

# Zoning District Comparison Chart

Topic	Conventional Residential Zoning: Single Family - 6 (SF-6)	Proposed Character District Zoning: Character District - 3 (CD-3)
<b>Zoning Description</b>	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.	The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed
<b>Uses</b>	Residential ( <i>See Land Use Matrix</i> )	Residential ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	No parking in the 1 <sup>st</sup> layer; Garage design/orientation requirements
<b>Parking Standards</b>	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit (Single Family Detached)
<b>Max Residential Units per acre</b>	5.5 units per acre (max)	10 units per acre (max)
<b>Occupancy Restrictions</b>	Required	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	Based on Zoning District	Based on Zoning District
<b>Impervious Cover (max)</b>	50%	60%
<b>Lot Sizes</b>	Requires a larger minimum lot size: 6000 sq.ft. (min) for all Building Types	Allows a smaller minimum lot size: 4,000 sq.ft. (min) for "Cottage" Building Type
<b>Streetscapes</b>	Based on Street Classification (4' sidewalk, trees every 50' on center average, no planting area required between sidewalk and street)	Based on Zoning District (5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required)
<b>Blocks</b>	Larger Block Size: 3,000 ft. Block Max	Smaller Block Size: 2,800 ft. Block Max