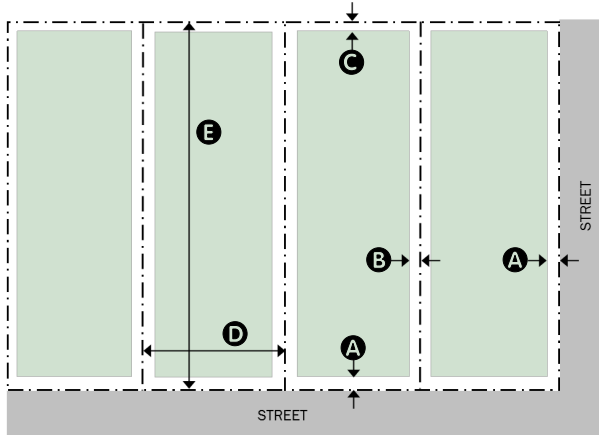


## 221 ZONE DISTRICT: FIRE STATION SUB ZONE

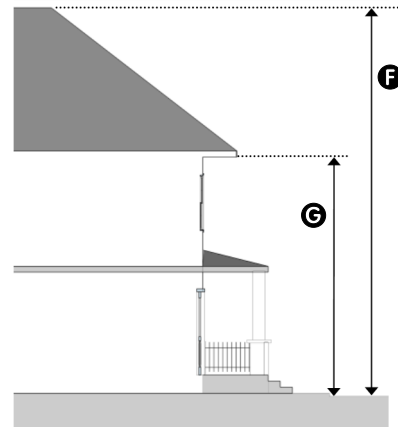
### 221.A Purpose

The Fire Station Sub zone district is intended to provide areas along Oak Street for low-intensity commercial & emergency services. This zone accommodates uses and development that are complementary to and compatible with the surrounding neighborhood in terms of scale and intensity, as well as provide a buffer or transition between the Commercial Old Town zone district and the Old Town residential neighborhood.

### 221.B Dimensional Standards (See below.)



- Property Line
- Building Envelope



Building Placement		
Lot Line Setbacks		
Front		<b>A</b>
Principal Building	0'	
	30' max.	
Accessory Building	0' min.	
Side		<b>B</b>
Principal Building	10' min.	
Accessory Building	0'	
Rear		<b>C</b>
Principal Building	10' min.	
Accessory Building	0'	
Lot Size		
Width <sup>1</sup>	25' min.	<b>D</b>
	210'	
Depth <sup>1</sup>	no min.	<b>E</b>
Area	3,000 sf min.	
	28,500 sf max.	

Building Form		
Building Height <sup>1</sup>		
Principal Building		
Overall Height	46' max.	<b>F</b>
Average Plate Height	24' max.	<b>G</b>
Accessory Building		
Overall Height	46' max.	<b>F</b>
Average Plate Height	24' max.	<b>G</b>
Other Standards		
Building Intensity		
Lot Coverage	50% max.	
Floor Area Ratio	100% max.	
Density <sup>2</sup>		
Dwelling Units per Lot	no max.	

<sup>1</sup> The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.

<sup>2</sup> Manufactured homes are prohibited.



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