

TOWN OF WEYMOUTH

IN COUNCIL

ORDER NO. 16 0 031

APRIL 4 , 2016

INTRODUCED: PLANNING DIRECTOR, ROBERT LUONGO

**AMEND THE ZONING AND LAND USE BY-LAWS OF NAVAL AIR STATION (NAS)
SOUTH WEYMOUTH AND THE ZONING DISTRICT MAP**

Upon request of Planning Director, Robert Luongo, The Town of Weymouth through the Weymouth Town Council approved the amendment to the Zoning and Land Use By-Laws of the Naval Air Station (NAS) South Weymouth and the Zoning District Map as follows:

1. By rezoning the parcel of land located entirely in the Town of Weymouth shown as "OS-W Zoning District Expansion" on **Exhibits 1A and 1B** attached hereto, containing approximately 5.7 acres, from Village Center District to Open Space-Weymouth District.
2. By removing the parcel of land located entirely in the Town of Weymouth shown as "OS-W Zoning District Expansion" on **Exhibits 1A and 1B** attached hereto, containing approximately 5.7 acres, from the Mixed Use Development Overlay District and the Town Center Sub-District.
3. By adopting the following Zoning District Map change creating a Weymouth Ground Mounted Solar PV Overlay District which is located entirely in the Town of Weymouth: The Weymouth Ground Mounted Solar PV Overlay District shall be overlaid on a portion of the Open Space-Weymouth District, located in the Town of Weymouth shown as "Solar PV Overlay District" on the map attached hereto and incorporated herein by reference as **Exhibits 2A and 2B**, containing approximately 6.2 acres. The boundaries of the Weymouth Ground Mounted Solar PV Overlay District shall follow the boundaries of such portion of the Open Space- Weymouth District.
4. By amending **Section 4.2(B), Perimeter Area**, by adding a new subsection 4.2(B)(4) to read as follows: "4. Weymouth Ground Mounted Solar PV Overlay District, located entirely in the Town of Weymouth."
5. By amending **Section 4.5(B)(3), Open Space-Weymouth District (OS-W)**, by adding at the end of existing Section 4.5(B)(3) the following language: "Solar installations may be installed in the portion of this District which is subject to the Weymouth Ground Mounted Solar PV Overlay District."
6. By amending **Section 4.5(B), Perimeter Area**, by adding a new subsection 4.5(B)(4) to read as follows:

Exhibit D) shall apply to the Mixed Use Overlay District and to the Weymouth Ground Mounted Solar PV Overlay District.”

12. By adding a new Section 9A, Weymouth Ground Mounted Solar PV Overlay District, to read as follows:

“9A.1 Purpose of District. The purpose of the Weymouth Ground Mounted Solar PV Overlay District is to promote the creation of new Large Scale Ground Mounted Solar Photovoltaic Installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations. The provisions set forth in this Section 9A shall apply to the construction, operation, and/or repair of Large Scale Ground Mounted Solar Photovoltaic Installations.

9A.2 Scope of Authority. This Section 9A applies to Large Scale Ground Mounted Solar Photovoltaic Installations proposed to be constructed. This Section 9A also pertains to modifications to such installations that materially alter the type, configuration, or size of these installations or related equipment.

In the Weymouth Ground Mounted Solar PV Overlay District, all requirements of the Weymouth Ground Mounted Solar PV Overlay District shall supersede all requirements of the underlying districts.

9A.3 Certain Additional Definitions.

Large Scale Ground Mounted Solar Photovoltaic Installation - A solar photovoltaic system that is structurally mounted on the ground and is not roof mounted, and has a minimum Rated Nameplate Capacity of 250 kW DC.

Rated Nameplate Capacity: The maximum rated output of electric power production of a photovoltaic system in Direct Current (DC).

9A.4 General Requirements for Large Scale Ground Mounted Solar Photovoltaic Installations.

(A) The construction and operation of all Large Scale Ground Mounted Solar Photovoltaic Installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a Large Scale Ground Mounted Solar Photovoltaic Installation shall be constructed in accordance with the Massachusetts State Building Code.

(B) No Large Scale Ground Mounted Solar Photovoltaic Installation shall be constructed, installed or modified as provided in this Section 9A without first obtaining an approval of a site plan and a building permit.

“4. Weymouth Ground Mounted Solar PV Overlay District (WGMSPOD).

The Weymouth Ground Mounted Solar PV Overlay District (WGMSPOD) is located entirely in the Town of Weymouth and is established in accordance with the boundaries as shown on the Zoning District Map. The WGMSPOD is further described in Section 9A of these By-Laws.”

7. By amending **Section 5.8, Table of Permitted Uses**, by deleting the following language at the end of the existing third paragraph in its entirety: “; provided, however, that no use in the Mixed Use Overlay District shall be required to meet the standards of a Building Form, and all uses in the Mixed Use Overlay District shall use the **Exhibit D**, Table of Dimensional Standards.” and inserting the following language in its stead: “; provided, however, that no use in the Mixed Use Overlay District or the Weymouth Ground Mounted Solar PV Overlay District shall be required to meet the standards of a Building Form, and all uses in the Mixed Use Overlay District or the Weymouth Ground Mounted Solar PV Overlay District shall use the **Exhibit D**, Table of Dimensional Standards.”

8. By amending **Section 5.8, Table of Permitted Uses**, by adding to the end of the existing paragraph which reads as follows: “Although a use may be permitted in more than one Building Form, **Section 6.5** shall dictate what Building Form is permitted in each zoning district; provided, however, that nothing in **Section 6.5** shall apply to uses in the Mixed Use Overlay District.”, the following language “or in the Weymouth Ground Mounted Solar PV Overlay District.”

9. By amending **Section 6.2, Applicability**, by adding to the end of the existing first sentence which reads as follows: “The dimensional standards provisions of this Article shall apply to the development of all land, establishment of all uses, and construction of all structures within NAS South Weymouth, either as set forth specifically for a given Building Form (see **Section 6.5**) or, in the absence of a Building Form, as set forth for a given zoning district in the Table of Dimensional Standards (see **Exhibit D**); provided, however, that no Building Forms shall apply to uses in the Mixed Use Overlay District.”, the following language “or in the Weymouth Ground Mounted Solar PV Overlay District.”

10. By amending **Section 6.5, Form Building Codes**, by deleting the first sentence which reads as follows in its entirety: “This Section 6.5 shall not apply to the Mixed Use Overlay District.” and inserting the following language in its stead: “This Section 6.5 shall not apply to the Mixed Use Overlay District or to the Weymouth Ground Mounted Solar PV Overlay District.”

11. By amending **Section 6.6, Table of Dimensional Standards**, by deleting the first two sentences of such section, which read as follows in their entirety: “No Building Forms shall apply to the Mixed Use Overlay District. The Table of Dimensional Standards (which is attached to these By-Laws as **Exhibit D**) shall apply to the Mixed Use Overlay District.” and inserting the following language in its stead: “No Building Forms shall apply to the Mixed Use Overlay District or to the Weymouth Ground Mounted Solar PV Overlay District. The Table of Dimensional Standards (which is attached to these By-Laws as

(c) The application for a building permit for a Large Scale Ground Mounted Solar Photovoltaic Installation must be accompanied by the fee required for a building permit.

9A.5 Site Plan Review. Large Scale Ground Mounted Solar Photovoltaic Installations shall undergo site plan review prior to construction, installation or modification as provided in this Section 9A and Section 11.

(A) All plans and maps shall be prepared, stamped and signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts.

(B) Required Documents. In addition to any items required by the Regulations for Site Plan Review, the project proponent shall provide the following documents:

(i) A site plan showing:

- [1] Property lines and physical features, including roads, for the project site;
- [2] Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
- [3] Blueprints or drawings of the Large Scale Ground Mounted Solar Photovoltaic Installation signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures;
- [4] One line or three line electrical diagrams detailing the Large Scale Ground Mounted Solar Photovoltaic Installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices;
- [5] Documentation of the major system components to be used, including the PV panels, mounting system, and inverter;
- [6] Name, address, and contact information for proposed system installer;
- [7] Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
- [8] The name, contact information and signature of any agents representing the project proponent;

- (ii) Zoning district designation for the parcel(s) of land comprising the project site.
- (iii) Proof of liability insurance.
- (iv) A fully inclusive written estimate of the costs associated with decommissioning and removal of equipment, reclamation of the site including the re-landscape prepared by a registered professional engineer skilled and experienced in the estimation of the decommissioning cost of such an installation. The amount shall include a written estimate of the projected inflation of the decommissioning cost and an explanation of the basis for calculating the increased removal costs due to inflation.
- (v) Description of financial surety that satisfies Section 9A.15.
- (vi) The Permit Granting Authority may waive documentary requirements as it deems appropriate.

9A.6 Site Control. The project proponent shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed Large Scale Ground Mounted Solar Photovoltaic Installation.

9A.7 Operation & Maintenance Plan. The project proponent shall submit a plan for the operation and maintenance of the Large Scale Ground Mounted Solar Photovoltaic Installation, which shall include measures for maintaining safe access to the installation, storm water controls, lighting as well as general procedures for operational maintenance of the installation.

9A.8 Utility Notification. No Large Scale Ground Mounted Solar Photovoltaic Installation shall be constructed until written proof has been submitted to the Permit Granting Authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the Large Scale Ground Mounted Solar Photovoltaic Installation owner's or operator's intent to install an interconnected customer- owned generator on the site. Off-grid systems shall be exempt from this requirement.

9A.9 Dimension and Density Requirements.

- (a) Setbacks. For Large Scale Ground Mounted Solar Photovoltaic Installations, front, side and rear setbacks shall be as follows:
 - (i) Front Yard: The front yard depth shall be at least twenty-five feet.
 - (ii) Side Yard: Each side yard shall have a depth at least fifteen feet; except where the lot is in a residential district or abuts a residential district, the side yard shall not be less than

twenty-five.

- (iii) Rear Yard: The rear yard depth shall be at least fifteen feet; except where the lot is in a residential district or abuts a residential district, the rear yard shall not be less than twenty-five feet.

(b) Appurtenant Structures. All appurtenant structures to Large Scale Ground Mounted Solar Photovoltaic Installations shall be subject to reasonable regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Structures should be screened and shaded from view by vegetation and/or joined or clustered to avoid adverse visual impacts.

9A.10 Design Standards.

- (a) Lighting. Lighting of Large Scale Ground Mounted Solar Photovoltaic Installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be shielded from abutting properties and designed so as to limit to the extent practical the light emanating from the site onto abutting properties. Where feasible, lighting of the Large Scale Ground Mounted Solar Photovoltaic Installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

- (b) Signage.

- (i) Signs on Large Scale Ground Mounted Solar Photovoltaic Installations shall comply with the provisions of these By-Laws and the Regulations governing signs. A sign consistent with these By-Laws and the Regulations shall be required to identify the owner and provide a 24-hour emergency contact phone number.

- (ii) Large Scale Ground Mounted Solar Photovoltaic Installations shall not be arranged or used for displaying any advertising except for reasonable identification of the manufacturer or operator of the Large Scale Ground Mounted Solar Photovoltaic Installation.

- (c) Utility Connections. Reasonable efforts, as determined by the Permit Granting Authority, shall be made to place all utility connections from the Large Scale Ground Mounted Solar Photovoltaic Installation underground, depending on appropriate

soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.

- (d) Controlled Access. Fencing shall be installed to prevent unauthorized access to the entire installation including solar panels, appurtenant structures, equipment shelters, storage facilities, transformers, and substations, and the like. A copy of the key to access to the installation or an alternate access arrangements shall be provided to the Weymouth Police and Fire Departments for emergency purposes.

9A.11 Safety and Environmental Standards.

- (A) Emergency Services. The Large Scale Ground Mounted Solar Photovoltaic Installation owner or operator shall provide a copy of the project summary, electrical schematic, emergency response plan and site plan to the Weymouth Fire Department at the same time as the application is submitted to the Permit Granting Authority and the Weymouth Fire Department shall be afforded the opportunity to comment on the proposed project prior to any approval by the Permit Granting Authority. Upon request, the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the Large Scale Ground Mounted Solar Photovoltaic Installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
- (B) Land Clearing, Soil Erosion and Habitat Impacts. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Large Scale Ground Mounted Solar Photovoltaic Installation or otherwise prescribed by applicable laws, regulations, and bylaws.

9A.12. Monitoring and Maintenance.

- (A) Large Scale Ground Mounted Solar Photovoltaic Installation Conditions. The Large Scale Ground Mounted Solar Photovoltaic Installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the Zoning Enforcement Officer. The owner or operator shall be responsible for the cost of maintaining the Large Scale Ground Mounted Solar Photovoltaic Installation and any access road(s), unless accepted as a public way.

- (B) Modifications. All modifications to a Large Scale Ground Mounted Solar Photovoltaic Installation made after issuance of the required building permit shall require approval by the Permit Granting Authority.

9A.13 Abandonment or Decommissioning.

- (a) Removal Requirements. Any Large Scale Ground Mounted Solar Photovoltaic Installation which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Zoning Enforcement Officer by certified mail of the proposed date of discontinued operations and plans for removal not less than 30 days prior to the date projected for removal. The owner or operator shall obtain a demolition permit from the Permit Granting Authority prior to the removal. The decommissioning shall consist of:
- (a) Physical removal of all Large Scale Ground Mounted Solar Photovoltaic Installations, structures, equipment, security barriers and transmission lines from the site.
 - (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Permit Granting Authority may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

9A.14 Abandonment. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Large Scale Ground Mounted Solar Photovoltaic Installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Zoning Enforcement Officer. If the owner or operator of the Large Scale Ground Mounted Solar Photovoltaic Installation fails to remove the installation in accordance with the requirements of this Section 9A within 150 days of abandonment or the proposed date of decommissioning, the Permit Granting Authority may enter the property and physically remove the installation at the cost and expense of the owner and operator and the cost and expense thereof shall be paid by the owner and/or operator together with any and all legal cost and expenses associated with recovering the cost and expenses.

9A.15 Financial Surety. The operator of a Large Scale Ground Mounted Solar Photovoltaic Installation shall provide a form of surety, either through

escrow account, bond or otherwise, to cover the cost of removal in the event the Permit Granting Authority must remove the installation and remediate the landscape, in an amount and form determined by the Permit Granting Authority, but in no event to exceed more than 125% percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent in Subsection 9A.5(B)(vi). Such surety will not be required for municipally or state-owned facilities.”

13. By amending Exhibit C, Table of Permitted Uses, by adding a column to the existing Exhibit C for uses in the Weymouth Ground Mounted Solar PV Overlay District such that the amended Exhibit C, Table of Permitted Uses, will be in the form attached hereto.

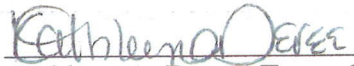
14. By amending Exhibit D, Table of Dimensional Standards, by adding a column to the existing Exhibit D for the Weymouth Ground Mounted Solar PV Overlay District such that the amended Exhibit D, Table of Dimensional Standards, will be in the form attached hereto.

Passed in Council – , June 6, 2016
Presented to Mayor – June 15, 2016
A True Copy. Attest:

Approved

6/16/16

Date



Kathleen A. Deree, Town Clerk

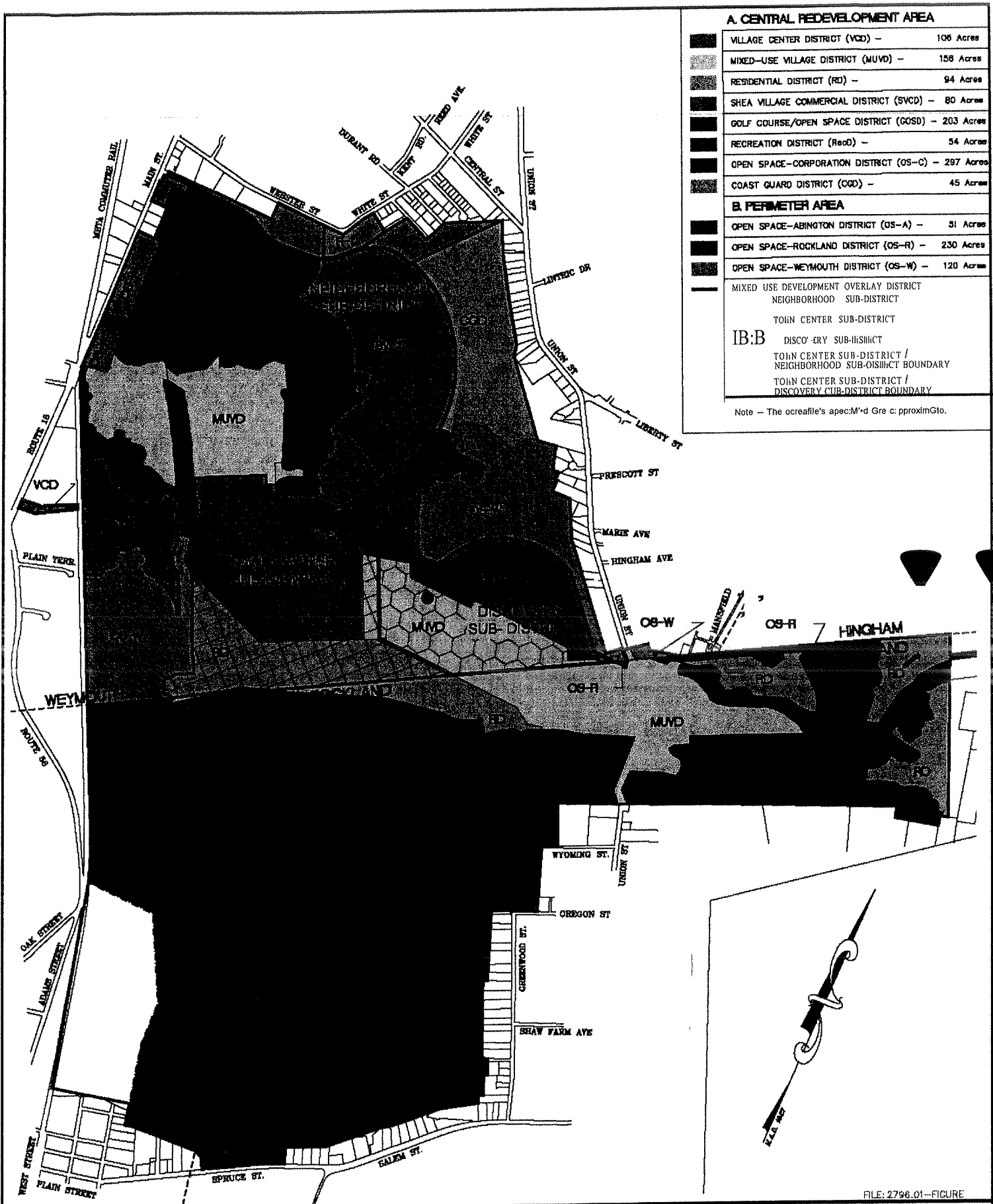


Mayor

YEAS: Conlon, DiFazio, Hackett, Harrington, Haugh, Lacey
Mathews, McDonald, Molisse, O'Connor, Smart,

NAYS: Conlon, DiFazio, Hackett, Harrington, Haugh, Lacey
Mathews, McDonald, Molisse, O'Connor, Smart

ABSENT: Hackett



A) Litlantic®

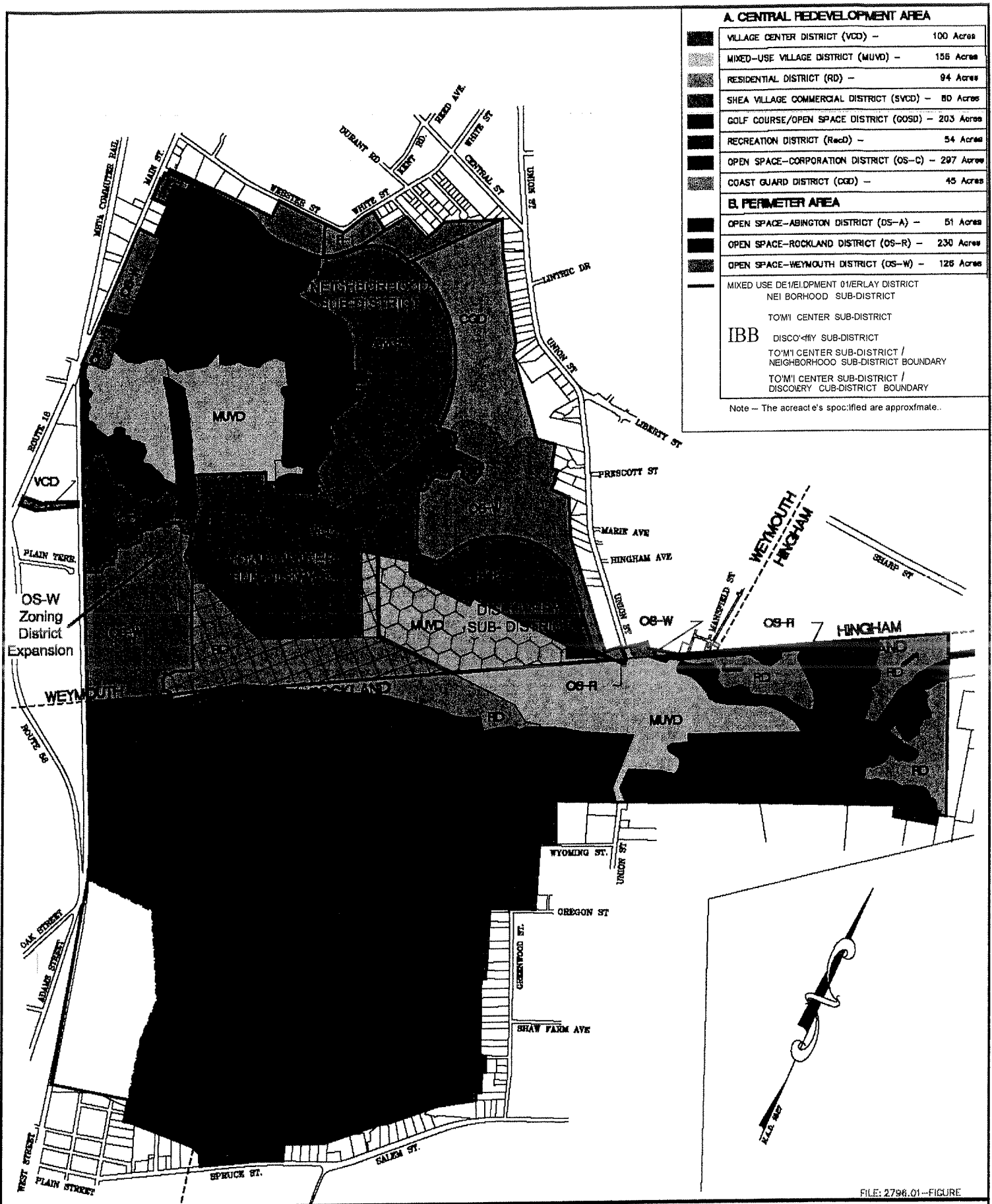
DESIGN ENGINEERS, INC.

P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Existing Zoning Map
South Shore Tri-Town Development Corp.

Scale: 1"=1,500'

FILE: 2798.01-FIGURE



A) Litlantic®

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Exhibit 1A-OS-W Zoning District Expansion
South Shore Tri-Town Development Corp.

Scale: 1"=1,500'

FILE: 2796.01-FIGURE

A. CENTRAL REDEVELOPMENT AREA

VILLAGE CENTER DISTRICT (VCD) -	100 Acres
MIXED-USE VILLAGE DISTRICT (MUV) -	156 Acres
RESIDENTIAL DISTRICT (RD) -	94 Acres
SHEA VILLAGE COMMERCIAL DISTRICT (SVCD) -	80 Acres
GOLF COURSE/OPEN SPACE DISTRICT (GOSD) -	203 Acres
RECREATION DISTRICT (ReCD) -	54 Acres
OPEN SPACE-CORPORATION DISTRICT (OS-C) -	297 Acres
COAST GUARD DISTRICT (CGD) -	45 Acres

B. PERIMETER AREA

OPEN SPACE-ABINGTON DISTRICT (OS-A) -	51 Acres
OPEN SPACE-ROCKLAND DISTRICT (OS-R) -	230 Acres
OPEN SPACE-WEYMOUTH DISTRICT (OS-W) -	128 Acres

MIXED USE DEVELOPMENT OVERLAY DISTRICT
NEIGHBORHOOD SUB-DISTRICT

TOWN CENTER SUB-DISTRICT

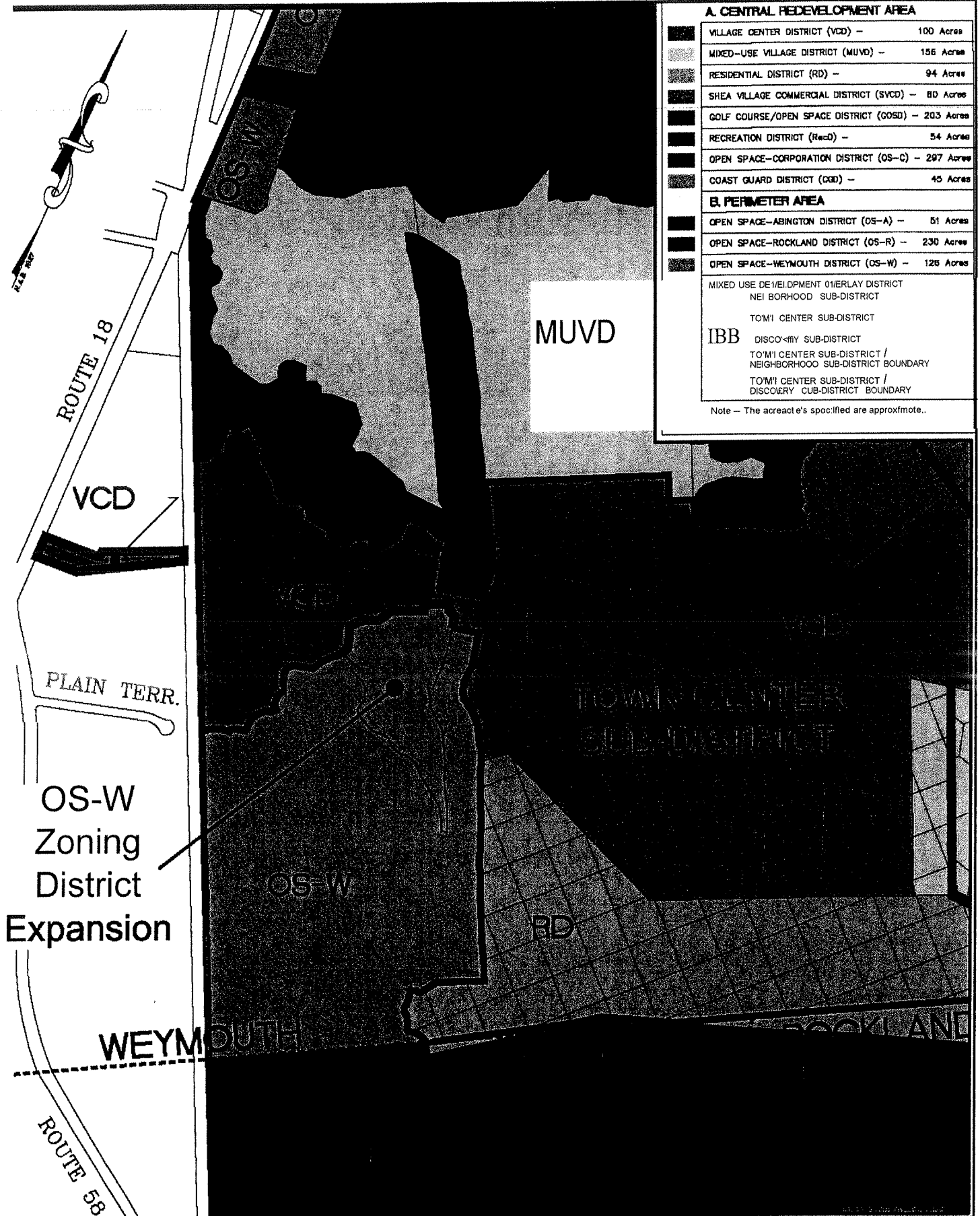
IBB

DISCOVERY SUB-DISTRICT

TOWN CENTER SUB-DISTRICT /
NEIGHBORHOOD SUB-DISTRICT BOUNDARY

TOWN CENTER SUB-DISTRICT /
DISCOVERY SUB-DISTRICT BOUNDARY

Note - The acreage's specified are approximate.

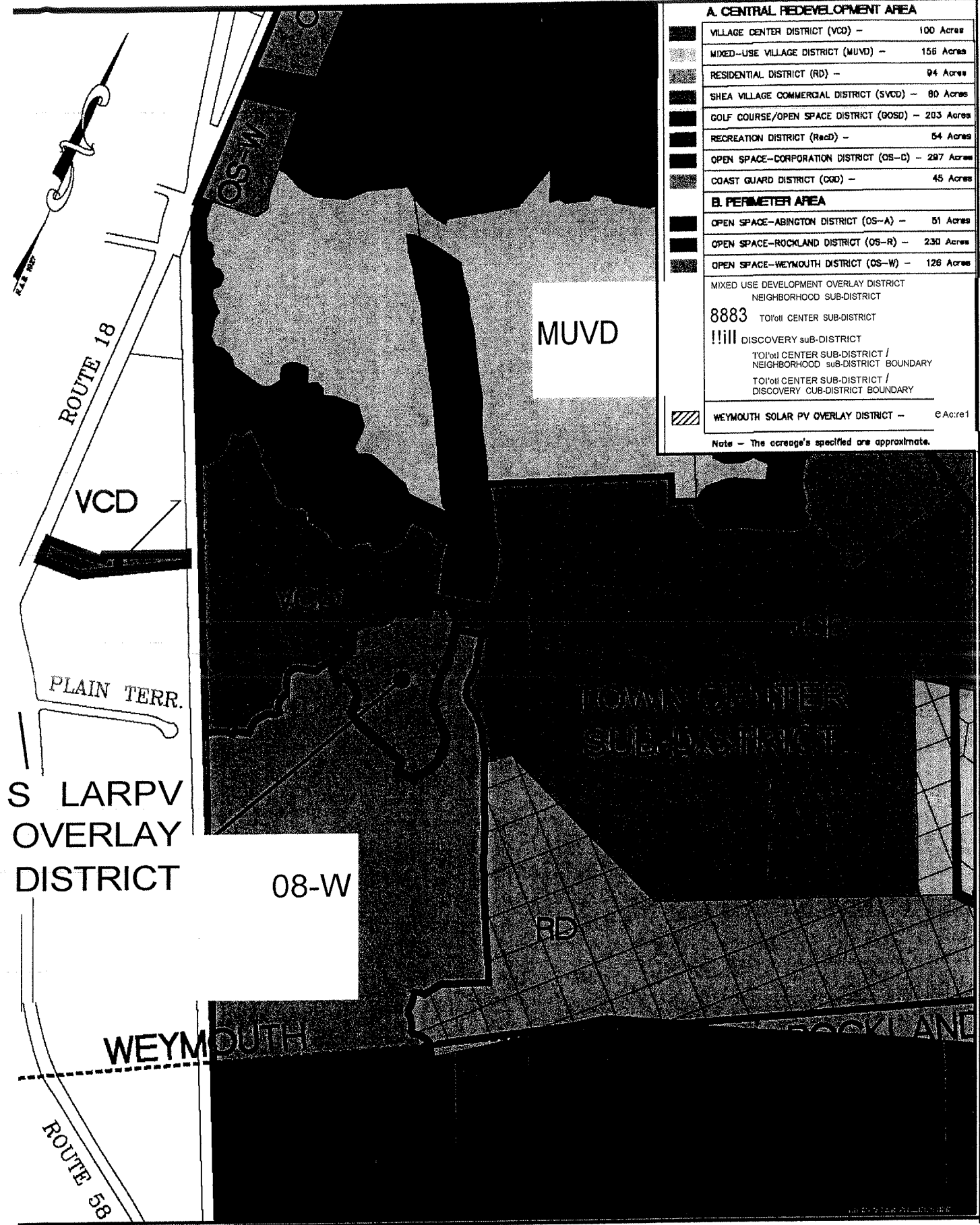


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Exhibit 1B- OS-W Zoning District Expansion
South Shore Tri-Town Development Corp.

Scale: 1"=600'



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Exhibit 28- Solar PV Overlay District
South Shore Tri-Town Development Corp.

Scale: 1"=600'

EXHIBIT C

Table of Permitted Uses

Legend:

A	Apartments
AC	Apartments with Commercial
AP	Apartment - Podium
SF<5	Single Family House - up to 5,000 sq.ft. lot
SF>5	Single Family House - 5,000 to 10,000 sq.ft. lot
TH1	Townhouse - 1
TH2	Townhouse - 2
O/C	Office / Commercial
NC	Neighborhood Commercial
AR	Anchor Retail
LI	Light Industrial
BPM	Biopharmaceutical Manufacturing

All Res.

Refers to All Residential Building Forms including Apartments; Apartments with Commercial; Apartments - Podium; Single Family House - up to 5,000 sq.ft. lot; Single Family House - 5,000 to 10,000 sq.ft. lot; Townhouse - 1 and Townhouse - 2.

Not Applicable refers to either prohibited uses or uses that have no Building Form.

n/a	No
N	Yes
Y	Special Permit required
SP	

	Permitted Form for Principal Use	Permitted Form for Secondary or Accessory Use	Central Redevelopment Area												Perimeter Area				Mixed Use Overlay District			Solar Overlay District
			VCD	MUVD	RD	SVCD	GOSD	RecD	OS-C	CGD	OS-A	OS-R	OS-W	N	TC	D	WGMSPOD					
Residential																						
	n/a	n/a	Y	Y	SP	N	N	N	N	N	N	N	N	N	Y	Y	SP			N		
	All Res.	n/a	N	N	N	N	N	Y	N	N	N	N	N	N	SP	SP	SP			N		
	All Res.	n/a	SP	SP	N	SP	N	N	N	N	N	N	N	N	SP	SP	SP			N		
	n/a	All Res.	Y ¹	Y ¹	N	N	N	N	N	N	N	N	N	N	Y ¹	Y ¹	SP			N		
	n/a	n/a	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y	SP			N		
	n/a	SF<5, TH1, TH2, A, AC, AP	Y ²	Y ²	N	N	N	N	N	N	N	N	N	N	Y ²	Y ²	SP			N		
	n/a	n/a	SP	SP	N	N	N	N	N	N	N	N	N	N	Y	SP	SP			N		
	A, AC, AP	n/a	Y	Y	SP	N	N	N	N	N	N	N	N	N	Y	Y	SP			N		
	All Res.	n/a	SP	SP	N	N	N	N	N	N	N	N	N	N	Y	SP	SP			N		
	SF<5	n/a	SP	Y	N	N	N	N	N	N	N	N	N	N	Y	SP	N			N		
	SF>5	n/a	N	SP	Y	N	N	N	N	N	N	N	N	N	Y	SP	N			N		
	TH1, TH2	n/a	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y	SP			N		
Commercial																						
	AR	n/a	Y	N	N	SP	N	N	N	N	N	N	N	N	N	Y	Y			N		
	SF<5, SF>5, TH1, TH2	n/a	Y	Y	SP	N	N	N	N	N	N	N	N	N	Y	SP	N			N		

A Apartments; AC Apartments with Commercial; AP Apartments – Podium; SF<5, Single Family House - up to 5,000 sq.ft. lot; SF>5, Single Family House - 5,000 to 10,000 sq.ft. lot; TH1 Townhouse – 1; TH2 Townhouse – 2; O/C Office / Commercial; NC Neighborhood Commercial; AR Anchor Retail; LI Light Industrial; BPM Biopharmaceutical Manufacturing; All Res. Refers to All Residential Building Forms; n/a Not Applicable; N=No; Y=Yes; SP=Special Permit Required

▪ **EXHIBIT D**

Table of Dimensional Standards

	Central Redevelopment Area										Perimeter Area			Mixed Use Overlay District			Solar Overlay District
	<u>VCD</u>	<u>MUVD</u>	<u>RD</u>	<u>SVCD</u>	<u>GOSD</u>	<u>RecD</u>	<u>OS-C</u>	<u>CGD</u>	<u>OS-A</u>	<u>OS-R</u>	<u>OS-W</u>	<u>N</u>	<u>TC</u>	<u>D</u>	<u>WGMSPD</u>		
Dimensional Standard																	
Lot Area - Minimum (square feet)	800	800	2,500	20,000	20,000	20,000	40,000	40,000		40,000		800	800	20,000	20,000		
Lot Frontage - Minimum (linear feet)	20	20	50	50	50	50	50	50		50		18	18	50	50		
Lot Coverage - Maximum (percent of lot area)	95	90	75	70	60	60	50	70		50		95	100	95	100		
Building Height - Maximum (feet)	80	65	40	120	35	35	35	35		35		70	100	120	35		
Building Height Out Building – Maximum (feet)	40	35	25	40	20	20	20	20		20		35	100	40	20		
Building/Parking Lot/Loading Setbacks - Minimum (feet)																	
Front	3	5	10	10	15	15	15	10		15		3	0	0	25		
Side	0	0	3	20	25	25	25	20		25		0	0	0	15		
Rear	0	0	0	10	15	15	15	10		15		0	0	0	15		
From any Open Space District	10	10	5	50	50	50	n/a	20		n/a		10	50	50	n/a		
From SWNAS Perimeter Boundary	50	25	10	100	100	100	100	25		100		10	50	50	100		
Notes:																	
n/a	Not Applicable																