

Bayside Rezoning Proposal

Rezoning and Related Text Amendments

ISSUES

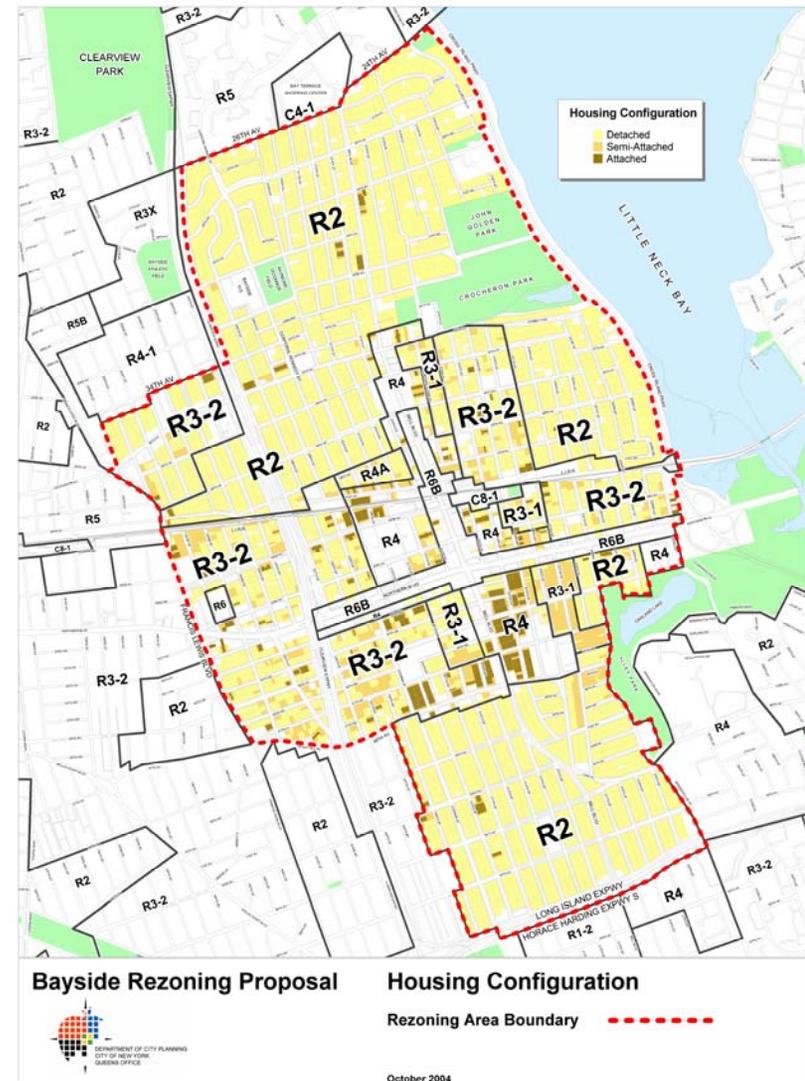
- INAPPROPRIATE RESIDENTIAL DEVELOPMENT
- OUT-OF-CONTEXT RESIDENTIAL DEVELOPMENT IN EXISTING LOW-DENSITY RESIDENTIAL DISTRICTS
 - GENERAL RESIDENCE DISTRICTS ARE NOT REPRESENTATIVE OF ONE- AND TWO-FAMILY DETACHED AND SEMI-ATTACHED CONTEXTS
- OUT-OF-SCALE RESIDENTIAL DEVELOPMENT IN EXISTING R2 DISTRICTS
 - PERMISSIVE FLOOR AREA ALLOWANCES
 - VERY FLEXIBLE FRONT WALL AND BUILDING HEIGHTS



Bayside Rezoning Proposal

Planning Principles

- AREA-WIDE ANALYSIS OF EXISTING DEVELOPMENT PATTERNS
 - BUILDING TYPE
 - RESIDENTIAL DENSITY
 - LOT CHARACTERISTICS
- PROVIDE ZONING DESIGNATIONS THAT MORE CLOSELY MATCH EXISTING DEVELOPMENT
- PROVIDE NEW ZONING RULES TO CURB OUT-OF-SCALE BUILDINGS IN R2 DISTRICTS



Bayside Rezoning Proposal

Proposed Actions

- REZONE TO CONTEXTUAL OR LOWER DENSITY ZONING DISTRICTS WHERE APPROPRIATE
- ESTABLISH NEW R2A RESIDENTIAL ZONING DESIGNATION
- MODIFICATIONS TO EXISTING COMMERCIAL OVERLAY DISTRICTS

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New R2A Residential Zoning District

PROPOSED R2A WOULD IMPLEMENT NEW REFORMS TO ESTABLISH NEW FLOOR AREA ALLOWANCES AND REVISED HEIGHT & SETBACK REGULATIONS

- NEW LIMITS FOR FLOOR AREA ALLOWANCES FOR ENCLOSED ACCESSORY PARKING
- NEW ABSOLUTE MAXIMUM BUILDING HEIGHTS AND REVISED BUILDING FRONT WALL & BULK ENVELOPE PARAMETERS

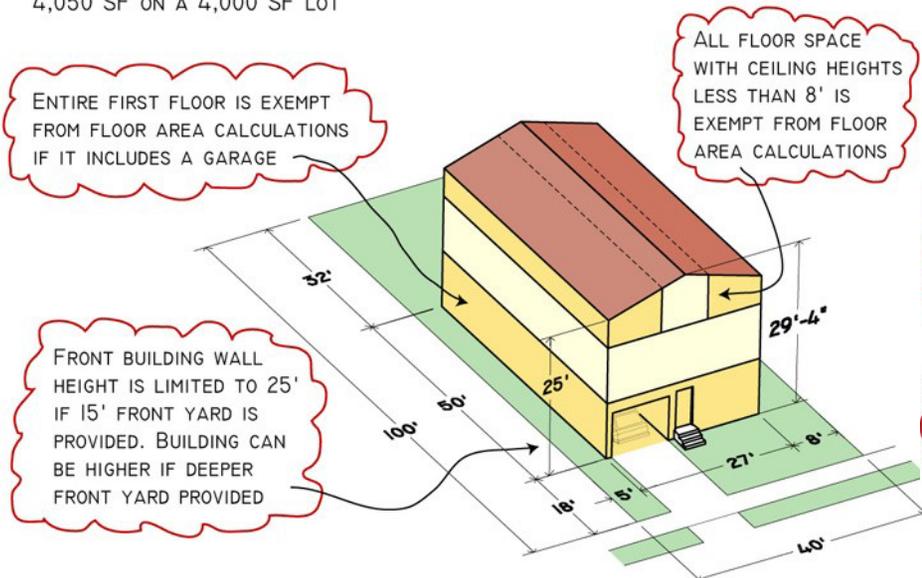
R2A Zoning District Bulk, Height and Setback Reforms

R2 FRAMEWORK

- PERMISSIVE FLOOR AREA ALLOWANCES:
 - EXEMPTS GENERALLY ENTIRE LOWEST STORY WITH A GARAGE
 - EXEMPTS ATTIC SPACE BELOW 8'

EXISTING REGULATIONS FOR R2

4,050 SF ON A 4,000 SF LOT



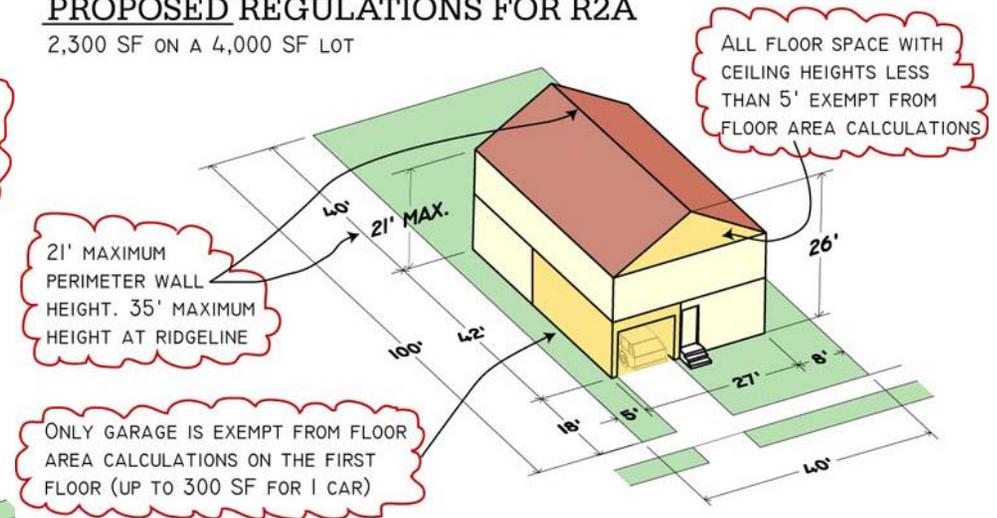
4,050 S.F. BUILDING 4,000 S.F. LOT

R2A FRAMEWORK

- REVISED FLOOR AREA ALLOWANCES:
 - EXEMPTS ONLY A GARAGE
 - 300 s.f. MAXIMUM ALLOWANCE FOR 1-CAR IN RESIDENCE OR IN SEPARATE STRUCTURE
 - SETS A MAXIMUM LOT COVERAGE OF 30%

PROPOSED REGULATIONS FOR R2A

2,300 SF ON A 4,000 SF LOT



2,300 S.F. BUILDING 4,000 S.F. LOT

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New R2A Residential Zoning District

PROPOSED R2A RESIDENTIAL DEVELOPMENT FRAMEWORK IS SIMILAR TO EXISTING R2:

- MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS REMAIN THE SAME (3,800 S.F. AREA, 40' WIDTH)
- USE AND BUILDING TYPE REQUIREMENTS REMAIN THE SAME (ONE-FAMILY, DETACHED)
- MAXIMUM ALLOWABLE FAR REMAINS THE SAME (0.5)
- YARD REQUIREMENTS MAINTAINED OR ARE INCREASED
- SLOPING PLANE REQUIREMENTS EXPANDED TO DEFINE ROOF PROFILE