

# 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**
  - **NO ESTABLISHED MAXIMUM BUILDING HEIGHT**
  - **MAXIMUM FRONT WALL ALLOWED TO EXTEND UPWARD WITH ADDITIONAL FRONT YARD**

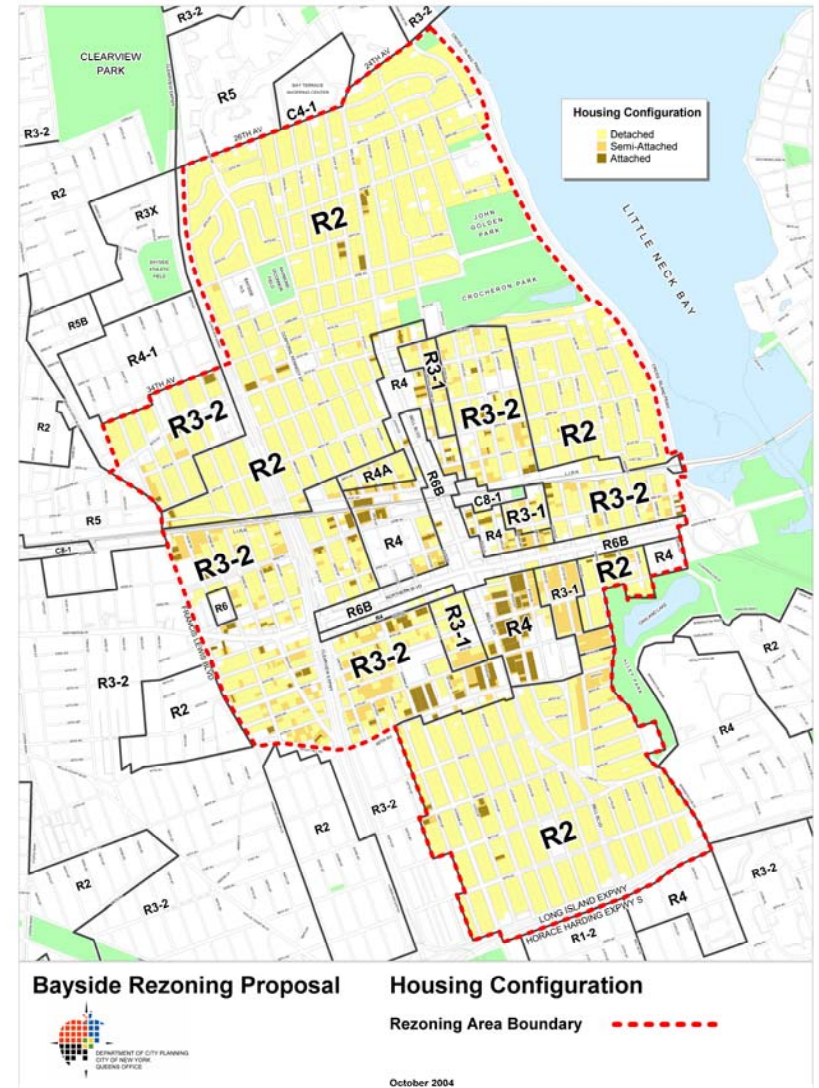




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## Planning Principles

- **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**



# **Bayside Rezoning Proposal**

## **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 AREAS WITH ATTIC SPACE AND ENCLOSED ACCESSORY PARKING**
- **NEW ABSOLUTE MAXIMUM BUILDING HEIGHTS AND REVISED BUILDING FRONT WALL & BULK ENVELOPE PARAMETERS**



# Proposed R2A

## Bulk, Height and Setback Reforms

### EXISTING R2 FRAMEWORK

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

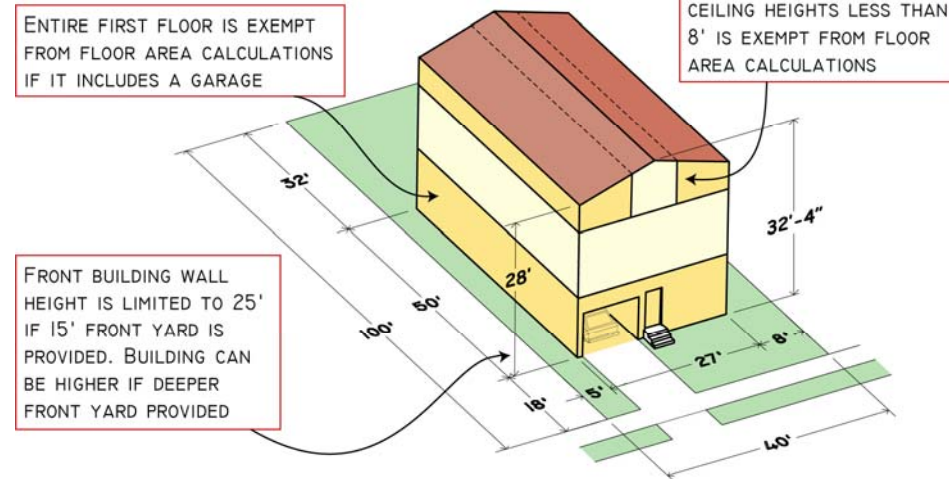
### PROPOSED R2A FRAMEWORK

- **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%**

### EXISTING REGULATIONS FOR R2

4,050 SF on a 4,000 SF lot

ENTIRE FIRST FLOOR IS EXEMPT FROM FLOOR AREA CALCULATIONS IF IT INCLUDES A GARAGE



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

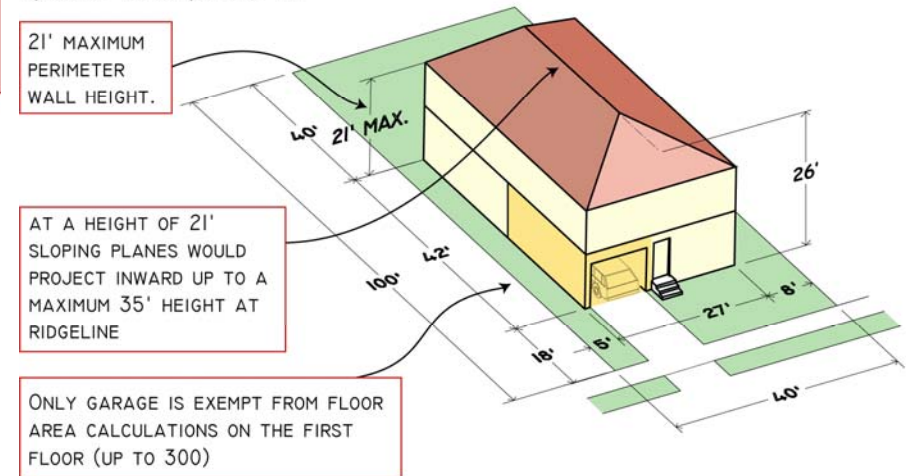
### PROPOSED REGULATIONS FOR R2A

2,300 SF on a 4,000 SF lot

21' MAXIMUM PERIMETER WALL HEIGHT.

AT A HEIGHT OF 21' SLOPING PLANES WOULD PROJECT INWARD UP TO A MAXIMUM 35' HEIGHT AT RIDGELINE

ONLY GARAGE IS EXEMPT FROM FLOOR AREA CALCULATIONS ON THE FIRST FLOOR (UP TO 300)



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



# **Bayside Rezoning Proposal**

## **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**