

Zoning Comparison							
	Existing R3-2	Existing R4	Existing R5	Proposed R3X	Proposed R4A	Proposed R4-1	Proposed R6B
Housing Type	All Housing Types	All Housing Types	Mid Density Multi Family	Low Density Single and Two Family	Low Density Single and Two Family	Low Density Single and Two Family	Mid Density Multi Family
Configuration	All	All	All	Detached	Detached	Detached, Semi-detached	All
Minimum Lot Area (sf)	D: 3,800 Other: 1,700	D: 3,800 Other: 1,700	D: 3,800 Other: 1,700	3,325	2,850	D: 2,375 Other: 1,700	D: 3,800 Other: 1,700
Minimum Lot Width (ft)	D: 40 Other: 18	D: 40 Other: 18	D: 40 Other: 18	35	30	D: 25 SD: 18	D: 40 Other: 18
Max Lot Coverage (%)	35	45	55	Governed by yard requirements	Governed by yard requirements	Governed by yard requirements	Max lot coverage 80% (corner), 60% (interior)
Residential Floor Area Ratio (FAR)	0.5+Attic = 0.6	0.75+Attic = 0.9	1.25	0.5+Attic = 0.6	0.75+Attic = 0.9	0.75+Attic = 0.9	2
Community Facility FAR	1.0	2.0	2.0	1.0	2.0	2.0	2.0
Front Yard (ft)	15 minimum	18 minimum or 10 exactly	18 minimum or 10 exactly	10 minimum	10 minimum	10 minimum	5 or up to 15ft to align with residential development
Side Yard	D: 2 required, 13' total, 5' minimum	D: 2 required, 13' total, 5' minimum	D: 2 required, 13' total, 5' minimum	D: 2 required, 10' total, 2' minimum	D: 2 required, 10' total, 2' minimum	D: 1 required, 8' total, 8' minimum	D: 2 required, 13' total, 5' minimum
	SD: 1 required, 8' minimum	SD: 1 required, 8' minimum	SD: 1 required, 8' minimum	N/A	N/A	SD: 1 required, 4' minimum, 8' min. b/t buildings	N/A
Max Building Height (ft)	35	35	40	35	35	35	50
Minimum Base Height (ft)	21	25	30	21	21	25	40
Residential Parking	1 per dwelling	1 per dwelling	85%	1 per dwelling	1 per dwelling	1 per dwelling	50%