex and triplex residential dwelling units shall have the following minimum square footage per bedroom:</div></div> <table><tr><td>1 = 750 SF</td><td>3 = 1,50 SF</td></tr><tr><td>2 = 900 SF</td><td>Over 3 = 150 SF</td></tr></table>	1 = 750 SF	3 = 1,50 SF	2 = 900 SF	Over 3 = 150 SF
1 = 750 SF	3 = 1,50 SF						
2 = 900 SF	Over 3 = 150 SF						

G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.