Zoning Comparison Table	Permitted/Required					
				Proposed Zoning		
	ZR Section #	R3-1 District	R3-2 District	ZR Section #	R3X District	R3-1 District
USE GROUPS	22-10	UG 1,2,3,4	UG 1,2,3,4	22-10	UG 1,2,3,4	UG 1,2,3,4
Building Types Permitted		1-2 Family Detached and Semi-Detached	1-2 Family Detached, Semi-Detached, and Attached		1-2 Family Detached	1-2 Family Detached and Semi-Detached
Residential FAR	23-142	0.6*	0.6*	23-142	0.6*	0.6*
Community Facility FAR	24-11	1.0	1.0	24-11	1.0	1.0
Minimum Lot Area for Residential	23-32	3,800 sf (D) 1,700 sf (S)	3,800 sf (D) 1,700 sf (S)	23-32	3,325 sf	3,800 sf (D) 1,700 sf (S)
Minimum Lot Width for Residential	23-32	40 ft (D) 18 ft (S)	40 ft (D) 18 ft (S)	23-32	35 ft	40 ft (D) 18 ft (S)
Front Yard	23-45	15 ft	15 ft	23-45	10 ft	15 ft
Side Yard	23-461	13 ft (D) 8 ft (S)	13 ft (D) 8 ft (S) 16 ft (A)	23-461	10 ft	13 ft (D) 8 ft (S)
Rear Yard	23-47	30 ft	30 ft	23-47	30 ft	30 ft
Lot Coverage	23-142	35%	35%	23-142	N/A	35%
Maximum Height of Front Wall	23-631	21 ft	21 ft	23-631	21 ft	21 ft
Maximum Building Height	23-631	35 ft	35 ft	23-631	35 ft	35 ft
Parking	25-22	1 per Dwelling Unit	1 per Dwelling Unit	25-22	1 per Dwelling Unit	1 per Dwelling Unit

*0.5 maximum base FAR with a 20% increase for attic allowance.
D = Detached
S = Semi-Detached
A = Attached

Conformance and Compliance of Existing Zoning (Residential Only)

Existing Regulations (R3-1)	Conforming Lots (#)	Conforming Lots (%)
773		
1-2 Family		
1 Family Detached	403	52.1%
2 Family Detached	312	40.4%
1-2 Family Detached	715	92.5%
1-2 Family Semi-Detached	45	
1-2 Family Attached	0	
1-2 Family Subtotal	45	5.8%
Multi Family		
Multi Family	11	1.4%
Totals		
Conformance Total	771	
Existing Regulations (R3-1)	Complying Lots (3)	Complying Lots (%)
Min. Lot Area		
Detached - 3,800 sf	515	66.6%
Semi-Detached- 1,700 sf	45	5.8%
Min. Lot Width		
Detached - 40 ft	521	67.4%
Semi-Detached- 18 ft	45	5.8%
Max FAR		
Detached and Semi-Detached 0.6	645	83.4%

Conformance and Compliance of Existing Zoning (Residential Only)

Existing Regulations (R3-2)	Conforming Lots (#)	Conforming Lots (%)
263		
1-2 Family		
1 Family Detached	44	16.7%
2 Family Detached	173	65.8%
1-2 Family Detached	217	82.5%
1-2 Family Semi-Detached	42	16.0%
1-2 Family Attached	0	0.0%
1-2 Family Subtotal	42	16.0%
Multi Family		
Multi Family	4	1.5%
Totals		
Conformance Total	263	100.0%
Existing Regulations (R3-2)	Complying Lots (3)	Complying Lots (%)
Min. Lot Area		
Detached - 3,800 sf	179	68.1%
Semi-Detached- 1,700 sf	42	16.0%
Min. Lot Width		
Detached - 40 ft	195	74.1%
Semi-Detached- 18 ft	42	16.0%
Max FAR		
Detached and Semi-Detached 0.6	141	54.0%