

Comparing Residence Districts: Current Ordinance and Proposed Ordinance

Standards - Current Residential Zoning District Standards vs. Proposed Residential District Standards

Lot Standards: minimum lot size, where the building may be placed on the lot, how much of the lot can be covered

Single Family (all zones)

Two Family (MR zones, R3, R4, N)

	Current														Proposed				
	SR1		SR2		SR3		MR1		MR2		MR3		MR4	R1	R2	R3	R4	N	
	New Lot	Old Lot*	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot						
Lot Area (min)**	25,000 sf	15,000 sf	15,000 sf	10,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	N/A	N/A	N/A	N/A	N/A	
Lot Frontage (min)	140 ft	100 ft	100 ft	80 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	80 ft	60 ft	50 ft	40 ft	50 ft	
Lot Frontage (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	110 ft	100 ft	100 ft	100 ft	
Lot Coverage (max)***	15%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	25%	30%	50%	60%	70%	
Open Space (min)	70%	65%	65%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A	
Front Setback (min)	40 ft	25 ft	30 ft	25 ft	30 ft	25 ft	30 ft	25 ft	25 ft	25 ft	15 ft	15 ft	15 ft	25 ft	20 ft	10 ft	5 ft	5 ft	
Front Setback (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40 ft	35 ft	35 ft	25 ft	
Side Setback (min)	20 ft	12.5 ft	15 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	7.5 ft	7.5 ft	10 ft	20 ft	12.5 ft	10 ft	7.5 ft	10 ft	
Rear Setback (min)	25 ft	25 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	40 ft	30 ft	20 ft	15 ft	20 ft	
Frontage Buildout (min)^	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12 ft/25%	12 ft/25%	12 ft/25%	12 ft/40%	

*Old Lot = Lot created before 12/7/1953. New Lot = lot created on or after 12/7/1953

**The proposed ordinance does not have a defined minimum lot size, rather the district and Building Type standards work together to create an effective minimum lot size for each House Type. See Build Out Analysis Deep Dive Tables, dated 2/25/2019, for more information

***Lot Coverage Existing = footprint of all built structures (the expanded definition encompasses open space, making open space superfluous in the proposed ordinance). Lot Coverage Proposed = footprint of all built structures and impervious areas

^Frontage Buildout = the greater of x ft or y% of the frontage

Lots - Current Zoning of Lots that Make Up Proposed Residence Districts

Residence 1 District (R1)*		Total Lots
		3683
Current Zoning	SR1	1570
	SR2	2069
	SR3	10
	MR1	2
	MR2	21
	BU4	2
	PUB	4
	Blank	5

Residence 2 District (R2)*		Total Lots
		12456
Current Zoning	SR1	191
	SR2	5964
	SR3	5995
	MR1	196
	MR2	53
	BU1	7
	BU2	2
	MAN	2
	PUB	23
	Blank	23

Residence 3 District (R3)*		Total Lots
		5363
Current Zoning	SR2	241
	SR3	755
	MR1	3447
	MR2	740
	MR3	60
	MU1	1
	BU1	24
	BU2	52
	BU5	3
	MAN	14
	PUB	15
	Blank	11

Residence 4 District (R4)*		Total Lots
		815
Current Zoning	MR1	351
	MR2	429
	MR3	9
	BU1	14
	BU2	12

Neighborhood General District (N)*		Total Lots
		487
Current Zoning	SR2	38
	SR3	12
	MR1	78
	MR2	104
	MR3	17
	MU1	9
	MU2	8
	BU1	92
	BU2	103
	MAN	19
	PUB	3
Blank	4	

*Proposed Residential Districts

Buildings - Building Size Allowance of Single- & Two-Family Homes in the Current and Proposed Residence Districts

Building Size - Overall size of building

Single Family/Two Unit

Building Type	Current				Proposed				
	Single Family	Single Family	Single Family	Single Family / Two Family	House A	House B	House C	House D	Two-Unit
Allowed Zone	SR1	SR2	SR3	MR1 - MR3	R1	R1 - N	R1 - N	R1 - R2	R3 - N
FAR	0.26 - 0.46	0.33 - 0.46	0.36 - 0.48	0.38 - 0.58	N/A	N/A	N/A	N/A	N/A
Building Height sloped/flat	36 ft/30 ft	36 ft/30 ft	36 ft/30 ft	36 ft/30 ft	30 ft	30 ft	18 ft	12 ft	36 ft
Stories by-right / Special Permit*	2.5/3	2.5/3	2.5/3	2.5/3	2.5	2.5/3	1.5	1	3
Building Footprint	N/A	N/A	N/A	N/A	2,400 sf	1,400 sf	1,200 sf	3,500 sf	2,000 sf
Building Width (min)	N/A	N/A	N/A	N/A	25 ft	15 ft	12 ft	30 ft	20 ft
Building Width (max)	N/A	N/A	N/A	N/A	100 ft	65 ft	65 ft	120 ft	65 ft
Building Depth (max)	N/A	N/A	N/A	N/A	100 ft	90 ft	80 ft	100 ft	80 ft

*Height/Story measurement definitions found in Section 2.6 of the draft proposed ordinance