

Current Zoning: General Residential (GR)
Comparison Sheet for transition from GR to T3-N

Proposed Zoning: T3 - N
T3 - NEIGHBORHOOD

(This applies to about 40% of existing GR properties outside of the Historic District mostly in areas that are already developed and match the T3-N standards)

Same Standards: Lot size, side and rear setbacks, impervious surface, height

Different Standards:

- Front setbacks are changed from 12' minimum to 15' minimum and 30' maximum;
- Accessory building setbacks all changed to 5' from side or rear
- Rowhouses and large scale multi-family buildings are no longer permitted

Special Standards:

- There are provisions for waterfront lots maintaining garage placement requirements.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.
- 2 and 3 unit buildings are permitted at corners, or or where an alley is provided. No more than 2 of these buildings are permitted per block.

Use Changes: none