

Comparison of Standard Bulk Regulations and Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District

	Existing Bulk Regulations - Section 3-110 [Refer to the footnotes in Section 3-110(I) & Article 10 for Non-Conforming Precode Structures and Lots]				Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List - Section 8-205			
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4		
A. Maximum Height								
(a) Feet								
(i) Smallest side yard provided of 14' or less		30'			Not applicable	Not applicable		
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'						
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'						
(b) Stories	3	3	3	3				
B. Maximum Elevation								
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line		
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'							
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'							
C. Minimum Lot Area and Dimensions^{1,2}								
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size		
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000				
3. Lot Width								
(A) Interior Lot	125'	100'	70'	70'				
(B) Corner Lot	125'	100'	80'	80'				
4. Lot Depth	125'	125'	125'	125'				
D. Minimum Yards^{2,3,4,5,6}								
1. Front^{7,8,9}	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.		

2. Side Yards⁹						
(A) Corner Lot ^{8,10}						
(l) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(li) Interior Side	10'	10'	8'	8'	10'	6'
		or 6' plus 10% of lot width in excess of 50', whichever is more				
(B) Interior Lot ¹⁰						
(l) Minimum Per Yard	10'	10'	8'	8'	10'	6'
		or 6' plus 10% of lot width in excess of 50', whichever is more				
(li) Minimum Total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'					
3. Rear^{9,11}						
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'
(b) Interior lot	50'	50'	25'	25'	25'	15'
E. Maximum Floor Area Ratio^{12,13}						
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet			Not applicable	Not applicable
2. Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet				
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet				
F. Maximum Building Coverage¹⁴						
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area
2. Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties

Please note properties on the Historically Significant Structures Property List and utilizing alternative bulk regulations are subject to additional regulations included in the footnotes in Section 3-110(l) and may be subject to the regulations for non-conforming precode structures and non-conforming lots in Article 10.