

# Zoning District Comparison Chart

Topic	Existing Zoning: <b>Duplex (D)</b>	Proposed Zoning: <b>Neighborhood Density – 3.5 (ND-3.5)</b>
<b>Uses</b>	Primarily Residential – Duplex, Single Family Detached, Community Home, Bed and Breakfast Inn (Conditional).	Primarily Residential – Single Family Detached, Cottage Court, Two Family, Single Family Attached, Small Multifamily, Community Home, Bed and Breakfast, Golf Course (Conditional), Day Care Center (Conditional).
<b>Parking Location</b>	No location standards	Must be located in 2 <sup>nd</sup> or 3 <sup>rd</sup> Layer (behind the front façade of building)
<b>Parking Standards</b>	2 parking spaces per unit	1.05 parking spaces per bedroom with bicycle parking requirement
<b>Max Residential Units</b>	2 (with no limit on number of bedrooms per unit)	9 (limited to a maximum of 3 bedrooms per unit)
<b>Occupancy Restrictions</b>	N/A	Required
<b>Landscaping</b>	Minimal area and parking lot landscaping	Increased area and parking lot landscaping
<b>Building Height (max)</b>	2 stories	2 stories
<b>Setbacks</b>	25 foot front, 10 foot side, 20 foot rear.	15 foot front, 5 foot side, 15 foot rear (See Transitional Protective Yards / Buffers below for additional setback requirements)
<b>Material Standards</b>	None	Minimum 30% ground story transparency, 35' max blank wall area requirement.
<b>Impervious Cover (max)</b>	75%	75%
<b>Pedestrian Access</b>	No Requirements for pedestrian connections	Direct pedestrian access required from entrance of building to parking, streets, sidewalks, and transit stops
<b>Streetscapes</b>	Based on Street Classification (5' sidewalk, street trees every 40' on center average, 7' foot 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)
<b>Transitional Protective Yards / Buffers</b>	No protective yard / buffer required	Required vegetative buffer adjacent to Single-Family-6 zoned property, includes 6 foot tall privacy fence, 10 foot deep vegetative buffer with 4 shade trees every 100 feet, and 4 understory trees every 100 feet.