

Zoning Comparison Chart

	Existing Districts		Proposed Districts		
Zoning District	R6	R6B	R5	R5A	R6A
Permitted Uses	All Housing Types	All Housing Types	All Housing Types	Detached w/ one- or two-family	All Housing Types
Maximum FAR	2.43 2.2 (NS)* 3.0 (WS)*	2.0	1.65 (1.65 w/ infill regulations)	1.1	3.0
Community Facility FAR	4.8	2.0	2.0	2.0	3.0
Minimum Lot Area (sq. ft.)	N/A	N/A	3,800 (D) 1,700 (S & A)	2,850 @ 30' 2,375 @ 25'	N/A
Minimum Lot Width	N/A	N/A	40' (D) 18' (S & A)	25' / 1-family 30' / 2-family	N/A
Maximum Street Wall or Base Ht.	Sky Exposure Plane	30' (Min.) 40' (Max.)	30'	25'	40' (Min.) 60' (Max.)
Maximum Building Height	Sky Exposure Plane	50'	40' (33' w/ infill)	35'	70'
Front Yard	Not Required	Must line-up w/ adjacent building	10' or 18'	Line-up w/ Adjacent bldg. or 10' Minimum	Line-up w/ Adjacent bldg. or 15' Minimum
Side Yard	Not Required	Not Required	2 - w/1 @ 5' & 13' Total or 1 @ 8'(S&A)	2- w/ 1 @ 2' & 10' Total	Not Required
Parking	70% or 50%*	50%*	1 per D.U. or 85% if Grouped	1/ D.U.	50%

* w/ Quality Housing regulations

(D) = detached building (S) = semi-detached building (A)= attached building
(NS) = narrow street (WS) = wide street