

Current Zoning: Residential 1 (R-1)  
Comparison Sheet for transition from R-1 to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to about 40 lots in the West End and Hermitage neighborhoods and about 15 lots in Pigeon Point and Higginsonville)*

**Same Standards:** Height

**Different Standards:**

- Lot size reduced from 12,500 SF to 4,000 SF;
- width reduced from 100' minimum to 40' minimum;
- front setback reduced from 30' minimum to 15' minimum and 30' maximum. There is no maximum setback if the lot is wider than 75'.
- side setback reduced from 15' to 6'; accessory building setbacks all changed to 5' from side or rear;
- Impervious coverage is increased by about 10%

**Special Standards:**

- 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.
- 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

**Use Changes:** none