

Bayside Rezoning Proposal

Zoning Comparison Chart

Zoning District	R2	R3-1	R3-2	R4	R4A	R2A	R1-2	R3A	R3X	R4-1	R4B
Building Type	Detached One-Family	Detached & Semi-Detached One- and Two-Family	All Residence Types	All Residence Types	Detached One- and Two-Family	Detached One-Family	Detached One-Family	Detached One- and Two-Family	Detached One- and Two-Family	Detached & Semi-Detached One- and Two-Family	Detached Semi-Detached Attached One- and Two-Family
Maximum FAR	0.5	0.5 + Attic = 0.6	0.5 + Attic = 0.6	0.75 + Attic = 0.9	0.75 + Attic = 0.9	0.5	0.5	0.5 + Attic = 0.6	0.5 + Attic = 0.6	0.75 + Attic = 0.9	0.9
Minimum Lot Area (s.f.)	3,800	3,800 (D) 1,700 (S)	3,800 (D) 1,700 (S, A)	3,800 (D) 1,700 (S, A)	2,850	3,800	5,700	2,375	3,325	2,375 (D) 1,700 (S)	2,375 (D) 1,700 (S, A)
Minimum Lot Width (feet)	40	40 (D) 18 (S)	40 (D) 18 (S, A)	40 (D) 18 (S, A)	30	40	60	25	35	25	25 (D) 18 (S)
Maximum Streetwall Height (feet)	25	21	21	25	25	21	25	21	21	25	25
Maximum Building Height (feet)	Determined by Sky Exposure Plane	35	35	35	35	35	Determined by Sky Exposure Plane	35	35	35	24



Existing Districts



Proposed Districts