

Comparative Code Matrix

SINGLE FAMILY

MIXED RESIDENTIAL

MULTI-FAMILY/ MIXED USE

COMMERCIAL/ MIXED USE

Zoning Districts

Permitted Building Type

Standards specific to certain building types and uses:

Accessory Dwelling:

- Requires Owner Occupancy
- 1,000' Max Sq. ft.
- Additional Parking space in rear

Cottage Court:

- Minimum site area: 1/2 Acre
- All homes on individual lots

Limited Commercial:

Where commercial is limited the following standards apply:

- Must be located on the first floor and on a corner
- Max 4,000 sq. ft.
- Hours of operation 6AM to 11PM

3 Bedroom Max:

- Multifamily use has a max of 3 bedrooms per unit.
- Where small multifamily or courtyard uses are limited there is a max of 3 bedrooms






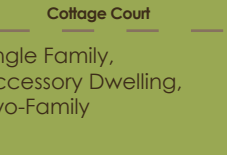





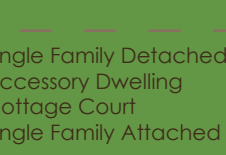





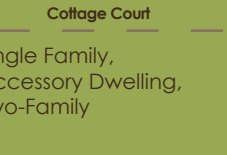





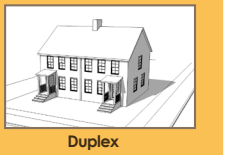
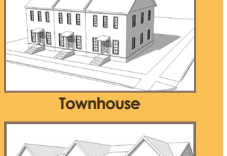


















Residential Uses

Residential Use Standards

Number of Units

Height/Scale

Parking

	Conventional Residential	Neighborhood District 3	Character District 3	Legacy Districts	Neighborhood District 3.5	Character District 4	Legacy Districts	Neighborhood District 4	Neighborhood District 4 Main St.	Character District 5
Zoning Districts	SF-R, SF-6, SF 4.5,	ND 3	CD-3	TH, PH-ZL, MF-12	ND-3.5	CD-4	MF-18, MF-24	ND-4	ND-4M	CD-5
Permitted Building Type	 Single Family House/Cottage  Accessory Dwelling Unit  Cottage Court  Attached House  Duplex  Cottage Court	 Single Family House/Cottage  Accessory Dwelling Unit  Attached House  Cottage Court  Duplex  Cottage Court	 Single Family House/Cottage  Accessory Dwelling Unit  Attached House  Duplex  Cottage Court  Cottage Court	Limited form standards apply to Townhouse and Patio Home	 Single Family House/Cottage  Duplex  Townhouse  Small Multi-family  Cottage Court	 Duplex  Townhouse  Apartment  Live/Work  Courtyard Housing  Neighborhood Shopfront	Not regulated with the exception of multifamily design standards. Among other requirements multifamily design standards limit the size of a block to 7 acres and require parking to be inline with or behind buildings.	 Single Family House/Cottage  Townhouse  Small Apartment  Courtyard Housing  Neighborhood Shopfront	 Townhouse  Small Multi-family  Live/Work  Neighborhood Shopfront  Mixed Use Shopfront	 Townhouse  Apartment  Live/Work  Mixed Use Shopfront
Residential Uses	Single Family Detached, Accessory Dwelling	Single Family Detached, Accessory Dwelling, Cottage Court, Single Family Attached	Single Family, Accessory Dwelling, Two-Family	Townhouse, Patio Home, Multi-family	Single Family Detached, Accessory Dwelling, Cottage Court, Two Family, Single Family Attached, Small Multi-Family	Single Family Detached, Accessory Dwelling, Cottage Court, Two Family, Single Family Attached, Small Multi-Family, Courtyard Housing, Multi-Family	Apartments	Single Family Detached, Accessory Dwelling, Cottage Court, Two Family, Single Family Attached, Small Multi-Family, Courtyard Housing	Single Family Attached, Small Multi-family, Courtyard Housing	Single Family Attached, Small Multi-family, Courtyard Housing, Multi-family
Residential Use Standards	Occupancy Rental Registration	Occupancy Rental Registration	Rental Registration	Not Regulated	Occupancy Rental Registration	Limited Commercial	Not Regulated	Occupancy Rental Registration Limited Commercial	Occupancy Rental Registration	Not regulated
Number of Units	1-7 Per Acre 1 per Lot	10 Per Acre/ 1 per Lot	10 Per Acre	7.5 -12 Per Acre	16 per acre Up to 9 Per Lot	Not Regulated	18-24 Per Acre	Up to 24 Per Lot	Up to 9 per lot	Not Regulated
Height/Scale	2 Stories	2 Stories Building Width: 60 ft.	2-3 Stories	2-4 Stories	2 Stories Building Width: 60 ft.	3 Stories	4 Stories	3 Stories	3 Stories	2-5 Stories
Parking	2 Per Unit	2 Per Unit	2 Per Unit	2 Per Unit, 1.05 /BR	2 per Unit, 1.05 /BR	1 per Unit	1.05/BR	1.05/BR	1.05/BR	1 per Unit