

## EXHIBIT B: DENSITY/INTENSITY REGULATIONS

NAME OF DISTRICT	DENSITY/INTENSITY CONTROLS					
	MAXIMUM (ULTIMATE) F.A.R. FOR DISTRICT	MAXIMUM F.A.R. FOR INDIVIDUAL LOTS & USERS	MAXIMUM IMPERVIOUS SURFACE RATIO FOR INDIVIDUAL LOTS & USERS	MAXIMUM HEIGHT FOR THIS DISTRICT <sup>1</sup>	MINIMUM LOT SIZE	SPECIAL DENSITY/INTENSITY MEASURES FOR THIS DISTRICT
Innovation & Technology Center (ITC)	1.00	1.00	0.65	50'	1.0 acre	Bound by Historic District considerations
Innovation & Technology Business (ITB)	0.25	Office .25 R&D .35 Indus .50	0.75	75' <sup>2</sup>	2.0 acre	
Rail, Industrial, and Trade-Related (RIT)	0.45	0.60	0.90	75'	2.0 acre	Engineered stormwater management system will be constructed for aquifer protection
Environmental Business (EBZ) (North Post)	0.25	0.35	0.75	60'	2.0 acre	Might require additional env. data (at DEC request) beyond normal site level
Gateway I (G1) (Jackson Road)	0.20	0.25	0.60	45'	No requirement	Must closely follow sub-area plan
Gateway II (G2) (Verbeck-underlying zoning)	0.20	0.25	0.60	45'	2.0 acre	Recreation uses to remain
Special Use I (SU1) (Salerno/Shiloh)	0.25	Office .25 R&D .35	0.50	45'	2.0 acre	Special buffers at perimeter. Site design standards must follow sub-area plan
Special Use II (SU2) (Moore Army Air Field)	0.35	Office .25 R&D .35 Indus & Manuf. 50	0.80	60' <sup>3</sup>	2.0 acre	
Residential I (R1) (Birch Circle area)	See last column	No Requirement	No Requirement	45'	See Article IX.E.	See Article IX.E.

<sup>1</sup> See Article IX.C. for further detailed provisions relating to height limitations within zoning district.

<sup>2</sup> In the ITB district east of Jackson Road, south of Patton Road, west of Mirror Lake and north of the Oxbow extension, height limit shall be 45'.

<sup>3</sup> In SUII height is 50' or by FAA limitations on height. Major appurtenant structures integral to operations by Exception, secondary to FAA jurisdiction.

**EXHIBIT B: DENSITY/INTENSITY REGULATIONS continued...**

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	MAXIMUM (ULTIMATE) F.A.R. FOR DISTRICT	MAXIMUM F.A.R. FOR INDIVIDUAL LOTS & USERS	MAXIMUM IMPERVIOUS SURFACE RATIO FOR INDIVIDUAL LOTS & USERS	MAXIMUM HEIGHT FOR THIS DISTRICT <sup>4</sup>	MINIMUM LOT SIZE	SPECIAL DENSITY/INTENSITY MEASURES FOR THIS DISTRICT
Residential II (R2) (Walnut/Elm/Auman)	See last column	No Requirement	No Requirement	45'	See Article IX.E.	See Article IX.E.
Business Community Services (BCS) (Dakota & MacArthur)	0.25	0.25	0.60	45'	15,000 sq.ft.	
Village Growth District I (VG1) (Shirley Gate)	0.25	0.35	0.65	45'	15,000 sq.ft. free-standing 1.5 acre unified center	Buffers standards from sub-area plans will apply
Village Growth District II (VG2)	0.25	0.20	0.50	45'	1.0 acre	
Open Space & Recreation (OSR) (Open Space Network)	Not applicable	No Requirement	No Requirement	No Requirement	None	Sub area open space plans should be followed

<sup>4</sup> See Article IX.C. for further detailed provisions relating to height limitations within zoning district.