

SECTION 2.6. LIMITED APARTMENT DISTRICTS

- A. In Limited Apartment Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following:
1. One-Unit Dwelling and with respect thereto any of the purposes authorized in accordance with and subject to the provisions of Section 2.1, in addition, with regard to the multi-unit uses hereinafter provided, the Special Permit Granting Authority may grant a special permit in this district for any other purpose authorized by right or by special permit in Single Residence Districts.
 2. Any purpose authorized in an Educational District in accordance with and subject to the provisions of Section 2.7 and all other sections applicable to buildings in Educational Districts;
 3. A building or group of buildings containing twenty or more independent dwelling units each having a room or suite of rooms with bathroom and kitchen facilities for such dwelling units, and, in connection therewith, the parking of automobiles and such other accessory uses as are customary; all subject to conformity with the requirements of the following subparagraphs (a) through (i) of this paragraph.
 - a. Minimum Lot or Building Site Area: No such building or group of buildings or other structures shall be erected or placed on a lot containing less than eighty thousand (80,000) square feet in area.
 - b. Minimum Open Space: There shall be provided for each lot or building site area a minimum open space of not less than 75 percent of the lot area.
 - c. Minimum Lot Area per Dwelling Unit: There shall be provided for each independent dwelling unit contained in the building or buildings a lot area of not less than eighteen hundred (1,800) square feet.
 - d. Elevation of Building or Structure:
 - i. No exterior wall of any building shall exceed a Height of forty-five (45) feet measured from the finished grade elevation of the land adjoining said wall, exclusive of parapets or cornices.
 - ii. Vertical projections not designed or used for human occupancy constructed above the main roof elevation shall be permitted but shall not occupy a total number of square feet of the roof which shall exceed in aggregate of fifteen percent (15%) of the total ground coverage of the building and shall not extend more than fifteen (15) feet above the main roof elevation of the building.

- iii. For the purpose of this Bylaw, the finished grade shall mean the elevation of the completed surface of the land, such as lawns, walks, or paving, as determined by field survey or as shown on official plans.
- iv. No building shall contain more than four (4) stories. As used herein, the term story shall mean a building level designed or used for human occupancy, but shall not include a level designed or used for occupancy only by custodial personnel.
- e. Yards and Setbacks: No buildings or structures shall be erected or placed above ground level nearer than sixty (60) feet to any street line, or forty (40) feet to any public land held or in use for a park, playground or recreational purpose, or fifty (50) feet to any area in the Single residence or General Residence District, or twenty-five (25) feet to any area in any other District.
- f. Screening: Shall be provided in accordance with Section 5.17.
- g. Parking: There shall be provided a permanent off-street parking area or areas, surface and/or underground, of sufficient size to provide not less than one and 5/10 (1.5) car spaces for each dwelling unit providing two bedrooms or less and two (2) car spaces for each dwelling unit providing three (3) bedrooms or more to be accommodated on the lot. All off-street parking facilities shall be designed with appropriate maneuvering area and with appropriate vehicular access to a street or way. Access to and from such facilities shall be through a single driveway (or not more than two (2) driveways where the lot concerned exceeds ten (10) acres in size) not over twenty-four (24) feet in width, and having an opening or curb cut at the street line suitable and appropriate to the driveway width. The area devoted to parking and the area devoted to roadways, drives, and maneuverability of vehicles thereto shall be suitably graded, provided and maintained with a permanent dust free surface, shall be provided with adequate drainage and shall have bumper guards where needed for safety. If lighting is provided, the source of light shall be so arranged and shielded as to prevent direct glare from the light source into any public street, private way, or onto adjacent property. Surface parking areas shall be adequately screened from view, as provided under subparagraph (f) above.

In any surface parking area, where there is a continuous row of more than fifteen (15) parking spaces, a landscaped open space, not less than five (5) feet in width shall be provided, so that there are no more than fifteen (15) spaces in a continuous row which are not interrupted by such landscaped open space. Where abutting the perimeter of the surface parking area, such space shall extend from the maneuvering aisle to the perimeter of the area; where in the interior portion, such space shall extend from the aisle serving one row of parking spaces in an open space parallel to such spaces to the aisle serving the row of spaces facing the first row. At least one tree shall be maintained in such space within ten (10) feet of the aisle. Any surface parking area which abuts or faces a lot in a Residential District shall be screened in accordance with Subparagraph (f) hereabove in a manner to protect abutting lots from the glare of headlights, noise and other nuisance factors. The location and design of entrances, exits, surfacing,

landscaping, parking, drainage, maneuverability of vehicles, and lighting shall be subject to the approval of the Board of Appeals to insure adequate relation to traffic safety and protection of adjacent properties.

- h. Project Approval: The provisions of Section 5.6 shall apply.
- i. Conflict With Any Other Provisions: In case of any conflict between explicit provisions of this Section 2.6. and other sections of this Bylaw, the provisions of this Section shall control.

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