

Table 2: DRAFT Summary of Zoning Standards for Proposed TR-C4, TR-V1 and TR-U1 Residential Districts*

	TR-C4 (Traditional Residential-Consistent 4)	TR-V1 (Traditional Residential-Varied 1)	TR-U1 (Traditional Residential-Urban 1)
Residential Uses	One family buildings (currently discussing possible addition of Two family buildings)	One, Two, Three, and Four-family buildings	One through Eight-family buildings
Minimum Lot Area	3,000 sq. ft. for 1-family 6,000 sq. ft. for 2-family (if allowed)	3,000 sq. ft. for 1-family 4,000 sq. ft. for 2-family "Flat" 6,000 sq. ft. for 2-family "Twin" 8,000 sq. ft. for 3-4-family	3,000 sq. ft. for 1-family 4,000 sq. ft. for 2-family Flat or Twin 4,000 sq. ft. for 3 or 4 family 1,000 sq. ft. / du for 5 through 8 family
Minimum Lot Width	30 ft.	30 ft. for 1-family 40 ft. for 2-family 50 ft. for Twin, 3, and 4-family	30 ft. for 1-family 40 ft. for 2-family Flat or Twin 50 ft. for 3 through 8-family
Maximum Height	2 Stories or 35 ft.	2 Stories or 35 ft. for 1-2 family 3 Stories or 40 ft. for 3-4-family	2 Stories or 35 ft. for 1 or 2 family 3 Stories or 50 ft. for 3 through 8-family
Front Yard	15 ft. Minimum Maximum of not more than 20% greater than block average, up to 30 ft.	20 ft. Minimum Maximum of not more than 20% greater than block average, up to 30 ft.	15 ft. Minimum Maximum of not more than 20% greater than block average, up to 30 ft.
<i>Front Yard Exception</i>	On blocks with 50% or greater built-up frontage, the minimum setback is the average setback of the principal buildings on the block face, but not less than 10 ft.		
Minimum Side Yards	5 ft.	5 ft. for 1-story bldg 6 ft. for 2 or 3-story bldg	5 ft. for 1-story 1 or 2-family bldg. 6 ft. for 2-story 1 or 2-family bldg. 8 ft. for end units of SF attached bldg. ??[10 ft. for 3 through 8-family bldg.]??
<i>Side Yard Exception</i>	For lots 40 ft. wide or less, the minimum side yard is 10% of the lot width (subject to fire code requirements)		
Minimum Rear Yard	20 ft. if street accessed 2 ft. if alley accessed	25% of lot depth, but at least 25 ft.	25% of lot depth, but at least 20 ft.
Maximum Lot Coverage	75%	70%	75%
Usable Open Space	500 sq. ft. / du	500 sq. ft. / du	320 sq. ft. / du

*Note: Some information in this table reflects staff-recommended changes to the draft new Zoning Code. All information in this table is subject to change based on the public review process for the new Zoning Code

Table 3: DRAFT Summary of Zoning Standards for Proposed Neighborhood Mixed-Use and Traditional Workplace Districts*

	NMX (Neighborhood Mixed-Use)	TW (Traditional Workplace)
Non-residential Uses	Allows a wide variety of non-residential uses, including most office uses, many retail and service uses, artist studios, coffee shops, restaurants, taverns (a conditional use). Some heavier services (e.g. auto body shops) allowed as conditional uses.	Allows a wide variety of employment uses, including professional and medical offices and facilities, artist studios, limited production and testing, light manufacturing, business services, coffee shops, restaurants, taverns, limited retail.
Residential Uses	One and Two-family buildings SF attached bldgs. 3-8 units Permitted; 8+ units Conditional 3-8-family bldgs. 3-5 units Permitted; 5-8 units Conditional Dwelling units in mixed-use building	SF Attached buildings (less than 8 units) Multi-family building or building complex Upper story units in mixed-use building Live-work unit
Minimum Lot Area	None	6,000 sq. ft.
Minimum Lot Width	None	50 ft.
Building Standards	Maximum 5,000 sq. ft. GFA per establishment, or 10,000 sq. ft. total GFA for multi-use buildings. Larger buildings may be allowed as conditional uses No parking between building façade and street Limited outdoor storage or display of goods	No parking between building façade and street All loading from the side or rear of building On corner lots, at least 75% of building façade must be within 5 feet of the sidewalk (within first 30 ft. from the corner) Limited outdoor storage or display of goods
Building Forms	Storefront Commercial Block Building Residential-Commercial Conversion Live-Work Building Most residential types: Single-family, 2-family, Multi-family	Commercial Block Building Residential-Commercial Conversion Live-Work Building Flex Building, Industrial Building No drive-through or drive-up uses Single-family Attached and Multi-Family Buildings
Maximum Height	3 stories or 40 ft. Can be higher as conditional use. Required height transition where rear yard abuts a residential district.	5 stories or 68 feet. Required height transition where rear yard abuts a residential district. <u>Minimum</u> height is 22 feet.
Front Yard	Setback varies and may be defined on zoning map. Can be a minimum of zero in some situations.	None. See frontage requirements under Building Standards
Minimum Side Yards	For buildings abutting residentially zoned buildings, minimum side yards are as in the adjacent residential district Where abutting buildings have side wall window openings within 6 feet of lot line, 5 ft. for 1 story, 6 ft. for 2-story building. Other cases (e.g. party wall infill), no side yard required unless needed for access.	For buildings abutting residentially zoned buildings, minimum side yards are as in the adjacent residential district Where abutting buildings have side wall window openings within 6 feet of the lot line, 5 ft. for 1 story, 6 ft. for 2-story building. On lots less than 40 ft. wide, minimum yard is 10% of lot width.
Minimum Rear Yard	20 ft.	20 ft.
Maximum Lot Coverage	75%	85%
Usable Open Space	160 sq. ft. / lodging room or 1 BR unit, 320 sq. ft. / 2+BR unit	160 sq. ft. / du

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