

Regulation	Current Zoning	Proposed Zoning – As-Of-Right	Proposed Zoning – Special Permit
FAR	Limited by base zoning district (typically, 0.5 to 0.75)	Limited by base zoning district or current FAR on the lot, whichever is greater	May be increased to 1.25 *
Height	Limited by base zoning district (max. height is 35' in all districts where K-8 schools are located)	Existing building height is "grandfathered"; new buildings or additions limited to 45' *	New buildings or additions may be allowed up to 55' or 65' if more than 50' from abutting lots with Planning Board approval based on site design criteria*
Setbacks	Limited by base zoning district (varies by district; based on formula calculation in most cases)	Existing building setbacks are "grandfathered"; new portions require 10-foot setback from street, 15-foot setback from abutting lots *	Planning Board may approve variations in setbacks based on site design criteria*
Parking	Minimum requirements based on number of classrooms and auditorium seats (may only be reduced by Special Permit per Section 6.35.1)	Minimum parking is what currently exists on site (may only be reduced by Special Permit per Section 6.35.1)	Minimum parking is what currently exists on site (may only be reduced by Special Permit per Section 6.35.1)
Loading Bays	Minimum requirements based on number of classrooms and auditorium seats	Minimum number of loading bays is what currently exists on site	Minimum number of loading bays is what currently exists on site, Planning Board may approve a reduction
Open Space	No required open space for non-residential uses	May not reduce size of Public Recreational Open Space that exists	May reduce Public Recreational Open Space by up to 10% if Planning Board finds it will provide commensurate public benefit

Note: Provisions with a star (*) apply only to portions of a lot within residential zoning districts, not Open Space districts.