

Districts	Uses Permitted by Right	Uses by Special Permit of the Planning Board or Board of Appeals	Permitted Accessory Uses	Minimum Off-Street Parking Sp
<p><u>C-1/C-2 Overlay District</u></p>	<p><u>A. One- and two-bedroom multifamily apartment dwellings on parcels of land not less than 20,000 square feet, in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 8 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. No more than 50% of the total floor area may be utilized for residential purposes. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.</u></p>	<p><u>A. One- and two-bedroom multifamily apartment dwellings or two-family dwellings on parcels of land not less than 20,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 12 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.</u></p> <p><u>B. Multifamily one- and two-bedroom townhouse dwellings or two-family dwellings on parcels of land not less than 20,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 6 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.</u></p>	<p><u>A. Same as C-2.</u></p>	<p><u>A. Same as C-2.</u></p>