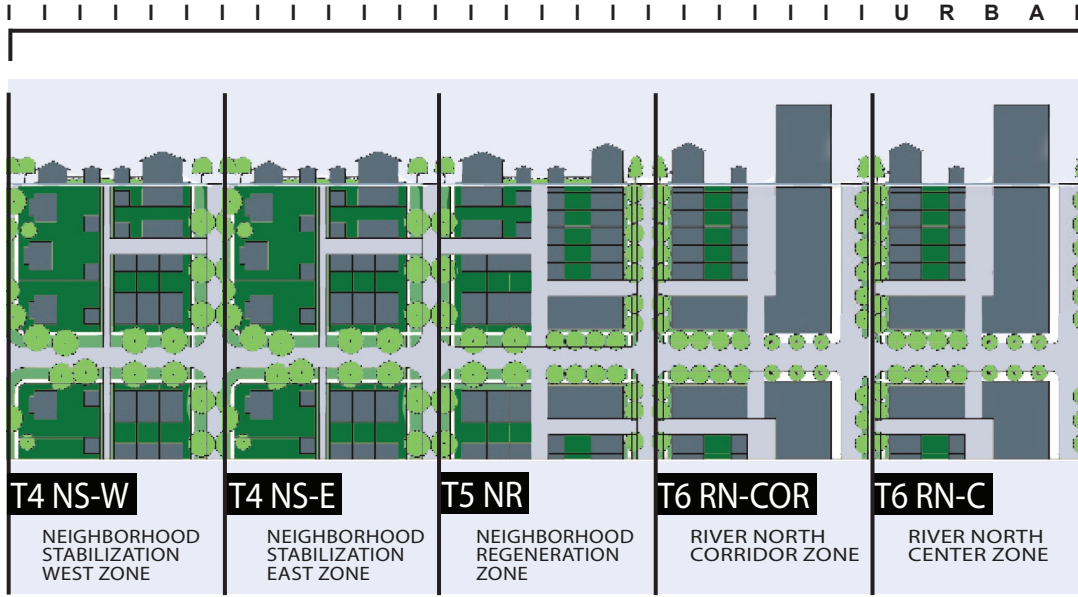


**DRAFT**  
Subject to Legal Review



**A. ALLOCATION OF ZONES**

Hamlet (H)					
Village (V)					
Regional Center (R)					
Infill Village	10 - 80%	10 - 80%	10 - 80%	not permitted	not permitted
Infill Regional Center	10 - 80%	10 - 80%	10 - 80%	10 - 80%	10 - 80%

**B. OVERALL DENSITY**

By Right					
By Density Bonus					
Other Functions					
Infill Option	4 units / ac. gross min.	4 units / ac. gross min.	6 units / ac. gross min.	no min.	no min.

**C. BLOCK SIZE**

Block Perimeter	1600 ft. max	1600 ft. max	1600 ft. max	1600 ft. max <sup>2</sup>	2000 ft. max <sup>2</sup>
Block Face Length	400 ft. max	400 ft. max	400 ft. max	400 ft. max	600 ft. max

**D. PUBLIC FRONTAGES (see Table 209-6E and 209-6F)**

PW	not permitted	not permitted	not permitted	not permitted	not permitted
BV	permitted	permitted	permitted	permitted	permitted
RR	not permitted	not permitted	not permitted	not permitted	not permitted
RS	permitted	permitted	not permitted	not permitted	not permitted
SS & AV	permitted	permitted	permitted	permitted	permitted
CS & AV	not permitted	not permitted	permitted	permitted	permitted
Alley	permitted	permitted	required	required	required

**E. CIVIC SPACE (see Table 209-9A)**

Park	not permitted	not permitted	not permitted	not permitted	not permitted
Green	permitted	permitted	permitted	not permitted	not permitted
Square	permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted

**F. LOT OCCUPATION**

Primary Frontage Width	25 ft. min. 200 ft. max	25 ft. min. 200 ft. max	18 ft. min. 300 ft. max	no min - no max	no min - no max
Lot Coverage <sup>3</sup>	70% max	70% max	80% max	85% max	90% max

**G. SETBACKS - PRINCIPAL BUILDING**

Front Setback (Primary)	10 ft. min. 15 ft. max	10 ft. min. 15 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max
Front Setback (Secondary)	6 ft. min. 10 ft. max	6 ft. min. 10 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max
Side Setback	0 ft. min. 7 ft. max	0 ft. min. 7 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max
Rear	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.
Frontage Buildout	60% min.	60% min.	80% min.	80% min	80% min

**H. SETBACKS - OUTBUILDING**

Front Setback	24 ft. min. +bldg setback	24 ft. min. +bldg setback	40 ft. max from rear prop	3 <sup>rd</sup> lot layer	3 <sup>rd</sup> lot layer
Side Setback	0 ft or 3 ft.	0 ft or 3 ft.	0 ft. min	no max, no min.	no max, no min.
Rear Setback <sup>5</sup>	3 ft. min.	3 ft. min.	3 ft. max	no max, no min.	no max, no min.

**I. BUILDING DISPOSITION (see Table 209-11)**

Edge Yard	permitted	permitted	not permitted	not permitted	not permitted
Side Yard	permitted	permitted	permitted	not permitted	not permitted
Rear Yard	permitted	permitted	permitted	permitted	permitted
Court Yard	permitted	permitted	permitted	permitted	permitted

**J. PRIVATE FRONTAGES (see Table 209-12)**

Common Yard	not permitted	not permitted	not permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	not permitted	not permitted	not permitted
Terrace or L.C.	permitted	permitted	permitted	not permitted	not permitted
Forecourt	permitted	permitted	permitted	permitted	permitted
Stoop	permitted	permitted	permitted	permitted	permitted
Shopfront & Awning	permitted	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted	permitted
Arcade	not permitted	not permitted	permitted	permitted	permitted

**K. BUILDING HEIGHT**

Principal Building	3 stories max.	4 stories max.	2 stories min., 4 max. <sup>6</sup>	2 stories min., 8 max. <sup>6</sup>	2 stories min., 10 max. <sup>6</sup>
Outbuilding	2 stories max.	2 stories max.	2 stories max.	3 stories max	3 stories max

**L. FUNCTION (see Tables 209-13A & 209-13B)\***

Residential	limited use	limited use	open use	open use	open use
Lodging	limited use	limited use	open use	open use	open use
Office / Service	limited use	limited use	open use	open use	open use
Retail	limited use	limited use	open use	open use	open use

SECTION (f)

SECTION (c) & (d)

**DRAFT**  
Subject to Legal Review

1. For purposes of calculating other functions use 16 ac/ gross min.  
 2. 3000 ft. max. for blocks with parking structures  
 3. Refers to the percentage of the lot that can be covered by the structure  
 4. A side setback of 0 ft. shall only be allowed on one side lot line if a sideyard house is built.  
 5. The rear setback shall be measured from the rear lot line as defined on table 209-10D. For the purposes of measuring the rear setback, the rear yard may not include easements or Rights-of-Way in an alley as indicated in Sec. 35-516(c).  
 6. Single story buildings are permitted if they follow all of the following requirements:  
 a. the buildings are no more than 40% of a linear block face  
 b. the buildings are not located on street corners  
 \* For specific function, see table 209-13B