	Existing Zoning	Proposed Zoning
Zoning District	C3 (R3-2 residential equivalent)	C3A/SCRD (R3A residential equivalent)
Building Types Permitted	Waterfront commercial 1-2 family detached, semi-detached, attached; and multi-family residential	Waterfront commercial 1 family detached*, 1-2 family semi-detached and zero lot line residential**
Max. Residential FAR	0.5***	0.5***
Max. Community Facility FAR	1.0	1.0
Max. Commercial FAR	0.5	0.5
Min. Lot Area (sf) for Residential	3,800 (D) 1,700 (O)	2,375
Min. Lot Width (ft) for Residential	40 (D) 18 (O)	25
Max. Perimeter Wall Height (ft)	21	21
Max. Building Height	2 stories or 30 ft (commercial) 35 ft (residential)	25 ft and 2 stories
Min. Side Yard Total for Residential (1	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)	8
Required Residential Parking	1 per DU	1 per DU
Required Commercial Parking	1 per 150 sf	1 per 150 sf
Parking Waiver Threshold	Less than 10 spaces	Less than 10 spaces

*On lots less than 3,000 square feet
**On lots 3,000+ square feet
***Plus a 20% attic allowance

(D) Detached
(O) All other

***Plus a 20% attic allowance

	Existing Zoning	Proposed Zoning
Zoning District	R4	R4-1/SCRD
Building Types Permitted	1-2 family detached, semi-detached, attached; and multi-family residential	1 family detached*, 1-2 family semi-detached and zero lot line residential**
Max. Residential FAR	0.75***	0.75***
Max. Community Facility FAR	2.0	2.0
Max. Commercial FAR	N/A	N/A
Min. Lot Area (sf) for Residential	3,800 (D) 1,700 (O)	2,375 (DZ) 1,700 (S)
Min. Lot Width (ft) for Residential	40 (D) 18 (O)	25 (DZ) 18 (S)
Max. Perimeter Wall Height (ft)	25	25
Max. Building Height	35 ft	25 ft and 2 stories
Min. Side Yard Total for Residential (1	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)	8 (D) 4 (S)
Required Residential Parking	1 per DU	1 per DU
Required Commercial Parking	N/A	N/A
Parking Waiver Threshold	N/A	Single family residences on interior lots with a street width of less than 25 feet.

*On lots less than 3,000 square feet
**On lots 3,000+ square feet

***Plus a 20% attic allowance

R4:
(D) Detached
(O) All other

R4-1:
(DZ) Detached and zero lot line
(S) Semi-detached

	Existing Zoning	Existing Zoning	Proposed Zoning
Zoning District	R4/C1-2	R4/C2-2	R4/C2-3
Building Types Permitted	1-2 family detached, semi-detached, attached; multi-family; Use Groups 4-6.	1-2 family detached, semi-detached, attached; multi-family; Use Groups 4-9, 14.	1-2 family detached, semi-detached, attached; multi-family; Use Groups 4-9, 14.
Max. Residential FAR	0.75*	0.75*	0.75*
Max. Community Facility FAR	2.0	2.0	2.0
Max. Commercial FAR	1.0	1.0	1.0
Min. Lot Area (sf) for Residential	3,800 (D) 1,700 (O)	3,800 (D) 1,700 (O)	3,800 (D) 1,700 (O)
Min. Lot Width (ft) for Residential	40 (D) 18 (O)	40 (D) 18 (O)	40 (D) 18 (O)
Max. Perimeter Wall Height (ft)	25	25	25
Max. Building Height	35 ft	35 ft	35 ft
Min. Side Yard Total for Residential (f	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)
Required Residential Parking	1 per DU	1 per DU	1 per DU
Required Commercial Parking	1 per 300 sf	1 per 300 sf	1 per 400 sf
Parking Waiver Threshold**	Less than 15 spaces	Less than 15 spaces	Less than 25 spaces

*Plus a 20% attic allowance

**For commercial overlays. R4 parking information found above.

(D) 1-2 family detached or zero lot line

(O) Other