

Current Zoning: Residential 2 (R-2)
Comparison Sheet for transition from R-2 to T3-S

Proposed Zoning: T3 - S
T3 - SUBURBAN

(This applies to about 2/3 of existing R-2 lots)

Same Standards: Lot size, front and rear setbacks, height;

Different Standards:

- Lot width reduced from 80' to 75' minimum;
- Side setback reduced from 12' to 10';
- Accessory building setbacks all changed to 5' from side or rear;
- Impervious coverage reduced slightly (5%);

Special Standards:

- A sizable amount of R-1 is waterfront. There are provisions in T3-S for waterfront lots, requiring increased lot width of 100 feet, and lot area (12,500 sf) and also maintaining existing garage placement requirements - garages can be forward of the main house so that the house can face the water.
- 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