2761 Plumb 2nd Street

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (C3)		Proposed Zoning (R3-2)		Proposed Zoning (R3-2/C2-3)	
	ZR Section #	C3	ZR Section #	R3-2	ZR Section #	R3-2/C2-3
USE GROUPS	32-10	1, 2, 3, 4 & 14	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Residential	33-012	0.5	23-142	0.5	23-142	0.5
Community Facility	33-123	1	24-11	1	33-121	1
Commercial	33-122	0.5	n/a	n/a	33-121	1
Commercial and Community Facility	33-123	1	n/a	n/a	33-121	1
YARDS						
Minimum Front Yard	23-45	None / 15' Residential)	23-45	15'	23-45/35-51	15' or None (Commercial)
Minimum Side Yard	33-25/23-461	None / 5', 13' (Residential)	23-461	5' (Min) , 13' (Total)	23-461/35-52	5' (Min) , 13' (Total) (residential) and/or None or 8' (Commercial)
Minimum Rear Yard	33-26/23-47	30' / 20' (Commecial)	23-47	30'	23-47/33-26	30' / 20' (Commecial)
HEIGHT AND SETBACKS						
Maximum Base Height	33-432	30'/2-stories	23-631(b)	21'	23-631(b)/33-431	21' / 30'/2-Stories (Commercial)
Maximum Building Height	33-432	Sky Exposure Plane	23-631(b)	35'	23-631(b)	35'
Maximum Height of Front Wall	33-432	30'/2-stories	23-631(b)	21'	23-631(b)/33-431	21' / 30'/2-Stories (Commercial)
Sky Exposure Plane	33-432	1:1 (Narrow) / 1:1 (Wide)	23-631(b)	n/a	23-631(b)/33-431	1:1 (Commercial)
Setbacks from Narrow Streets	33-432	20'	23-631(b)	n/a	23-631(b)/33-431	20' or 15' at grade (Commercial)
Setbacks from Wide Streets	33-432	15'	23-631(b)	n/a	23-631(b)/33-431	15' or 10' at grade (Commercial)
OPEN SPACE/LOT COVERAGE						
Minimum Open Space Ratio	23-142	65% (Residential)	23-142	65%	23-142/35-22	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	35% (Residential)	23-142	35%	23-142/24-11	35% / 55% (Community Facility)
Corner Lot	23-142	35% (Residential)	23-142	35%	23-142/24-11	35% / 60% (Community Facility)
PARKING						
Residential	25-23	100%	25-23	100%	25-23	100%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	36-70	By Use