

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-A and R-1-A/D	R-1
Height • House • Pub School, Church • Pub Rec Center	• 40 feet • 60 feet • 45 feet	• 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Minimum Lot Size • Pub School • All Other	• 15,000 sf • 7,500 sf	• 15,000 sf • 7,500 sf
Minimum Lot Width • Pub School • All Other	• 120 feet • 75 feet	• 120 feet • 75 feet
Lot Occupancy • Church, Pub School • Pub Rec Center • All Other	• 60 % • 20% • 40 %	• 60 % • 20% • 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• 2.5"/1', 6' min • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min • 4"/1'; 15' min; 350 sf Min Area	• 2.5"/1', 12' min • 2.5"/1'; 12' min; 250 sf Min Area
Floor Area Ratio • Pub School, • Pub Rec Center	• 0.9 • 0.9	• 0.9 • 0.9
Gross Floor Area • Pub Rec Center	• 40,000 sf	• 40,000 sf
Roof Structures	18.5'	
No. of Principal Units	1	1
Accessory Apartment	2: • 1 by Sp Ex in house AND • 1 as M-o-R above garage, up to 20 ft tall	1 only; either • M-o-R in house <i>or in existing</i> garage OR • By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface • Rec/Comm Center • All Other	• 30% • 50%	• 30% • 50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-A/CBUT (§1565)	R-5
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other after 7/30/99 - All Other	15,000 sf 9,500 sf 7,500 sf	15,000 sf 9,500 sf 7,500 sf
Minimum Lot Width - Pub School - All Other	120 feet 75 feet	120 feet 75 feet
Lot Occupancy - House, Pub School, Church - Pub Rec Center	- For lots - 6,499 sf or less = 40% - 6,500 sf to 8,999 sf = 35% but not less than 2,600 sf - 9,000 sf or more = 30% but not less than 3,150 sf 20%	- For lots - 6,499 sf or less = 40% - 6,500 sf to 8,999 sf = 35% but not less than 2,600 sf - 9,000 sf or more = 30% but not less than 3,150 sf 20%
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- n/a 2.5"/1'; 10' min
Court – Closed - Detached SF - All Other	4"/1', 5' min 4"/1'; 15' min; 350 sf Min Area	- n/a 2.5"/1'; 12' min; 250 sf Min Area
Floor Area Ratio - Pub School, - Pub Rec Center	0.9 0.9	0.9 0.9
Gross Floor Area Pub Rec Center	40,000 sf	40,000 sf
Roof Structures	18.5feet	10 feet
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house AND 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing</i> garage OR - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Rec/Comm Cntr - All Other	30% 50%	30% 50%
Tree Removal Limitations	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-A FH/TSP (§1516)	R-8
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - Res Lots * (ltd squares) - All Other	15,000 sf 9,500 sf 7,500 sf	15,000 sf 9,500 sf 7,500 sf
Minimum Lot Width - Pub School - All Other	120 feet 75 feet	120 feet 75 feet
Lot Occupancy All Buildings	30 %	30 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet min, 24 feet in aggregate	8 feet min, 24 feet in aggregate
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- n/a 2.5"/1'; 10' min
Court – Closed - Detached SF - All Other	4"/1', 5' min 4"/1'; 15' min; 350 sf Min Area	- n/a 2.5"/1'; 12' min; 250 sf Min Area
Floor Area Ratio - Pub School, - Pub Rec Center	0.9 0.9	0.9 0.9
Gross Floor Area Pub Rec Center	40,000 sf	40,000 sf
Roof Structures	18.5feet	10 feet
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house AND 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing</i> garage OR - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Rec/Comm Cntr - All Other	30% 50%	30% 50%
Tree Regulations	Yes*	Yes*

*Squares 2042 2043, 2046, 2049, 2231, 2232, 2238, 2239, 2244, 2248, 250, 2259, 2272, 2282.

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-A/TSP (§1515)	R-6
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 7,500 sf	15,000 sf 7,500 sf
Minimum Lot Width - Pub School - All Other	120 feet 75 feet	120 feet 75 feet
Lot Occupancy: All Buildings	30 %	30 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- n/a 2.5"/1'; 10' min
Court – Closed - Detached SF - All Other	4"/1', 5' min 4"/1'; 15' min; 350 sf Min Area	- n/a 2.5"/1'; 12' min; 250 sf Min Area
Floor Area Ratio - Pub School, - Pub Rec Center	0.9 0.9	0.9 0.9
Gross Floor Area Pub Rec Center	40,000 sf	40,000 sf
Roof Structures	18.5feet	10 feet
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house AND 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing</i> garage OR - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Rec/Comm Center - All Other	30% 50%	30% 50%
Tree Regulations	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-A/NO/TSP (§1531) R-1-A/NO/TSP/D	R-11
Height - All Structures	40 feet	40 feet
No. of Stories	3	3
Minimum Lot Size • Pub School • All Other	• 15,000 sf • 7,500 sf	• 15,000 sf • 7,500 sf
Minimum Lot Width • Pub School • All Other	• 120 feet • 75 feet	• 120 feet • 75 feet
Lot Occupancy: • All Buildings	• 30 %	• 30 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• n/a • 2.5"/1'; 10' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min • 4"/1'; 15' min; 350 sf Min Area	• n/a • 2.5"/1'; 12' min; 250 sf Min Area
Floor Area Ratio • Pub School, • Pub Rec Center	• 0.9 • 0.9	• 0.9 • 0.9
Gross Floor Area • Pub Rec Center	• 40,000 sf	• 40,000 sf
Roof Structures	18.5feet	10 feet
No. of Principal Units	1	1
Accessory Apartment	2: • 1 by Sp Ex in house AND • 1 as M-o-R above garage, up to 20 ft tall	1 only; either • M-o-R in house <i>or in existing</i> garage OR • By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Tree Removal Regulations	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-A/WH (§1541)	R-14
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 7,500 sf	15,000 sf 7,500 sf
Minimum Lot Width - Pub School - All Other	120 feet 75 feet	120 feet 75 feet
Lot Occupancy	30% except lots - Btwn 5,000 to 6,667 sf may occupy 2,000 sf - Less than 5,000 sf = 40%	30% except lots - Btwn 5,000 to 6,667 sf may occupy 2,000 sf - Less than 5,000 sf = 40%
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Front Setback	≥ Average of all structures on same side of street in the block	≥ Average of all structures on same side of street in the block
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- n/a 2.5"/1'; 10' min
Court – Closed - Detached SF - All Other	4"/1', 5' min 4"/1'; 15' min ; 350 sf Min Area	- n/a 2.5"/1'; 12' min; 250 sf Min Area
Floor Area Ratio - Pub School, - Pub Rec Center	0.9 0.9	0.9 0.9
Gross Floor Area - All buildings - Exemption	2000 sf + 40% of lot area; 200 ft of porch and 600 sf garage; and basement or cellar = 5x fenestration area of basement or cellar	2000 sf + 40% of lot area; 200 ft of porch and 600 sf garage; and basement or cellar = 5x fenestration area of basement or cellar
Roof Structures	18.5 feet	10 feet
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house AND 1 as M-o-R above garage, up to 20 feet	1 only; either - M-o-R in house <i>or in existing</i> garage OR - By Sp Ex for construction or addition to accessory building / garage up to 20 feet
Pervious Surface - Rec/Comm Cntr - All Other	30% 50%	30% 50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B and R-1-B/D	R-2
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 5,000 sf	15,000 sf 7,500 sf
Minimum Lot Width - Pub School - All Other	120 feet 50 feet	120 feet 75 feet
Lot Occupancy - Church, Pub School - Pub Rec Center - All Other	60 % 20% 40 %	60 % 20% 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached SF - All Other	4"/1', 5' min, 350 sf Min Area 4"/1'; 15' min, 350 sf Min Area	- As required by Building Code 2.5"/1'; 12' min, 250 sf min area
Roof Structures - House - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house <u>AND</u> 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing</i> garage <u>OR</u> - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Rec/Comm Cntr - All Other	30% 50%	30% 50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B/TSP	R-7
Height • House • Pub School, Church • Pub Rec Center	• 40 feet • 60 feet • 45 feet	• 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Minimum Lot Size • Pub School • All Other	• 15,000 sf • 5,000 sf	• 15,000 sf • 5,000 sf
Minimum Lot Width • Pub School • All Other	• 120 feet • 50 feet	• 120 feet • 50 feet
Lot Occupancy: • All Buildings	• 30 %	• 30 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf Min Area • 4"/1'; 15' min, 350 sf Min Area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf min area
Roof Structures • House • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: • 1 by Sp Ex in house AND • 1 as M-o-R above garage, up to 20 ft tall	1 only; either • M-o-R in house <i>or in existing</i> garage OR • By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface	50%	

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B/FH-TSP	R-9
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 5,000 sf	15,000 sf 5,000 sf
Minimum Lot Width - Pub School - All Other	120 feet 50 feet	120 feet 50 feet
Lot Occupancy: All Buildings	30 %	30%
Rear Setback	25 feet	25 feet
Side Setback	8 feet min, 24 feet in aggregate	8 feet min, 24 feet in aggregate
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached SF - All Other	4"/1', 5' min, 350 sf Min Area 4"/1'; 15' min, 350 sf Min Area	- As required by Building Code 2.5"/1'; 12' min, 250 sf min area
Roof Structures - House - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house <u>AND</u> 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing</i> garage <u>OR</u> - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface	50%	50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B/NO and R-1-B/NO/D	R-12
Height - All Structures	40 feet	40 feet
No. of Stories	3	3
Minimum Lot Size • Pub School • All Other	• 15,000 sf • 5,000 sf	• 15,000 sf • 5,000 sf
Minimum Lot Width • Pub School • All Other	• 120 feet • 50 feet	• 120 feet • 50 feet
Lot Occupancy • Church, Pub School • Pub Rec Center • All Other	• 60 % • 20% • 40 %	• 60 % • 20% • 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf Min Area • 4"/1'; 15' min, 350 sf Min Area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf min area
Roof Structures • House • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: • 1 by Sp Ex in house <u>AND</u> • 1 as M-o-R above garage, up to 20 ft tall	1 only; either • M-o-R in house <i>or in existing</i> garage <u>OR</u> • By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface • Rec/Comm Cntr • All Other	• 30% • 50%	• 30% • 50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B/WH	R-15
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 5,000 sf	15,000 sf 5,000 sf
Minimum Lot Width - Pub School - All Other	120 feet 50 feet	120 feet 50 feet
Lot Occupancy	30% except lots - Btwn 5,000 to 6,667 sf may occupy 2,000 sf - Less than 5,000 sf = 40%	30% except lots - Btwn 5,000 to 6,667 sf may occupy 2,000 sf - Less than 5,000 sf = 40%
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Front Setback	≥ Average of all structures on same side of street in the block	≥ Average of all structures on same side of street in the block
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached SF - All Other	4"/1', 5' min, 350 sf Min Area 4"/1'; 15' min, 350 sf Min Area	- As required by Building Code 2.5"/1'; 12' min, 250 sf min area
Floor Area Ratio - Pub School, - Pub Rec Center	0.9 0.9	
Gross Floor Area - All buildings - Exemption	2000 sf + 40% of lot area; 200 ft of porch and 600 sf garage; and basement or cellar = 5x fenestration area of basement or cellar	2000 sf + 40% of lot area; 200 ft of porch and 600 sf garage; and basement or cellar = 5x fenestration area of basement or cellar
Roof Structures - House - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house AND 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing garage</i> OR - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface Rec/Comm Cntr	30%	30%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

• All Other	• 50%	• 50%
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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B/SSH1	R-17
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 5,000 sf	15,000 sf 5,000 sf
Minimum Lot Width - Pub School - All Other	120 feet 50 feet	120 feet 50 feet
Lot Occupancy - Church, Pub School - Pub Rec Center - All Other	60 % 20% 40 %	60 % 20% 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached SF - All Other	4"/1', 5' min, 350 sf Min Area 4"/1'; 15' min, 350 sf Min Area	- As required by Building Code 2.5"/1'; 12' min, 250 sf min area
Roof Structures - House - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house <u>AND</u> 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing</i> garage <u>OR</u> - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Rec/Comm Cntr - All Other	30% 50%	30% 50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B/SSH2	R-18
Height - House - Pub School, Church - Pub Rec Center	40 feet 60 feet 45 feet	40 feet 60 feet 45 feet
No. of Stories	3	3
Minimum Lot Size - Pub School - All Other	15,000 sf 5,000 sf	15,000 sf 5,000 sf
Minimum Lot Width - Pub School - All Other	120 feet 50 feet	120 feet 50 feet
Lot Occupancy - Church, Pub School - Pub Rec Center - All Other	60 % 20% 40 %	60 % 20% 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Court – Open - Detached SF - All Other	4"/1', 6' min 4"/1'; 10' min	- As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached SF - All Other	4"/1', 5' min, 350 sf Min Area 4"/1'; 15' min, 350 sf Min Area	- As required by Building Code 2.5"/1'; 12' min, 250 sf min area
Roof Structures - House - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: 1 by Sp Ex in house <u>AND</u> 1 as M-o-R above garage, up to 20 ft tall	1 only; either - M-o-R in house <i>or in existing garage</i> <u>OR</u> - By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Rec/Comm Cntr - All Other	30% 50%	30% 50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Name	Proposed Name
	R-1-B (Gtwn)	R-19
Height • House • Pub School, Church • Pub Rec Center	• 40 feet • 60 feet • 45 feet	• 35 feet; 40' if adjacent to 40' structure • 60 feet • 35 feet
No. of Stories	3	3
Minimum Lot Size • Pub School • All Other	• 15,000 sf • 5,000 sf	• 15,000 sf • 5,000 sf
Minimum Lot Width • Pub School • All Other	• 120 feet • 50 feet	• 120 feet • 50 feet
Lot Occupancy • Church, Pub School • Pub Rec Center • All Other	• 60 % • 20% • 40 %	• 60 % • 20% • 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet ; may extend existing non-conforming provided width = 5' min
Front Setback	n/a	w/in range of existing front setbacks on same side of street in the same block
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf Min Area • 4"/1'; 15' min, 350 sf Min Area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf min area
Roof Structures • House • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1 by Special Exception	1 by Special Exception
Pervious Surface	50%	50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-2	R-3
Height • Dwelling • Public School, Church • Public Rec/Comm Cntr	• 40 feet • 60 feet • 45 feet	• 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Lot Area Minimum • Public School • Semi-det Dwelling • All Other	• 9,000 sf • 3,000 sf • 4,000 sf	• 9,000 sf • 3,000 sf • 4,000 sf
Lot Width Minimum • Public School • Semi-det Dwelling • All Other	• 120 feet • 30 feet • 40 feet	• 120 feet • 30 feet • 40 feet
Lot Occupancy Maximum • Public School, Church • Public Rec/Comm Cntr • All Other	• 60 % • 20 % • 40 %	• 60 % • 20 % • 40 %
Rear Setback	20 feet	20 feet
Side Setback	8 feet	8 feet
Court – Open • Detached Dwelling • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached Dwelling • All Other	• 4"/1', 5' min, 350 sf min area • 4"/1'; 15' min, 350 sf min area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf min area
Floor Area Ratio • Public School • Public Rec/Comm Cntr	• 0.9 • 0.9	• 0.9 • 0.9
Gross Floor Area • Public Rec Center	• 40,000 sf	• 40,000 sf
Roof Structures • Dwelling • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1 by Special Exception	1 M-o-R in Dwelling <i>or in existing garage</i> OR 1 by Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface	30%	30%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Name	Proposed Name
	R-2/FH-TSP	R-10
Height • Dwelling • Pub School, Church • Pub Rec Center	• 40 feet • 60 feet • 45 feet	• 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Lot Area Minimum • Public School • Semi-det Dwelling • All Other	• 9,000 sf • 3,000 sf • 4,000 sf	• 9,000 sf • 3,000 sf • 4,000 sf
Lot Width Minimum • Public School • Semi-det Dwelling • All Other	• 120 feet • 30 feet • 40 feet	• 120 feet • 30 feet • 40 feet
Lot Occupancy: • All Buildings	• 30 %	• 30%
Rear Setback	20 feet	20 feet
Side Setback	8 feet min, 24 feet in aggregate	8 feet min, 24 feet in aggregate
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf min area • 4"/1'; 15' min, 350 sf min area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf min area
Floor Area Ratio • Public School • Public Rec/Comm Cntr	• 0.9 • 0.9	• 0.9 • 0.9
Gross Floor Area • Public Rec Center	• 40,000 sf	• 40,000 sf
Roof Structures • Dwelling • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1 by Special Exception	1 M-o-R in Dwelling <i>or in existing garage</i> OR 1 by Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface	50%	50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-3	R-4
Height - Public School, Church - Public Rec/Comm Cntr - All Other	60 feet 45 feet 40 feet	60 feet 45 feet 40 feet
No. of Stories	3	3
Lot Area Minimum - Public School - Attached Dwelling - Semi-det Dwelling - All Other	9,000 sf 2,000 sf 3,000 sf 4,000 sf	9,000 sf 2,000 sf 3,000 sf 4,000 sf
Lot Width Minimum - Public School - Attached Dwelling - Semi-det Dwelling - All Other	120 feet 20 feet 30 feet 40 feet	120 feet 20 feet 30 feet 40 feet
Lot Occupancy Maximum - Public School, Church - Attached Dwelling - Public Rec/Comm Cntr - All Other	60 % 60 % 20% 40 %	60 % 60 % 20% 40 %
Rear Setback	20 feet	20 feet
Side Setback - Detached Dwelling - Semi-det Dwelling - All Other	8 feet 8 feet 0 or 8 feet	0 or 5 feet 0 or 5 feet 0 or 5 feet
Court – Open - Detached Dwelling - All Other	4"/1', 6' min 4"/1'; 10' min	- As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached Dwelling - All Other	4"/1', 5' min, 350 sf min area 4"/1'; 15' min, 350 sf Min area	- As required by Building Code 2.5"/1'; 12' min, 250 sf Min area
Floor Area Ratio Public School /Rec Cntr	1.8	1.8
Gross Floor Area Public Rec/Comm Cntr	40,000 sf	40,000 sf
Roof Structures - Dwelling - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1by Special Exception	1 M-o-R in Dwelling or in existing garage <u>OR</u> 1 By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface - Public Rec/Comm Cntr - All Other	30% 20%	30% 20%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Name	Proposed Name
	R-3/NO	R-13
Height - All Structures	40 feet	40 feet
No. of Stories	3	3
Lot Size Minimum • Pub School • Attached Dwelling • Semi-detached SF • All Other	• 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf	• 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf
Lot Width Minimum • Pub School • Attached Dwelling • Semi-detached SF • All Other	• 120 feet • 20 feet • 30 feet • 40 feet	• 120 feet • 20 feet • 30 feet • 40 feet
Lot Occupancy Maximum • Public School, Church • Attached Dwelling • Public Rec/Comm Cntr • All Other	• 60 % • 60 % • 20% • 40 %	• 60 % • 60 % • 20% • 40 %
Rear Setback	20 feet	20 feet
Side Setback • Detached SF • Semi-detached SF • All Other	• 8 feet • 8 feet • 0 or 8 feet	• 5 feet • 5 feet • 0 or 5 feet
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf Min Area • 4"/1'; 15' min, 350 sf Min Area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf Min area
Floor Area Ratio • Public School /Rec Cntr	• 1.8	• 1.8
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Roof Structures • Dwelling • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1by Special Exception	1 M-o-R in Dwelling <i>or in existing</i> garage OR 1 By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface • Public Rec/Comm Cntr • All Other	• 30% • 20%	• 30% • 20%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Name	Proposed Name
	R-3/FB	R-16
Height – All Structures	40 feet	40 feet
No. of Stories	3	3
Lot Size Minimum • Pub School • Attached Dwelling • Semi-detached SF • All Other	• 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf	• 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf
Lot Width Minimum • Pub School • Attached Dwelling • Semi-detached SF • All Other	• 120 feet • 20 feet • 30 feet • 40 feet	• 120 feet • 20 feet • 30 feet • 40 feet
Lot Occupancy Maximum • Public School, Church • Attached Dwelling • Public Rec/Comm Cntr • All Other	• 60 % • 60 % • 20% • 40 %	• 60 % • 60 % • 20% • 40 %
Rear Setback	20 feet	20 feet
Side Setback • Detached SF • Semi-detached SF • All Other	• 8 feet • 8 feet • 0 or 8 feet	• 5 feet • 5 feet • 0 or 5 feet
Front Setback	n/a	≥ Average of all structures on same side of street in the block
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf Min Area • 4"/1'; 15' min, 350 sf Min Area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf Min area
Floor Area Ratio • Public School • Public Rec/Comm Cntr	• 1.8 • 1.8	• 1.8 • 1.8
Gross Floor Area • Public Rec Center	• 40,000 sf	• 40,000 sf
Roof Structures • Dwelling • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1by Special Exception	1 M-o-R in Dwelling <i>or in existing garage</i> <u>OR</u> 1 By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface • Rec/Comm Cntr • All Other	• 30% • 20%	• 30% • 20%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Name	Proposed Name
	R-3 (Gtwn)	R-20
Height • Dwelling • Pub School, Church • Pub Rec Center	• 40 feet • 60 feet • 45 feet	• 35 feet • 60 feet • 35 feet
No. of Stories	3	3
Minimum Lot Size • Pub School • Attached Dwelling • Semi-detached Dwelling • All Other Structures	• 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf	• 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf
Minimum Lot Width • Pub School • Attached Dwelling • Semi-detached Dwelling • All Other Structures	• 120 feet • 20 feet • 30 feet • 40 feet	• 120 feet • 20 feet • 30 feet • 40 feet
Lot Occupancy Maximum • Public School, Church • Public Rec/Comm Cntr • Attached Dwelling • All Other	• 60 % • 20% • 60 % • 40 %	• 60 % • 20% • 60 % • 40 %
Rear Setback	20 feet	20 feet
Side Setback • Attached Dwelling • All Other	• 0 or 8 feet • 0 or 8 feet	• 0 or 5 feet • 5 feet; may extend existing non-conforming provided width = 3' min
Court – Open • Detached SF • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached SF • All Other	• 4"/1', 5' min, 350 sf Min Area • 4"/1'; 15' min, 350 sf Min Area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf min area
Roof Structures • Dwelling • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1 by Special Exception	1 by Special Exception
Pervious Surface	50%	50%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-4 and R-4/D	RF-1
Height - Public School, Church - Public Rec/Comm Cntr - All Other	60 feet 45 feet 40 feet	60 feet 45 feet 40 feet
No. of Stories	3	3
Lot Area Minimum - Public School - Semi-det House - Attached Dwelling/Flat (IZ) - All Other	9,000 sf 3,000 sf 1,800 sf (1,500 sf) 4,000 sf	9,000 sf 3,000 sf 1,800 sf (1,500 sf) 4,000 sf
Lot Width Minimum - Public School - Semi-det House - Attached Dwelling/Flat (IZ) - All Other	120 feet 30 feet 18 feet (15 feet) 40 feet	120 feet 30 feet 18 feet (15 feet) 40 feet
Lot Occupancy Maximum - Church, Public School - Attached Dwelling/Flat - Public Rec/Comm Cntr - All Other	60 % 60 % 20% 40 %	60 % 60% 20% 40 %
Rear Setback	20 feet	20 feet
Side Setback - Detached House - Semi-det House - All Other	8 feet 8 feet 0 or 8 feet	0 or 5 feet 0 or 5 feet 0 or 5 feet
Front Setback - Residential - All Other	- n/a - n/a	- Within range of existing front setbacks on same side of block - n/a
Court – Open - Detached House - All Other	None required but when provided: 4"/1', 6' min 4"/1'; 10' min	None required but when provided: - As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached House - All Other	Where provided: 4"/1', 5' min, 350 sf min area 4"/1'; 15' min, 350 sf Min area	Where provided: - As required by Building Code 2.5"/1'; 12' min, 250 sf Min area
Floor Area Ratio Public School/Rec Cntr	1.8	1.8
Gross Floor Area Public Rec/Comm Cntr	40,000 sf	40,000 sf
Roof Structures - House - All Other	18' 6" 18' 6"	10' 18' 6"
No. of Principal Units	2	2

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

Accessory Apartment	n/a	n/a
Pervious Surface		
• Lot less than 1800 • Lots 1801 to 2000 • Lot above 2000 sf • Public Re/Comm Cntr	• 0% • 10% • 20% • 30%	• 0% • 10% • 20% • 30%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-4 / CAP	RF-3
Height - All structures	40 feet	40 feet
No. of Stories	3	3
Lot Area Minimum - Public School - Semi-det House - Attached Dwelling/Flat (IZ) - All Other	9,000 sf 3,000 sf 1,800 sf (IZ = 1,500 sf) 4,000 sf	9,000 sf 3,000 sf 1,800 sf (IZ = 1,500 sf) 4,000 sf
Lot Width Minimum - Public School - Semi-det House - Attached Dwelling/Flat (IZ) - All Other	120 feet 30 feet 18 feet (IZ = 15 feet) 40 feet	120 feet 30 feet 18 feet (IZ = 15 feet) 40 feet
Lot Occupancy Maximum - Church, Public School - Attached Dwelling/Flat - Public Rec/Comm Cntr - All Other	60 % 60 % 20% 40 %	60 % 60% 20% 40 %
Rear Setback	20 feet	20 feet
Side Setback - Detached House - Semi-det House - All Other	8 feet 8 feet 0 or 8 feet	0 or 5 feet 0 or 5 feet 0 or 5 feet
Front Setback - Residential - All Other	- n/a - n/a	- Within range of existing front setbacks on same side of block - n/a
Court – Open - Detached House - All Other	Where provided: 4"/1', 6' min 4"/1'; 10' min	Where provided: - As required by Building Code 2.5"/1'; 6' min
Court – Closed - Detached House - All Other	Where provided: 4"/1', 5' min, 350 sf min area 4"/1'; 15' min, 350 sf Min area	Where provided: - As required by Building Code 2.5"/1'; 12' min, 250 sf Min area
Floor Area Ratio Public School/Rec Cntr	1.8	1.8
Gross Floor Area Public Rec/Comm Cntr	40,000 sf	40,000 sf
Roof Structures	10 feet	10 feet
No. of Principal Units	2	2
Accessory Apartment	n/a	n/a
Pervious Surface - Lot less than 1800 - Lots 1801 to 2000 - Lot above 2000 sf - Public Re/Comm Cntr	0% 10% 20% 30%	0% 10% 20% 30%

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-A	A-1
Height • Pub School, Church • Pub Rec/Comm Center • All Other	• 90 feet • 45 feet • 40 feet	• 90 feet • 45 feet • 40 feet
No. of Stories	3	3
Lot Area Minimum • Pub School • Row dwelling • All Other	• 9,000 sf • 1,800 gross land area • Per BZA	• 9,000 sf • 1,800 gross land area • Per BZA
Lot Width Minimum • Pub School • All Other	• 80 feet • Per BZA	• 80 feet • Per BZA
Lot Occupancy Maximum • Pub Rec Center • Pub School, Pub Library, Church • All Other	• 20% • 60 % • 40 %	• 20% • 60 % • 40 %
Floor Area Ratio • Pub Library • Pub School • All Other (IZ)	• 2.0 • 1.8 • 0.9 (1.08)	• 2.0 • 1.8 • 0.9 (1.08)
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	20 feet	20 feet
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 3"/1', 8 feet	• 8 feet • 8 feet • 3"/1', 8 feet
Court – Open • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 6' min • 4"/1'; 10' min • 4"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.40	0.40

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-A /NO	A-6
Height - All Structures	40 feet	40 feet
No. of Stories	3	3
Lot Area Minimum • Pub School • Row dwelling • All Other	• 9,000 sf • 1,800 gross land area • Per BZA	• 9,000 sf • 1,800 gross land area • Per BZA
Lot Width Minimum • Pub School • All Other	• 80 feet • Per BZA	• 80 feet • Per BZA
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 40 %	• 20% • 40 %
Floor Area Ratio • Pub Library • Pub School • All Other (IZ)	• 2.0 • 1.8 • 0.9 (1.08)	• 2.0 • 1.8 • 0.9 (1.08)
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	20 feet	20 feet
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 3"/1', 8 feet	• 8 feet • 8 feet • 3"/1', 8 feet
Court – Open • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 6' min • 4"/1'; 10' min • 4"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.40	0.40

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
	R-5-B	A-2
Height • Pub School, Church • University Bldg • Pub Rec/Comm Center • All Other	• 90 feet • 60 feet • 45 feet • 50 feet	• 90 feet • 60 feet • 45 feet • 50 feet
Lot Area Minimum • Pub School • All Other	• 9,000 sf • n/a	• 9,000 sf • n/a
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 60 %	• 20% • 60 %
Floor Area Ratio • Pub Library • All Other (IZ)	• 2.0 • 1.8 (2.16)	• 2.0 • 1.8 (2.16)
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but 8feet min if provided	• 0 or 4 feet • 0 or 4 feet • None required but 4 feet min if provided
Court – Open • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 6' min • 4"/1'; 10' min • 4"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.40	0.40

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-B /CAP	A-7
Height - All structures	40 feet	40 feet
No. of Stories	3	3
Lot Area Minimum • Pub School • All Other	• 9,000 sf • n/a	• 9,000 sf • n/a
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • Residential with IZ • All Other	• 20% • 75% • 60%	• 20% • 75% • 60 %
Floor Area Ratio • Residential with IZ • All Other	• 2.16 • 1.8	• 2.16 • 1.8
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 8 feet	• 0 or 4feet • 0 or 4feet • 0 or 4feet
Court – Open • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 6' min • 4"/1'; 10' min • 4"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	10 feet	10 feet
Green Area Ratio	0.40	0.40

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-C	A-3
Height • Pub School, Church • Pub Rec/Comm Center • All Other	• 90 feet • 45 feet • 60 feet	• 90 feet • 45 feet • 60 feet
Lot Area Minimum	None prescribed	None prescribed
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 75%	• 20% • 75 %
Floor Area Ratio • Pub Rec Center • All Other	• 1.8 • 3.0	• 1.8 • 3.0
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 8 feet	• 0 or 4 feet • 0 or 4 feet • 0 or 4 feet
Court – Open • Detached House • More than 3 units • All Other	Where provided: • 3"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-D	A-4
Height • Pub Rec/Comm Center • All Other	• 45feet • 90 feet	• 45 feet • 90 feet
Lot Area Minimum	None Prescribed	None Prescribed
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 75%	• 20% • 75 %
Floor Area Ratio • Pub Rec Center • All Other	• 1.8 • 3.5	• 1.8 • 3.5
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 8 feet	• 0 or 4 feet • 0 or 4 feet • 0 or 4 feet
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 3"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-E	A-5
Height • Pub Rec/Comm Center • All Other	• 45 feet • 90 feet	• 45 feet • 90 feet
Lot Area Minimum	None Prescribed	None Prescribed
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 75%	• 20% • 75 %
Floor Area Ratio • Pub Rec Center • Apartment house • All Other	• 1.8 • 6.0 • 5.0	• 1.8 • 6.0 • 5.0
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Rear Setback	3"/1'; 12' min	4"/1'; 12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 8 feet	• 0 or 4 feet • 0 or 4 feet • 0 or 4 feet
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 3"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area	Where provided: • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30