

Current Zoning: Residential 3 (R-3)
Comparison Sheet for transition from R-3 to T3-N

Proposed Zoning: T3 - N
T3 - NEIGHBORHOOD

(This applies to about 90% of existing R-3 properties)

Same Standards: Height, impervious surface coverage, minimum front setback

Different Standards:

- Lot size reduced from 6,000 SF to 4,000 SF;
- Width reduced from 60' minimum to 40' minimum;
- Front setback maximum of 30' added;
- Side setback reduced from 10' to 6';
- Accessory building setbacks all changed to 5' from side or rear.

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