

Table 1-2: Zoning Comparison

Park Stratton Rezoning			
	Existing R6	Proposed R5	R5 Infill
Housing Type	All Housing Types	All Housing Types	All housing types
Minimum Lot Area (sq. ft.)	Detached: 3,800 Other: 1,700	Detached: 3,800 Other: 1,700	Detached: 3,800 Other: 1,700
Minimum Lot Width (ft)	Detached: 40 Other: 18	Detached: 40 Other: 18	Detached 40 Other: 18
Floor Area Ratio (FAR)	2.43	1.25	1.65
Side Yards	Detached 2 required; 13 ft. total; 5 ft. minimum Other: none	Detached 2 required; 13 ft. total; 5 ft. minimum Semi-detached: 1 required; 8 ft. minimum	Detached 2 required; 13 ft. total; 5 ft. minimum
Maximum Height (ft)	Governed by Sky Exposure Plane	40	33
Parking	1 space per DU or 70% of total DU with group parking facilities	1 space per DU or 85% of total dwelling units if group parking facility	66% of dwelling units