

DRAFT
Bulk Regulations Table R1-A District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (Minimum)		Yards (Minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, (percent))
	Area (sq. ft. or acres) ⁵	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	21,780	100	40	12	25	40	2.5 stories not to exceed 35 feet	30		
Dwellings, single family detached	21,780	100	40	12	25	40		30		
Educational institutions	5 acres	200	50 feet from all property lines					60	0.25	
Governmental uses	6									
Health and medical institutions	2 acres	150	50 ¹	20 ³	35 ³	75			0.5	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	6					6	0.25	
Museums and art galleries	2 acres	150	50 ¹	20 ³	35 ³	75		60	0.4	
Philanthropic and charitable institutions	40,000	120	50 ¹	12 ³	35 ³	50		60	0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	40,000	120	6					6		
Religious institutions	40,000	120	50 ¹	12 ³	35 ³	50		60	0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			45	12 ⁴	25	5				
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							
Living quarters, detached, for persons employed on the premises	31,000	125	30	10	20	35				
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							

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Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (Minimum)		Yards (Minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, (percent))
	Area (sq. ft. or acres) ⁵	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Off-street parking spaces for single-family detached dwellings			20	12	10	0				
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required.

⁵ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by twenty percent.

⁶ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

DRAFT
Bulk Regulations Table R1-B District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ⁵	Width, (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	12,500	80	30	10	15	40	2.5 stories not to exceed 35 feet	30		
Dwellings, single family detached	12,500	80 ¹	30	10	15	40	2.5 stories not to exceed 35 feet	30		
Educational institutions	5 acres	200	50 feet from all property lines					60	0.25	
Governmental uses			6							
Health and medical institutions	2 acres	150	50 ²	20 ³	35 ³	75			0.5	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	6					6	0.25	
Museums and art galleries	2 acres	150	50 ²	20 ³	35 ³	75		60	0.4	
Philanthropic and charitable institutions	40,000	120	50 ²	20 ³	35 ³	50		60	0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc										
Recreational and social clubs	40,000	120	6					6		
Religious institutions	40,000	120	50 ¹	12 ²	35 ²	50		60	0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	10 ⁴	15	10				
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Off-street parking spaces for single-family detached dwellings			10	10	5	5				

DRAFT
Bulk Regulations Table R1-B District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ⁵	Width, (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ In addition, for waterfront lots, 40 feet at mean high water line.

² Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required.

⁵ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred feet, the required area may be reduced by twenty percent.

⁶ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

DRAFT
Bulk Regulations Table R1 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area (sq. ft. or acres) ⁴	Width (ft)	Front (ft) ⁵	Interi or Side (ft) ⁶	Corner Side (ft) ⁶	Rear (ft)	Height (stories and feet) ⁸	Maximum Lot Coverage (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	7,000	60	25	8	20	30	2.5 stories not to exceed 35 feet			
Dwellings, single family detached	7,000	60	25	8	20	30	2.5 stories not to exceed 35 feet			
Educational institutions	5 acres	200	50 feet from all property lines ⁷						0.4	
Governmental uses										
Health and medical institutions	40,000	150	50 ¹	20 ²	35 ²	75			0.5	
Inns	2 acres		i. Minimum setback from any street: 50 ft ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet ⁷				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200						⁷	0.25	
Museums and art galleries	2 acres	150	50 ¹	20 ²	35 ²	75			0.4	
Philanthropic and charitable institutions	40,000	120	50 ¹	12 ²	35 ²	50			0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	40,000	120	⁷						0.4	
Religious institutions	40,000	120	50 ¹	12 ²	35 ²	50				
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	8 ³	20	5	⁹			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							
Living quarters, detached, for persons employed on the premises	10,000	75	30	10	20	35	⁹			
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							

DRAFT
Bulk Regulations Table R1 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area (sq. ft. or acres) ⁴	Width (ft)	Front (ft) ⁵	Interi or Side (ft) ⁶	Corner Side (ft) ⁶	Rear (ft)	Height (stories and feet) ⁸	Maximum Lot Coverage (percent)	Floor Area Ratio	
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Notes

¹ Plus one foot for each three feet by which the building width exceeds 40 feet.

² Plus one foot for each two feet by which the building height exceeds 15 feet.

³ Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required.

⁴ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

⁵ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.[CG1]

⁶ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width. [CG2]

⁷ As specified by the decision-making body official through the zoning decision-making process set forth in Division II, Administration.

⁸ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table[CG3].

⁹ i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design[CG4].

Page: 2

[CG1] See lengthy comment on established front yard in Division III.

Page: 2

[CG2] This is a new provision designed to protect community character by requiring larger lots to provide proportionately larger side yards. The provision has proven effective in Eastport and would apply in the R1, R2 and R3 districts.

Page: 2

[CG3] These are new provisions designed to protect community character by requiring new construction to be of similar height to existing buildings. The provision has proven effective in Eastport and would apply in the R1, R2 and R3 districts.

Page: 2

[CG4] These are also new provisions designed to protect community character by limiting the maximum height of accessory structures. The provisions have proven effective in Eastport and also apply to other uses such as inns. The provisions would apply in the R1, R2 and R3 districts.

DRAFT
Bulk Regulations Table R2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ⁷	Corner Side (ft) ⁷	Rear (ft)	Height, (stories and feet) ⁸	Lot Coverage, (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Dwellings, single family detached	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Educational institutions	5 acres	200	50 feet from all property lines						0.4	
Governmental uses			5							
Health and medical institutions	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	5						0.25	
Museums and art galleries	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Philanthropic and charitable institutions	20,000	100	35 ²	10 ³	25 ³	50			0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	20,000	100	5						0.4	
Religious institutions	20,000	100	35 ²	10 ³	35 ³	40			0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	6 ⁴	15	2	9			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Living quarters, detached, for persons employed on the premises	7,200	60	30	10	20	35	9			
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							

DRAFT
Bulk Regulations Table R2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ⁷	Corner Side (ft) ⁷	Rear (ft)	Height, (stories and feet) ⁸	Lot Coverage, (percent)	Floor Area Ratio	
Off-street parking spaces for single-family detached dwellings			20	12	10	0				
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

² Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁵ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

⁶ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

⁷ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.

⁸ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

⁹ i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

DRAFT
Bulk Regulations Table R2-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ^{7,8}	Corner Side (ft) ^{7,8}	Rear (ft)	Height, (stories and feet) ⁹	Lot Coverage, (percent)	Floor Area Ratio	
Bed and breakfast homes	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Cemeteries	5 acres	200								
Day care centers, group	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Dwellings, single family detached	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Educational institutions	5 acres	200	50 feet from all property lines						0.4	
Governmental uses	5									
Health and medical institutions	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill.	5 acres	200	5						0.25	
Museums and art galleries	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Philanthropic and charitable institutions	20,000	100	35 ²	10 ³	25 ³	50			0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	20,000	100	5						0.4	
Religious institutions	20,000	100	35 ²	10 ³	35 ³	40			0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than specified elsewhere in this table			30	6 ⁴	15	2	¹⁰			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							

DRAFT
Bulk Regulations Table R2-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ^{7,8}	Corner Side (ft) ^{7,8}	Rear (ft)	Height, (stories and feet) ⁹	Lot Coverage, (percent)	Floor Area Ratio	
Living quarters, detached, for persons employed on the premises	7,200	60	30	10	20	35	10			
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Off-street parking spaces for single-family detached dwellings			20	12	10	0				
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

² Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁵ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

⁶ i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must maintain either the front yard of the previously demolished structure or the front yard as required under subsection i) of this note.

⁷ i) All lots: each side yard shall meet the minimum requirement set forth in the table.

ii) Lots 50 feet or greater in width: the total of both side yards must equal at least 20 percent of the lot width.

⁸ Rearward building additions may maintain the side yard of the existing structure, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.

⁹ i. Except as provided in subsections ii. and iii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

iii. The Director of Planning and Zoning may grant a 10 percent adjustment to the average height of all structures on the block face in subsection i. of this note, pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code. This adjustment shall not be construed to permit buildings greater in height than the maximum height allowed in the district.

¹⁰ i. Within two feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet. The cornice height may be increased to 10 feet and the ridge height to 20 feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

DRAFT
Bulk Regulations Table R3 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ^{10, 15}	Corner Side (ft) ^{10, 15}	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Day care centers, group		5,400	50	25	6	15	30			0.75	
Dwellings, multifamily	3,600 ²		50	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family detached		5,400	50	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, two-family detached		7,200 ¹⁴	50 ¹⁴	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses				13							
Health and medical institutions		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.2	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	13							
Museums and art galleries		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁶	25 ⁶	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21. 24.									
Radio and TV towers etc TO BE DEVELOPED											
Recreational and social clubs		20,000	100	13							
Religious institutions		20,000	100	50 ³	15 ⁶	35 ⁶	50		60	1.0	

DRAFT
Bulk Regulations Table R3 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ^{10, 15}	Corner Side (ft) ^{10, 15}	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				20	5 ⁷	15	2	¹²			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
- ² The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁷ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁸ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ⁹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- ¹⁰ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.
- ¹¹ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table
- ¹² i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.
ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of sixteen feet and a ridge height of compatible design.
- ¹³ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹⁴ If the lot is to be subdivided, a minimum lot area of 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.
- ¹⁵ In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

DRAFT
Bulk Regulations Table R3-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ¹⁰	Corner Side (ft) ¹⁰	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Day care centers, group		5,400	50	25	6	15	30			0.75	
Dwellings, multifamily	3,600 ²		50	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, multifamily, containing six or fewer dwelling units (see also Chapter Standards for Uses Subject to Standards) ADD REF DIV V	1,800										20
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family detached		5,400	50	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, two-family detached		7,200 ¹⁴	60 ¹⁴	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses		13									
Health and medical institutions		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.2	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	13							
Museums and art galleries		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁶	25 ⁶	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED											

DRAFT
Bulk Regulations Table R3-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ¹⁰	Corner Side (ft) ¹⁰	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Recreational and social clubs		20,000	100	13							
Religious institutions		20,000	100	50 ³	15 ⁶	35 ⁶	50		60	1.0	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				20	5 ⁷	15	2	12			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
- ² The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁷ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁸ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ⁹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- ¹⁰ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.
- ¹¹
 - i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
 - ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
- ¹²
 - i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.
 - ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of sixteen feet and a ridge height of compatible design.
- ¹³ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹⁴ If the lot is to be subdivided, a minimum lot area of 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

DRAFT
Bulk Regulations Table R3- Neighborhood Conservation 2 District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Bed and breakfast homes		5,400	50	25	5 ¹⁰	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Day care centers, group		5,400	50	25	6 ¹⁰	15	30			0.75	
Dwellings, multifamily	3,600 ²		50	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family detached		5,400	50	25	5 ¹⁰	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, two-family detached		7,200 ¹⁴	60 ¹⁴	25	5 ¹⁰	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses				13							
Health and medical institutions		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.2	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	13							
Museums and art galleries		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁶	25 ⁶	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED											
Recreational and social clubs		20,000	100	13							

DRAFT
Bulk Regulations Table R3- Neighborhood Conservation 2 District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Religious institutions		20,000	100	50 ³	15 ⁶	35 ⁶	50		60	1.0	
Accessory Uses											
Buildings accessory to single-family dwellings				20	5 ⁷	15	2	12		0.25 of the principal structure	
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
- ² The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁷ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁸ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ⁹ i) The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant Chapter 21.38.
ii) Building additions may maintain the front yard of the existing structure.
iii) If a structure is demolished for the purposes of new construction, the new structure must maintain either the front yard of the previously demolished structure or the front yard as required under subsection i) of this note.
- ¹⁰ Rearward building additions may maintain the side yard of the existing structure, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.
- ¹¹ i. Except as provided below in subsection ii., no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
ii. The height of an addition built behind the ridgeline of an existing structure shall not exceed the height limitation of the underlying zone.
- ¹² Maximum cornice height of eight feet and maximum ridge height of 16 feet. These limits are subject to adjustment in one of two ways:
i. The cornice height may be increased to 10 feet and the ridge height to 20 feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.
ii. The cornice and ridge heights may increase one foot for each one foot of additional setback beyond two feet up to a maximum cornice height of 10 feet and a maximum ridge height of 20 feet.
- ¹³ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹⁴ If the lot is to be subdivided, a minimum lot area of 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

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Bulk Regulations Table R3- Neighborhood Conservation 2 District

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Bulk Regulations Table R4 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)	
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft)	Interior Side (ft) ¹²	Corner Side (ft) ¹²	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio		
Apartment hotels	1,700 ²		40	20 ³	5 ⁴	10 ⁵	30			2.0 ⁶		
Day care centers, group		5,400	50	25	6	15	30			0.75		
Dwellings, multifamily	1,700 ²		40	20 ³	5 ⁴	10 ⁵	30			2.0 ^{6, 9}		
Dwellings, single family attached	1,700 ²		16	20 ³	5 ⁴	10 ⁵	30			2.0 ^{6, 9}		
Dwellings, single family detached		4,800	40	15	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁹		
Dwellings, two-family attached	1,700 ²		16	20 ³	5 ⁴	10 ⁵	30			2.0 ^{6, 9}		
Dwellings, two-family detached		4,800 ¹¹	40 ¹¹	20 ³	5 ⁴	10 ⁵	30	2.5 stories not to exceed 35 feet		1.0 ⁹		
Educational institutions		5 acres	200	50 feet from all property lines						0.75		
Governmental uses				10								
Health and medical institutions		40,000	120	50 ³	15 ⁷	35 ⁷	50			1.8		
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50	
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	10								
Museums and art galleries		40,000	120	50 ³	15 ⁷	35 ⁷	50			1.0		
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁷	25 ⁷	50			1.0		
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.										
Radio and TV towers etc TO BE DEVELOPED												
Recreational and social clubs		20,000	100	10								
Religious institutions		20,000	100	35 ³	10 ⁷	25 ⁷	40			1.0		
Accessory Uses												
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				15	5 ⁸	10	2					
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.								

DRAFT
Bulk Regulations Table R4 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft)	Interior Side (ft) ¹²	Corner Side (ft) ¹²	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Living quarters, detached, for persons employed on the premises				25	5	15	35				
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred feet, the required area may be reduced by twenty percent.
- ² The minimum total zoning lot area is 4,800 square feet. If 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be 1,000 square feet per dwelling unit.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ If 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.
- ⁷ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁸ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ¹⁰ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹¹ If the lot is to be subdivided, a minimum lot area of 2,400 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.
- ¹² In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

DRAFT
Bulk Regulations Table R4-Revitalization District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ¹²	Interior Side (ft) ¹³	Corner Side (ft)	Rear (ft) ¹⁵	Height, (stories and feet) ¹⁶	Lot Coverage, (percent)	Floor Area Ratio	
Apartment hotels	1,700 ²		40	20 ³	5	¹⁴	30			2.0 ⁶	
Day care centers, group		5,400	50	25	5	¹⁴	30			0.75	
Dwellings, multifamily	1,700 ²		40	20 ³	5	¹⁴	30			2.0 ^{6, 9}	
Dwellings, single family attached	1,700 ²		16	20 ³	5	¹⁴	30			2.0 ^{6, 9}	
Dwellings, single family detached		4,800	40	15	5	¹⁴	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Dwellings, two-family attached	1,700 ²		16	20 ³	5	¹⁴	30			2.0 ^{6, 9}	
Dwellings, two-family detached		4,800 ¹¹	40 ¹¹	20 ³	5	¹⁴	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Educational institutions		5 acres	200	50	5	¹⁴				0.75	
Governmental uses											
Health and medical institutions		40,000	120	50 ³	5	¹⁴	30			1.8	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200								
Museums and art galleries		40,000	120	50 ³	5	¹⁴	30			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	5	¹⁴	30			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED						¹⁴					
Recreational and social clubs		20,000	100								
Religious institutions		20,000	100	35 ³	5	¹⁴	30			1.0	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				15	5 ⁸	10	2	17			

DRAFT
Bulk Regulations Table R4-Revitalization District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ¹²	Interior Side (ft) ¹³	Corner Side (ft)	Rear (ft) ¹⁵	Height, (stories and feet) ¹⁶	Lot Coverage, (percent)	Floor Area Ratio	
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Living quarters, detached, for persons employed on the premises				25	5	15	35	17			
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
- ² The minimum total zoning lot area is 4,800 square feet. If 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be 1,000 square feet per dwelling unit.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ If 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.
- ⁷ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁸ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ¹⁰ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹¹ If the lot is to be subdivided, a minimum lot area of 2,400 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.
- ¹² i) The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
ii) Building additions may maintain the front yard of the existing structure.
iii) If a structure is demolished for the purposes of new construction, the new structure must maintain either the front yard of the previously demolished structure or the front yard as required under subsection i) of this note.
- ¹³ Rearward building additions may maintain the side yard of an existing structure, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.
- ¹⁴ Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In such cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
- ¹⁵ Building additions may maintain the rear yard of an existing structure except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum rear yard set forth in the table shall be provided.
- ¹⁶ i. Except as provided in subsections ii. and iii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
iii. The Director of Planning and Zoning may grant a 10 percent adjustment to the average height of all structures on the block face in subsection i. of this note, pursuant to the

DRAFT
Bulk Regulations Table R4-Revitalization District

procedures set forth in Chapter 21.18 of this Zoning Code. This adjustment shall not be construed to permit buildings greater in height than the maximum height allowed in the district.

- ¹⁷ i. Within two feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet. The cornice height may be increased to 10 feet and the ridge height to 20 feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.
- ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

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Bulk Regulations Table C1 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, maximum (feet)
		Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	
Bed and breakfast homes		3,600	25	1	2	3	30	45 ⁴
Day care centers, group		3,600	25	1	2	3	30	45 ⁴
Dwellings, multifamily	1,800	3,600	25	1	2	3	30	45 ⁴
Dwellings, single family attached	1,800	3,600	25	1	2	3	30	45 ⁴
Dwellings, single family detached		3,600	25	1	2	3	30	45 ⁴
Dwellings, two-family attached	1,800	3,600	25	1	2	3	30	45 ⁴
Dwellings, two-family detached	1,800	3,600	25	1	2	3	30	45 ⁴
Educational institutions		20,000	90	1	2	3	30	45 ⁴
Governmental uses		10,000	70	1	2	3	30	45 ⁴
Group homes		3,600	25	1	2	3	30	45 ⁴
Health and medical institutions		10,000	70	1	2	3	30	45 ⁴
Museums and art galleries		20,000	90	1	2	3	30	45 ⁴
Philanthropic and charitable institutions		5,400	50	1	2	3	30	45 ⁴
Radio and TV towers etc TO BE DEVELOPED								
Religious institutions		10,000	70	1	2	3	30	45 ⁴
Accessory Uses								
Accessory buildings and structures		Per the principal use		1	5 ⁵	3	2	45 ⁴
Mooring slip				No requirement				

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Side yards are not required, but where a side yard is provided it shall be not less than five feet.

³ Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

⁴ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁵ Unless the entire accessory structure is located on the rear 25 percent of the lot, in which case only two feet is required.

DRAFT
Bulk Regulations Table C1-A District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height (maximum, feet)
		Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	
Bed and breakfast homes		3,600	25	1	2	3	30	4
Dwellings, single family detached		3,600	25	1	2	3	30	4
Dwellings, two-family detached	1,800	3,600	25	1	2	3	30	4
Educational institutions		20,000	90	1	2	3	30	4
Governmental uses		10,000	70	1	2	3	30	4
Museums and art galleries		20,000	90	1	2	3	30	4
Radio and TV towers etc TO BE DEVELOPED								
Religious institutions		10,000	70	1	2	3	30	4
Accessory Uses								
Accessory buildings		Per the principal use		1	5 ⁵	3	2	4
Mooring slip				No requirement				

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Side yards are not required, but where a side yard is provided it shall be not less than five feet.

³ Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

⁴ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁵ Unless the entire accessory structure is located on the rear 25 percent of the lot, in which case only two feet is required.

DRAFT
Bulk Regulations Table B1 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Yards (minimum)				Floor Area (maximum, square feet)	Floor Area Ratio (maximum)	Height	Location
		Front (ft) ¹	Interi or Side (ft)	Corner Side (ft)	Rear (ft)				
Business establishment	2,400	15 ²	0 ²	15 ²	0 ²	7,000 ³	1.5	2.5 stories not to exceed 35 feet	⁴
Dwellings, multi-family, above the ground floor of non residential uses	2,400 per dwelling unit ⁵	Per business establishments			30				⁶
Dwellings, single-family detached	4,800	15	5	10	30		1.5		
Group homes	4,800	15	5	15	30		1.5		
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.								

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.[CG1]

² In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

Situation	Required transitional yard
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard

³ Per business establishment, exclusive of floor area devoted to off-street parking and loading facilities.

⁴ Business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.

⁵ In addition to the area for the business establishment.

⁶ Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

Page: 1

[CG1] See lengthy comment on established front yard in Division III.

DRAFT
Bulk Regulations Table B2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Yards (minimum)				Floor Area Ratio (maximum)	Location
		Front (ft) ¹	Interior or Side (ft)	Corner Side (ft)	Rear (ft)		
Business establishment		0 ²	0 ²	0 ²	0 ²	2.0	
Dwellings, multi-family, above the ground floor of non residential uses	1,800 per dwelling unit ³	Per business establishments					⁴
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.						

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

² In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

Situation	Required transitional yard	Additional requirements
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard	No building or structure in a shopping center shall be located within 100 feet of either a city or county residential district boundary line.
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard	
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard	
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard	
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard	
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard	
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard	

³ In addition to the area for the business establishment.

⁴ Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

DRAFT
Bulk Regulations Table B3 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Yards (minimum)				Floor Area Ratio (maximum)
		Front (ft) ¹	Interi or Side (ft)	Corner Side (ft)	Rear (ft)	
Business establishment	0	30 ²	0	0 ²	0 ²	2.4
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.					

Table Notes

- ¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
- ² No building or structure in the B3 district shall be located within 100 feet of either a city or county residence district boundary line, unless the building or structure is effectively screened from the residence district property by a wall, fence or densely planted compact plantings, as determined through the site plan design review process. In the event of screening, the transitional yard requirements in the following table shall apply:

Situation	Required transitional yard	Additional requirements
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard	No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line.
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard	
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard	
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard	
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard	
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard	
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard	

DRAFT
Bulk Regulations Table B3-CD Corridor Design District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum) (sq. ft.)	Yards (minimum)				Floor Area Ratio (maximum)	Bufferyards
		Front (ft) ¹	Interior or Side (ft)	Corner Side (ft)	Rear (ft)		
Business establishment	0	30 ²	0	0 ²	0 ²	2.4	See Table Notes for bufferyard requirements.
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.						

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

² **Transitional yards.** No building or structure in the B3-CD district shall be located within 100 feet of either a city or county residence district boundary line, unless the building or structure is effectively screened from the residence district property by a wall, fence or densely planted compact plantings, as determined through the site design plan review process. In the event of screening, the transitional yard requirements in the following table shall apply:

Situation	Required transitional yard	Additional requirements
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard	No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line.
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard	
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard	
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard	
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard	
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard	
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard	

DRAFT
Bulk Regulations Table B3-CD Corridor Design District

Bufferyards

1. Bufferyards shall be provided as set forth in the following table:
2. Deciduous street trees shall be planted, to the extent possible, with a maximum spacing of 15 feet.

Situation of lot	Minimum bufferyard	Additional requirements
Adjacent to streets designated minor arterials in the city Comprehensive Plan.	20 feet depth along the public right-of-way	<ol style="list-style-type: none"> 1. Bufferyard trees shall be deciduous canopy trees, except that if such trees will interfere with overhead utilities, understory (ornamental trees) may be substituted. 2. Special Provisions for automobile dealerships. <ol style="list-style-type: none"> a. Automobile dealerships that provide additional 25 percent depth of right-of-way buffer may place display pads within the buffer provided the following criteria are met: <ol style="list-style-type: none"> i. Minimum five feet green area between the front of the display pad and the adjacent lot line; ii. 12 feet landscaped area between display pads; and iii. Display pads must be accessible from the interior of the lot. 3. Any expansion in width of a right-of-way bufferyard may be counted toward satisfying the interior landscaping requirements of this chapter.
Adjacent to streets designated collector or local streets in the city comprehensive plan:	15 feet depth along public right-of-way	
Abutting residentially zoned land	20 feet depth. This depth may be reduced, if fences, walls, berms or other screening devices are used.	
Between nonresidentially zoned land.	10-foot width along the length of the side lot line between the separate uses (five feet on each property sharing the common lot line)	The minimum bufferyard may be waived in the event of shared access, or driveways between uses.

DRAFT
Bulk Regulations Table BCE District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, acres or sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height
			Front (ft)	Interior or Side (ft)	Corner Side (ft)	Rear (ft)	
All uses unless otherwise listed in this table	5,400	0	No minimum yard requirements except for required bufferyards as set forth in the Table Notes.				a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet. b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet.
Motor vehicle sales	1.5 acres	150					
Educational and cultural institutions	20,000 sf	90					
Religious institutions	20,000 sf	90					
Hotels, motels, and inns	1 acre	200					
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.						

Table Notes

Bufferyards

1. Bufferyards shall be provided as set forth in the following table:
2. Deciduous street trees shall be planted, to the extent possible, with a maximum spacing of 15 feet.

Situation of lot	Minimum bufferyard	Additional requirements
Adjacent to streets designated minor arterials in the city comprehensive plan.	20 feet depth along the public right-of-way	1. Bufferyard trees shall be deciduous canopy trees, except that if such trees will interfere with overhead utilities, understory (ornamental trees) may be substituted. 2. Special Provisions for automobile dealerships. a. Automobile dealerships that provide additional 25 percent depth of right-of-way buffer may place display pads within the buffer provided the following criteria are met: i. Minimum five feet green area between the front of the display pad and the adjacent lot line; ii. 12 feet landscaped area between display pads; and iii. Display pads must be accessible from the interior of the lot. 3. Any expansion in width of a right-of-way bufferyard may be counted toward satisfying the interior landscaping requirements of this chapter.
Adjacent to streets designated collector or local streets in the city comprehensive plan:	15 feet depth along public right-of-way	
Abutting residentially zoned land	20 feet depth. This depth may be reduced, if fences, walls, berms or other screening devices are used.	

DRAFT
Bulk Regulations Table BCE District

Between non-residentially zoned land.	10-foot width along the length of the side lot line between the separate uses (five feet on each property sharing the common lot line)	The minimum bufferyard may be waived in the event of shared access, or driveways between uses.
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DRAFT
Bulk Regulations Table BR District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Lot width (minimum, feet)	Yards (minimum) ¹				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interi or Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	520	15	<p>1. The front facade of each building in the BR district shall maintain the established front yard of the block on which it is located. Where there is no established front yard, the front facade of each such building shall be set back not more than 15 feet from the face of the curb².</p> <p>2. Where a lot line abuts a residential zoning district, the abutting BR district lot shall have a minimum bufferyard of 15 feet in width. This bufferyard requirement shall not apply to the adaptive reuse of an existing structure provided that:</p> <p style="margin-left: 40px;">a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and</p> <p style="margin-left: 40px;">b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.</p> <p>3. No obstruction may be located in a yard, other than the required planting or screening. Including permitted objects in yards per 21.95.050 ; add reference to former (21.06.120)</p>				3 stories not to exceed 35 feet	
Dwellings, multi-family, above the ground floor of non residential uses							Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150	

Table Notes

¹ The yard and setback requirements may be modified or waived by the of Planning and Zoning Director pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code

² The setback shall be measured to the principal elements of the front facade at its closest point to the curb.

DRAFT
Bulk Regulations Table C2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	1,500	20	¹	0	²	30	45 feet ³	
Dwellings, multi-family, above the ground floor of non residential uses	No additional lot area requirement							Efficiency apartment: 300 ⁴ One bedroom apartment: 450 ⁴ Two-bedroom apartment: 600 ⁴ Each additional bedroom: 150 ⁴

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Section Chapter 21.38.

³ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁴ The minimum space requirements may not be reduced by a variance from the Board of Appeals.

DRAFT
Bulk Regulations Table C2A District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum) (sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	1,500	20	¹	0	²	30	See Chapter (Historic District) add reference	
Dwellings, multi-family, above the ground floor of non residential uses								Efficiency apartment: 300 ³ One bedroom apartment: 450 ³ Two-bedroom apartment: 600 ³ Each additional bedroom: 150 ³

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

³ The minimum space requirements cannot be reduced by a variance from the Board of Appeals.

DRAFT
Bulk Regulations Table PM2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)					Open Space (minimum landscaped area)	Lot coverage (maximum)	Floor Area Ratio (maximum)	Height (maximum, stories and feet)	
	Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Bufferyard					
Dwellings, multi-family	3,600 per dwelling unit	50	20 ³	5 ⁴	15 ⁵	30	1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas. 2. Adjacent to other roads: 20 foot landscaped bufferyard.	15 percent of lot area				
Dwellings, single family attached	3,600	16	20 ³	5 ⁴	15 ⁵	30						
Dwellings, single family detached	3,600	25	25	5	15	30						
Dwellings, two-family attached	7,200	16	20 ³	5 ⁴	15 ⁵	30						
Business uses	3 acres ¹		40 ²	25 ²	30 ²	30 ²			33 percent of lot area	0.6; 0.25 for neighborhood convenience shopping uses	1. In areas adjacent to R1 and R2 districts: 2.5 stories not to exceed 35 feet. 2. In areas adjacent to all other districts: four stories not to exceed 48 feet.	
Offices, business and professional	3 acres ¹	250	40 ²	25 ²	30 ²	30 ²						0.6
Offices, nonprofit, educational, cultural, or civic	6,000	50	40 ²	25 ²	30 ²	30 ²						0.6
Educational and cultural institutions	20,000	90	40 ²	25 ²	30 ²	30 ²						0.6
Religious institutions	20,000	90	40 ²	25 ²	30 ²	30 ²	0.6					

Table Notes

¹ Separate parcels created and approved within a larger office or commercial development may be a minimum of 10,000 square feet.

² Transitional yards between nonresidential uses and residential districts may be required as set forth in the following table. Where transitional yards are provided they replace the yard requirements in the bulk regulations table.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.

Situation	Required transitional yard (feet)	Additional requirements
Front yard coincides with an adjacent residential district	50	1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.
Interior side lot line coincides with a lot line in an adjacent residential district	30	
Corner side yard coincides with an adjacent residential district,	20	
Rear yard coincides with a lot line in a residential district.	30	

DRAFT
Bulk Regulations Table PM2 District

<p>Uses permitted as a principal use in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2. These uses are identified on the Table of Uses for Commercial and Industrial Zoning Districts, Chapter 21.48.</p>	<ol style="list-style-type: none">1. Buildings shall have a minimum separation from any residential structures of 60 feet plus an additional two feet for every one foot of building height in excess of 24 feet.2. Parking areas shall have a minimum 24-foot buffer from adjacent residential properties.	
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DRAFT
Bulk Regulations Table I1 District

	Yards (minimum)				Floor Area Ratio (maximum)
	Front (ft)	Interi or Side (ft)	Corner Side adjacent to public street (ft)	Rear (ft)	
Permitted uses, special exception uses, and uses subject to specific standards	25 ¹	15 ¹	25 ¹	0 ¹	1.2

Table Notes

¹ In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site design plan review process.

Situation	Required transitional yard
Side or rear lot line coincides with a side or rear lot line in an adjacent residence or business district	45 feet depth along side or rear lot line
Electrical substations adjacent to lots with residential zoning and use	50-feet, plus one foot for each two feet by which a building or structure exceeds 15 feet.

DRAFT
Bulk Regulations Table P District

Permitted uses, special exception uses, and uses subject to specific standards	Density (minimum sq. ft. lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Floor Area Ratio (maximum) ¹
		Area (sq. ft. or acres)	Width (ft)	Front (ft) ⁸	Interior Side (ft)	Corner Side (ft)	Rear (ft)	
Clubs, recreational and social		5,400	50	25 ³	10	20	30	1.8
Day care centers, group		5,400	50	25	6	15	30	2.4
Dwellings, multifamily	1 bedroom: 1,400 ² 2 or more bedrooms: 1,800 ²		50	20 ³	5 ⁴	15	30	2.4
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15	30	2.4
Dwellings, single family detached	3,600 ²		50	20 ³	5 ⁴	15	30	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15	30	2.4
Dwellings, two-family detached	3,600 ²		50 ¹⁰	20 ³	5 ⁴	15	30	
Educational institutions		20,000	90	25 ³	10	20	30	1.8
Governmental uses				9				
Group homes		3,600 ²	50					2.4
Health and medical institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
Offices, business and professional, and nonprofit, educational, cultural, or civic			40	15 ³	10 ^{4,6}	10	30	2.4 ⁷
Planned developments		20,000	Bulk regulations shall be determined through the planned development process, pursuant to Chapter s 21.24.					
<i>Radio and TV towers etc TO BE DEVELOPED</i>								
Religious institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
Undertaking establishments and funeral parlors	Requirements shall be determined through the special exception and site plan design review process							2.0
Other uses	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.							

Table Notes

¹ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

² The minimum total zoning lot area is 5,400 square feet.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁶ Subject to Table Note 4, one interior side yard may be less than 10 feet, provided the sum of both side yards is at least 10 feet.

⁷ If 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 3.0.

⁸ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to pursuant to Chapter 21.38.

⁹ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

¹⁰ If the lot is to be subdivided, a minimum lot width of 30 feet per dwelling unit shall be provided.

DRAFT
Bulk Regulations Table PM District

Permitted uses, special exception uses, and uses subject to specific standards	Density (minimum sq. ft. lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Floor Area Ratio (maximum)	Height (maximum, stories and feet)	
		Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)			
Business establishment			65	See table notes				30	0.75	1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three stories not to exceed 35 feet.
Clubs, recreational and social		5,400	50					30	0.75	
Day care centers, group		5,400	50					30	0.75	
Dwellings, multifamily	1,800		50					30	0.75	
Dwellings, single family attached		3,600	16					30	0.75	
Dwellings, single family detached		3,600	50					30	0.75	
Dwellings, two-family attached		3,600	16					30	0.75	
Dwellings, two-family detached		3,600	50 ¹					30	0.75	
Educational institutions		20,000	90					30	0.75	
Governmental uses		2						30	0.75	
Group homes	3,600		50					30	0.75	
Offices, business and professional, and nonprofit, educational, cultural, or civic			65					30	0.75	
Planned developments		10,000	65					30	0.75	
Radio and TV towers etc TO BE DEVELOPED								30	0.75	
Religious institutions		10,000	50					30	0.75	

Table Notes

¹ If the lot is to be subdivided, a minimum lot width of 25 feet per dwelling unit shall be provided.

² As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

³ Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline to 45 feet upon findings that this would achieve a roof slope more compatible with adjacent structures and character. In no case shall the structure be more than three stories in height.

Front yard requirements

1. The required front yard is the greater of 20 feet or the average setback of all structures located on parcels on the same block which lie within 300 feet of either side of the property. If four or more lots are available for computation, the largest and smallest setbacks may be excluded (but not one or the other).
2. Buildings 50 feet or more in width:
 - a. At least 33 percent of the building facade shall be set back 35 feet from the front property line or 15 feet from the average setback line, whichever is greater.
 - b. When located on more than one lot of record, the building facade shall reflect the scale and massing of the property as would occur if the lots were developed individually.
3. Pursuant to the administrative adjustment procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may allow the front yard setback to be established by drawing a straight line between existing buildings on both sides of the new building.

Interior side yard requirements

1. Buildings two stories or less: 10 foot side yard. Buildings over two stories: 15 foot side yard.

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Bulk Regulations Table PM District

2. For buildings 50 feet or more in width:
 - a. Shall provide an additional one foot of side yard for each three feet the building width exceeds fifty feet, and
 - b. At least 33 percent of the side building facade shall be set back an additional ten feet from the side property line.

Corner side yard requirements

1. The required corner side yard is the greater of:
 - a. Buildings two stories or less: 10 feet; buildings over two stories: 15 feet, or
 - b. For buildings 50 feet or more in width: a minimum 25 percent of the lot width.
2. For buildings 50 feet or more in width:
 - a. At least 33 percent of the corner side building facade shall be set back an additional ten feet from the corner side property line, and
 - b. When located on more than one lot of record, the building facade shall reflect the scale and massing of the property as would occur if the lots were developed individually.

Transitional Yard Requirements

In addition to required yards, in the following cases transitional yards are required as set forth in the following table:

1. When a PM zoned parcel lies adjacent to a parcel which is zoned predominantly for residential use (60 percent or more of the adjacent parcel is zoned for residential use), and
2. On parcels which are split zoned. In this case 50 percent of the transitional yard requirement may be provided within the residentially zoned portion of the parcel.

Situation	Required transitional yard	Additional requirements
Front yard coincides with an adjacent residential district.	Same front yard as is required in the adjacent residential district.	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.
Interior side lot line coincides with either a side or rear lot line in an adjacent residential district.	15-foot side yard	
Corner side yard coincides with an adjacent residential district	15-foot corner side yard	
Rear yard coincides with either the side or rear lot line in an adjacent residential district	30-foot rear yard	

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Bulk Regulations Table MX District

	Lot Dimensions (minimum)		Required Yard or Setback (minimum, feet)	Floor Area Ratio (maximum) ³	Height (maximum, feet) ⁵	Location of front facade	Open Space (percent of zoning lot area) ⁷	Living Space (minimum gross sq. ft.)	
	Area (sq. ft. or acres)	Width (ft)							
Permitted uses, special exception uses, and uses subject to specific standards	5,400	50	1. Lot line adjoining a residential zoning district:	15 ^{1,2}	1.75, or 2.25 for the following structures: 1. Any structure with 25 percent or more of its floor area devoted to commercial uses, or residential uses, or a combination of commercial and residential uses, or 2. Any structure with the entire ground level front facade devoted to commercial uses ⁴ .	1. Structures located within 30 feet of a residence in a residential zoning district: 35 feet. 2. All other structures: 65 feet, subject to requirements in the historic district and design standards for the MX district.	The front facade of each building shall maintain the established setback of the block on which it is located. Where there is no established setback, the front facade of each such building shall be set back not more than 15 feet from the face of the curb ⁶ .	Lots 40,000 to 100,000 sf: 10 percent. Lots over 100,000 sf: 30 percent.	For multi-family dwellings above the ground floor of non residential uses: Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
			2. Any portion of a structure over 35 feet in height:	15 plus 10 feet for each 10 feet of height above 35 feet ^{1,2}					
			3. Portions of a structure over 46 feet in height that are not stepped back as provided for above in 2	50 ^{1,2}					
			4. All other yards:	As determined through the zoning decision-making process set forth in Division II, Administration.					

Table Notes

¹ This yard is a transitional yard; planting or screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process. No obstruction may be located in this yard, other than any required planting or screening **per 21.94.060 ; add reference to former (21.06.120)**.

² The yard and setback requirements do not apply to the adaptive reuse of an existing structure provided that:

1. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and
2. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.

³ The FAR limitations do not apply to the rehabilitation of an existing structure. As used in this subsection, "rehabilitation" is limited to the remodeling, renovation, alteration or reconstruction of an interior of the existing structure without any change in the bulk of the structure and without any remodeling, renovation, alteration or reconstruction of the structure's exterior, excepting minor cosmetic repairs and routine maintenance.

⁴ The commercial use space shall have a minimum height of 12 feet and a minimum depth of 25 feet. Non-commercial uses that may be included in this façade are limited to : i. one driveway, up to 33 feet wide, required for access to parking; ii) space required for a lobby; and iii) space required for access to upper floor uses.

⁵ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁶ The setback is measured to the principal elements of the front facade at its closest point to the curb

DRAFT
Bulk Regulations Table MX District

⁷ Open space must be permanently dedicated to use in common.

DRAFT
Bulk Regulations Table C2P District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum) (sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	1,500	20	1	0	2	30	See Chapter (Historic District) add reference	
Dwellings, multi-family, above the ground floor of non residential uses	No additional lot area requirement							Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

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Bulk Regulations Table WMC District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)			Location where a street right-of-way terminates at a waterway
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Front building line setback	Interior Side (ft)	Corner Side (minimum depth)	Rear (ft)	Coverage	Height	Floor Area Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	5,000	50	100	0	12 feet from edge of curb.	0, or five feet where a yard is provided.	Equal to the front building line setback.	1. Lots with no waterway frontage: 15 feet. 2. Lots with waterway frontage: 12 feet, measured parallel to the shoreline ¹ .	50 percent ² .	1. 2.5 stories not to exceed 22 feet at the cornice line, and 32 feet at the ridge line. ⁵ 2. No structure may intrude on the sky exposure plane ³ .	1.0	1. No buildings or structures are permitted within a setback defined by the prolongation of a line defined by the southwest side of the right-of-way of Main Street and extending to the waterway. 2. In all other cases, where a street right-of- way terminates at a waterway, a street-end setback shall be provided as determined by the view cone ⁴ .

Table Notes

- ¹ No buildings or structures are permitted in this yard, except structures associated with the public pedestrian walkway provided in accordance with Section 21.46.040.
- ² For lots with waterway frontage, unless a public pedestrian walkway is constructed, a minimum 25 percent of the lot must be unobstructed to provide views of the waterway from the street. If a walkway is constructed, a minimum 15 percent of the lot must be unobstructed. Standards for walkways are set forth in Division V **ADD REF.**
- ³ The sky exposure plane is measured from a height of 22 feet above the building line and rises over a slope of one foot of horizontal distance for every one foot of vertical distance.
- ⁴ See Division VI for definition and calculation of the view cone.
- ⁵ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF.**

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Bulk Regulations Table WMM District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)				Location
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Interi or Side (ft)	Corner Side (ft)	Rear (ft)	Waterway	Coverage	Height	Floor Area Ratio	Open Space Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	10,000	100	100	10	0, or five feet where a yard is provided ²	10 ²	Lots with no waterway frontage: 15 feet, measured parallel to the rear lot line ² .	Lots with waterway frontage: 30 feet, measured parallel to the shoreline ¹ .	50 percent	3.5 stories. See table notes for additional height requirements.	1.0, or 1.35 ³	0.4. See table notes for requirements.	1. Where a street right-of-way terminates at a waterway, a street-end setback shall be provided as determined by the view cone ⁴ . 2. Uses may be subject to a 100-foot maritime use setback ⁵ .

Table Notes

- ¹ No buildings, structures, or parking, including accessory buildings or structures are permitted in this yard.
- ² A transitional yard, minimum depth of 15 feet, is required where a side or rear lot line adjoins a residential district or use. Effective landscaping or screening must be provided as determined through the site plan design review process.
- ³ The maximum FAR may be increased from 1.0 to 1.35 for a development in which no special exceptions permitted in the WMM district are located a distance of 250 feet or less from the shoreline. Once this increase is taken, no uses other than principal permitted uses shall be established at a distance less than 250 feet from the shoreline.
- ⁴ See Division VI for definition and calculation of the view cone.
- ⁵ See Section 21.46.020 for the 100-foot maritime use setback requirements.

Additional height requirements:

Building or structure distance from Severn Avenue	Height (maximum)	Required sky exposure plane
50 feet or less	2.5 stories not to exceed 28 feet, measured at the highest point of the structure from the existing grade along Severn Avenue.	Measured from a height of 22 feet above the yard setback from Severn Avenue and rising over a slope of three feet of horizontal distance for every two feet of vertical distance.
50 to 65 feet	Per the required sky exposure plane.	Measured from a height of 28 feet above a 50-foot setback line from Severn Avenue and rising over a slope of three feet of horizontal distance for every two feet of vertical distance
Over 65 feet	<ul style="list-style-type: none"> i) Structures used solely for the construction, maintenance and repair of watercraft: 45 feet ii) All other structures: 3.5 stories not to exceed 38 feet, measured along all facades. iii) Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline in preceding subsection ii) to 45 feet upon findings that this would achieve a roof slope more compatible with adjacent 	Measured from a height of 28 feet above any yard setback and rising over a slope of three feet horizontal distance for every two-feet of vertical distance.

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Bulk Regulations Table WMM District

	structures and character.	
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Open Space Ratio Requirements

1. For the purpose of these open space ratio requirements, open space ratio is defined as the area of open space divided by the total area of the lot where the open space is provided. Open space may include any area not covered by a structure and may include open air boat storage and parking areas. Required yards, with the exception of the rear and waterway yards, may not be used in the calculation of the open space ratio.
2. The design of the open space shall:
 - a. Be sensitive to the physical characteristics of the lot, adjoining lots and the requirements of the maritime industry.
 - b. Exhibit best management practices for water dependent facilities plan under critical areas criteria.
 - c. The maximum dimension of the open space provided shall open onto the waterway frontage.
 - d. Open space shall be maintained free from buildings and structures except for temporary structures erected for up to 30 days to pursue activities essential to on-land boat storage, boat repair and maintenance and marine fabrication uses and for temporary festivals.
 - e. Open space may not be separately developed.
 - f. Although parking may be counted as open space, every effort shall be made to entirely remove it from the 100-foot waterfront setback in new construction.

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Bulk Regulations Table WMI District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)			Location
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Interi or Side (ft)	Corner Side (Adjacent to a public street, ft)	Rear (ft)	Waterway	Coverage	Height	Floor Area Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	10,000	100	100	15	15 ²	15 ²	Lots with no waterway frontage: 30 feet along each rear lot line ²	Lots with waterway frontage: 30 feet, measured parallel to the shoreline ¹ .	40 percent, exclusive of on-land boat storage	1. Boat repair and maintenance and marine fabrication structures: 3.5 stories not to exceed 45 feet. 2. All other structures: 3 stories not to exceed 38 feet.	1.0	Uses may be subject to a 100-foot maritime use setback ³ .

Table Notes

¹ No buildings, structures, or parking, including accessory buildings or structures are permitted in this yard.

² A transitional yard, minimum depth of 15 feet, is required where a side or rear lot line adjoins a residential district or use. Effective landscaping or screening must be provided as determined through the site plan design review process.

³ See Section 21.46.030 for the 100-foot maritime use setback requirements..

See Division V **ADD REFERENCE** for standards for dry rack storage facilities.

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Bulk Regulations Table WME District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)			Location
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Interi or Side (ft)	Corner Side (Adjacent to a public street, ft)	Rear (ft)	Waterway	Coverag e	Height	Floor Area Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	10,000 ¹	100	0	15	10	15	Lots with no waterway frontage: 30 feet along each rear lot line.	Lots with waterway frontage: 30 feet, measured parallel to the shoreline ² .	40 percent.	1. Boat repair and maintenance and marine fabrication structures: 3.5 stories not to exceed 45 feet. 2. All other structures: three stories not to exceed 38 feet. 3. No structure may intrude on the sky exposure plane ³ .	1.0	Where a street right-of-way terminates at a waterway, a street-end setback shall be provided as determined by the view cone ⁴ .

Table Notes

- ¹ Residential structures lawfully existing on August 24, 1987 may be subdivided provided no additional residential building lots or units are created and the lots meet the requirements of the R4 district.
- ² No buildings, structures, or parking, including accessory buildings or structures are permitted in this yard except for water-dependent structures
CHECKING DEFINITION WITH JON
- ³ The sky exposure plane is measured from a height of 28 feet above the yard setback lines and rises over a slope of one foot of horizontal distance for every one foot of vertical distance.
- ⁴ See Division VI for definition and calculation of the view cone.