

R-1 (Single-Family Residential) Zoning District
106 Cliff Avenue – Primary Structure

Development Standards – Primary Structure				
Building Height				
R-1 Regulation	Existing		Proposed	
27 ft. (Historic)	38 ft. 7 in. (turret) 32 ft. 1 in. (roofline)		38 ft. 7 in. (turret) 32 ft. 1 in. (roofline) 41 ft. (chimney) 27 ft. 8 in. (new roofline) Variance Required	
Floor Area				
	Existing		Proposed	
First Story Floor Area	1,150 sq. ft.		1,467 sq. ft.	
Second Story Floor Area	812 sq. ft.		1,247 sq. ft.	
Third Story Floor Area	527 sq. ft.		255 sq. ft.	
Setbacks				
	R-1 regulation		Existing	Proposed
Front Yard 1st Story	15 ft.		8 ft. 4 in.	13 ft. Existing nonconforming
Front Yard 2nd Story	20 ft.		15 ft. 8 ft. 4 in. (deck)	15 ft. Existing nonconforming 8 ft. 4 in. (deck) Existing nonconforming
Front Yard 3rd Story	20 ft.		17 ft. 8 in.	17 ft. 8 in. Existing nonconforming
Side Yard 1st Story	10% lot width	Lot width 54 ft. 3 in. 5 ft. 5 in. min.	North: 6 ft. South: 9 ft. 2 in.	North: 6 ft. South: 9 ft. 2 in.
Side Yard 2nd Story	15% of width	Lot width 54 ft. 3 in.	North: 6 ft. South: 9 ft. 2 in.	North: 6 ft. Existing nonconforming South: 9 ft. 2 in.
Side Yard 3rd Story			North: 15 ft. 4 in. South: 9 ft. 2 in.	North: 15 ft. 4 in. South: 9 ft. 2 in.
Rear Yard 1st Story	20% of parcel depth	Lot depth 135 ft. 8 in. 25 ft. min.	75 ft. 8 in.	55 ft. 11 in.
Rear Yard 2nd Story			75 ft. 8 in.	65 ft. 5 in.
Rear Yard 3rd Story			79 ft. 10 in.	79 ft. 10 in.

R-1 (Single-Family Residential) Zoning District
 106 Cliff Avenue – Detached Garage

Development Standards – Detached Garage		
	R-1 Regulation	Proposed
Floor Area		457 sq. ft.
Maximum Height	15 feet.	15 ft. 10 in. Height Exception Required
Front Setback	40 ft.	104 ft. 10 in.
Side Setback	3 ft.	North: 52 ft. 2 in. South: 2 in.
Rear Setback	3 ft.	5 ft. 3 in.

R-1 (Single-Family Residential) Zoning District
 106 Cliff Avenue – ADU

Development Standards – Accessory Dwelling Unit		
	R-1 Regulation	Proposed
Maximum Floor Area	800 square feet	698 sq. ft.
Maximum Height	16 ft.	12 ft. 11 in.
Front Setback	15 ft.	92 ft. 8 in.
Side Setback	4 ft.	North: 5 ft. 2 in. South: 25 ft. 1 in.
Rear Setback	4 ft.	5 ft.