

Zoning Analysis
Residential Zoning Comparison

		Existing R5	Existing R6	Existing R7A	Proposed R5B	Proposed R6A
Permitted uses		Use Groups 1-4	Use Groups 1-4	Use Groups 1-4	Use Groups 1-4	Use Groups 1-4
Housing Type		All Types	All Types	All Types	All Types	All Types
Minimum Lot Area/Width		3,800 sf/ 40 feet Detached 1,700 sf/ 18 feet - Attached	n/a	n/a	2,375 sf/ 25 feet Detached 1,700 sf/ 18 feet - Attached	n/a
Floor Area Ration (FAR)	Residential	1.25	2.43 3.0 - on wide streets QH 2.2 – on narrow streets QH	4.0	1.35	3.0
	Community Facility	2.0	4.8	4.0	2.0	3.0
Maximum Building Height		40 feet	Sky Exposure Plane 70 feet – on wide streets QH 55 feet - on narrow streets QH	80 feet	33 feet	70 feet
Maximum Base Height		30 feet	Sky Exposure Plane 60 feet - on wide streets QH 45 feet - on narrow streets QH	65 feet	30 feet	60 feet
Side Yards		2 side yards totaling 13’ (min 5’ each) for detached, 1 side yard of 8’ for others	None required	None required	2 side yards totaling 8’ for detached, 1 side yard of 4’ for others	None required
Residential Parking		1 space per DU or for 85% of dwelling units with group parking facilities	One space for 70% of DU One space for 50% of DU - QH	One space for 50% of DUs	One space for 66% of DU	One space for 50% of DUs

QH – Using Optional Quality Housing Regulations