

Table 1: Zoning “Bulk” Standards Summary for Residential Districts in Neighborhood Conservation Study Area

	R3	R4	R5
Residential Uses	One and Two family homes	One to Eight family homes/bldgs (Addition of unit = Conditional Use) (Multifamily up to 8 = Conditional Use)	One to multi-family homes/buildings (Multifamily = Conditional Use)
Lot Area	4,000 sq. ft. / DU	2,000 sq. ft. / du Note: Where avg. # bedrooms per DU in the building exceeds 2, an additional 500 sq. ft. of lot area is required for each additional bedroom.	700 sq. ft. / Efficiency, 1,000 sq. ft. / 1 Bedroom, +300 sq. ft. /additional Bedroom
Maximum Height	2 Stories, 35’	2 Stories, 35’	3 stories, 40’
Minimum Front Yard	25’	25’	20’
<i>Front Yard Exception</i>	No house will be expected to exceed the average setback of the principal buildings on either side, except that no front yard shall be less than 10’ in any case.		
Minimum Side Yards	1-story bldg = 5’ 2-story bldg = 6’	1-story bldg = 5’ 2-story bldg = 6’ Note: If exceeding 2 units, 1’ added	1-story bldg = 5’, 12’ combined 2-story bldg = 6’, 15’ combined 3-story bldg = 8’, 20’ combined
<i>Side Yard “Depth Penalty”</i>	For any lot < 50’ wide, for each foot by which the side walls of a building exceed 40’, the required side yard width shall be increased by 1.5” (e.g. For a 2-story house 48’ in depth, the depth exceeds 40’ by 8’. 8 X 1.5” = 12” or 1 foot. Therefore, each side yard would need to be increased by 1 foot, resulting in 7’, rather than 6’ minimum side yards).		For lots < 50’ wide, for each foot by which the side walls of a building exceed 50’, required side yard width shall be increased by 1.5” For lots ≥ 50’ wide, for each foot by which the side walls of a building exceed 66’, required side yard width shall be increased by 1.5”
Minimum Rear Yard	40’	35’	30’
Usable Open Space	750 sq. ft. / du	500 sq. ft. / du	160 sq. ft. / Bedroom

Table 2: DRAFT Summary of Zoning “Bulk” Standards for a Subset of Proposed Residential Districts

	TRC3 (Traditional Residential-Consistent 3)	TRC4 (Traditional Residential-Consistent 4)	TRV1 (Traditional Residential-Varied 1)
Residential Uses	One and Two family homes (discussing possible addition of 3-family homes)	One family homes (discussing possible addition of Two family homes)	One, Two, Three, and Four-family homes
Lot Area	4,000 sq. ft. for 1 and 2 family 6,000 sq. ft. for 3-family (if allowed)	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
Minimum Lot Width	40’	30’	30’ for 1-family 40’ for 2-family 50’ for Twin, 3, and 4-family
Maximum Height	2 Stories, 35’	2 Stories, 35’	2 Stories, 35’ for 1-2 family 3 Stories, 40’ for 3-4-family
Front Yard	Min. = 20’ Max. = 30’, or no more than 20% greater than block average	Min. = 15’ Max. = 30’, or no more than 20% greater than block average	Min. = 20’ Max. = 30’, or no more than 20% greater than block average
<i>Front Yard Exception</i>	No house will be expected to exceed the average setback of the principal buildings on either side.		
Minimum Side Yards	1-story bldg = 5’ 2-story bldg = 6’	5’	1-story bldg = 5’ 2-story or more bldg = 6’
<i>Side Yard Exception</i>	For any lot < 40’ wide, minimum side yard = 10% lot width *IMPORTANT for Neighborhood Conservation Study Area		No exception
Minimum Rear Yard	30% Lot Depth, but at least 30’	20’ if street accessed 2’ if alley accessed	25% Lot Depth, but at least 30’
Maximum Lot Coverage	65%	75%	65%
Usable Open Space	750 sq. ft. / du	500 sq. ft. / du	500 sq. ft. / du

Note: all information in this table is subject to change based on the public review process for the New Zoning Code