Understanding Community District 9
Zoning Designations
Presentation Focus

What is Community District 9 currently zoned for?

What is contextual zoning?

What does rezoning solve?

Walk-through the neighborhood

What does rezoning solve?

Preservation zoning vs. Growth-Based Zoning
A look at various zoning designations
What is Community District 9 currently zoned for?

• CD 9 consists of R2, R4, R5, R6, R6A, R7-1, R7A and R8A residential zones

• Along Utica Avenue is a C4-3 commercial/residential zone

• Along Empire Boulevard and Utica Avenue are C8-2 commercial zones

• To the South along Parkside Avenue are two M1-1 manufacturing zones
Buildings cannot penetrate sky exposure plane which begins 25’ above front yard line

15’ min front yard

Driveway must be at least 18’ deep in front of a garage

40’ minimum lot width

Side yards must total 13’ min, each at least 5’ wide

Zoning lot line

Front yard line

Single-Family Detached Residences

<table>
<thead>
<tr>
<th>R2'</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>OSR (percent)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards (min)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40 ft</td>
<td>3,800 sf</td>
<td>0.5</td>
<td>150.0</td>
<td>15 ft</td>
<td>30 ft</td>
<td>2</td>
<td>13 ft</td>
<td>5 ft</td>
</tr>
</tbody>
</table>

1 Regulations may differ in Lower Density Growth Management Areas
2 Height controlled by sky exposure plane, a sloping line that begins at a height of 25 feet above front yard line
Low-Density General Residence District

<table>
<thead>
<tr>
<th>R4</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards (min)</th>
<th>Building Height/Perimeter Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>40 ft</td>
<td>3,800 sf</td>
<td>0.75</td>
<td>45%</td>
<td>10 ft</td>
<td>30 ft</td>
<td>#</td>
<td>Total</td>
<td>Each</td>
</tr>
<tr>
<td>Other¹</td>
<td>18 ft</td>
<td>1,700 sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#</td>
<td>9 ft</td>
</tr>
</tbody>
</table>

¹ Maximum building height on a zoning lot is 18.5 feet
² FAR may be increased up to 20% for attic allowance
³ If depth of front yard exceeds 10 feet, it must be at least 18 feet deep
⁴ Buildings with 3 or more dwelling units must have 2 side yards, each at least 8 feet wide; side yards for buildings wider than 80 feet must each be a minimum of 10% of the building width
Existing Character of R4 Districts

Carroll St.

Union St.

Union St.
### Low-Density General Residence District

<table>
<thead>
<tr>
<th>R5</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards (min)</th>
<th>Building Height/Street Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>40 ft</td>
<td>3,800 sf</td>
<td>1.25</td>
<td>55%</td>
<td>10 ft²</td>
<td>30 ft</td>
<td>2</td>
<td>13 ft</td>
<td>5 ft³</td>
</tr>
<tr>
<td>Other¹</td>
<td>18 ft</td>
<td>1,700 sf</td>
<td>1</td>
<td>55%</td>
<td>10 ft²</td>
<td>30 ft</td>
<td>1</td>
<td>8 ft</td>
<td>na</td>
</tr>
</tbody>
</table>

¹ Maximum building length on a zoning lot is 183 feet
² If depth of front yard exceeds 10 feet, it must be at least 18 feet deep
³ Buildings with 3 or more dwelling units must have 2 side yards, each at least 8 feet wide; side yards for buildings wider than 80 feet must each be a minimum of 10 percent of the building width
Existing Character of R5 Districts

Montgomery St
Lefferts Ave
Empire Blvd
“Height Factor” vs. “Contextual”

Height Factor Zoning (e.g. R7)
- Tower form (no height limit)
- Required open space

Contextual Zoning (e.g. R7A; also “Quality Housing”)
- Height limit
- Street wall
- Lot line

Images from NYC Department of City Planning
Key Facts

Height Factor Regulations for R6

- Ambitious developer who believes height is marketable likely needs at least 10,000 sf of lot area to build 12 stories with nearly $2 \frac{1}{2}$ times floor area to the lot area

- Parking required if at least ten units provided

- Can be combined with community facilities as well

Optional Quality Housing for R6

- encourages developers to build height more in context with surroundings – typically 5/6 stories

- No typical property is too narrow to develop

- Along wide streets, three times the floor area is permitted; Narrow streets is 2.2 times

- Also allows community facility

---

<table>
<thead>
<tr>
<th>R6</th>
<th>FAR (range)</th>
<th>OSR (range)</th>
<th>Building Height</th>
<th>Required Parking¹</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.78–2.43</td>
<td>27.5–37.5</td>
<td>Governed by sky exposure plane</td>
<td>70% of dwelling units</td>
</tr>
</tbody>
</table>

¹ 50% if zoning lot is 10,000 square feet or less, waived if 5 or fewer spaces required
Key Facts

Height Factor Regulations for R6

- Ambitious developer who believes height is marketable likely needs at least 10,000 sf of lot area to build 12 stories with nearly 2 ½ times floor area to the lot area

- Parking required if at least ten units provided

- Can be combined with community facilities as well

Optional Quality Housing for R6

- encourages developers to build height more in context with surroundings – typically 5/6 stories

- No typical property is too narrow to develop

- Along wide streets, three times the floor area is permitted; Narrow streets is 2.2 times

- Also allows community facility

---

R6 Quality Housing Option

<table>
<thead>
<tr>
<th></th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking¹ (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wide Street¹</td>
<td>3.0³</td>
<td>80%</td>
<td>40–60 ft</td>
<td>70 ft</td>
<td>50% of dwelling units</td>
</tr>
<tr>
<td>Wide Street²</td>
<td>2.43</td>
<td>80%</td>
<td>40–55 ft</td>
<td>65 ft</td>
<td></td>
</tr>
<tr>
<td>Narrow Street</td>
<td>2.2²</td>
<td>80%</td>
<td>30–45 ft</td>
<td>55 ft</td>
<td></td>
</tr>
</tbody>
</table>

1. Outside the Manhattan Core
2. Within the Manhattan Core
3. 3.6 FAR with Inclusionary Housing designated area bonus on a wide street; 2.42 FAR on a narrow street
4. Waived if 5 or fewer spaces required
R6 District  Montgomery St
Zoning Districts in CD9

R2
R4
R5
R6
R7-1

Created 3/05/2014 by Ben Dodd at Pratt Institute for Brooklyn Community Board 9
Sources: DCP PLUTO
Key Facts

First Chart – Height Factor Regulations

- Ambitious developer who believes height is marketable will only need about 8,000 sf of lot area to build 14-stories with nearly 3 ½ times the floor area to lot area.

- Parking required if at least eleven units provided

- Can be combined with community facilities such as medical offices for additional floor area at the lower levels

Second Chart – Optional Quality Housing

- Encourages developers to build height more in context with surroundings – typically 7/8 stories

- No typical property is too narrow to develop

- Along wide streets (at least 75 feet between property street lines) four times the floor area is permitted

- Also can be combined with community facilities for more floor area
Key Facts

First Chart – Height Factor Regulations

- Ambitious developer who believes height is marketable will only need about 8,000 sf of lot area to build 14-stories with nearly 3 ½ times the floor area to lot area.

- Parking required if at least eleven units provided

- Can be combined with community facilities such as medical offices for additional floor area at the lower levels

Second Chart – Optional Quality Housing

- Encourages developers to build height more in context with surroundings – typically 7/8 stories

- No typical property is too narrow to develop

- Along wide streets (at least 75 feet between property street lines) four times the floor area is permitted

- Also can be combined with community facilities for more floor area

---

### R7 Quality Housing Option

<table>
<thead>
<tr>
<th></th>
<th>FAR(^1)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking(^5) (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R7 Wide Street(^2)</td>
<td>4.0</td>
<td>80%</td>
<td>40–65 ft</td>
<td>80 ft</td>
<td>50% of dwelling units</td>
</tr>
<tr>
<td>R7 Narrow Street(^2)</td>
<td>3.44</td>
<td>65%</td>
<td>40–60 ft</td>
<td>75 ft</td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) Outside the Manhattan Core

\(^2\) Includes wide streets within the Manhattan Core

\(^3\) 4.5 with Inclusionary Housing designated area bonus on a wide street in an R7-2 district; 3.6 on a narrow street

\(^4\) On zoning lot 10,000 square feet or less, 30% in R7-1 districts and waived in R7-2 districts; on zoning lot between 10,001 and 15,000 square feet, 30% in R7-2 districts. In R7-1 districts, waived if 5 or fewer spaces required; in R7-2 districts, waived if 15 or fewer spaces required

\(^5\) As required by the code
Existing Character of R7-1 Districts

Sterling St

Lefferts & Kingston

Flatbush Ave
Above the maximum base height, building must be set back at least 10’ from the street wall when facing a wide street or 15’ when facing a narrow street.

Base height: 40’ minimum, 60’ maximum.

70’ maximum building height.

All open areas between the street wall and the street line must be planted.

Off-street parking is permitted only within, or to the side or rear of a building, never between the street wall and the street line.

### R6A General Residence District

<table>
<thead>
<tr>
<th>R6A</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking²</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Corner Lot</td>
<td>Interior/Through Lot</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3.0¹</td>
<td>80%</td>
<td>65%</td>
<td>40–60 ft</td>
<td>70 ft</td>
</tr>
</tbody>
</table>

¹ 3.6 FAR with Inclusionary Housing designated area bonus
² Waived if 5 or fewer spaces required
Above the maximum base height, building must be set back at least 10’ from the street wall when facing a wide street or 15’ when facing a narrow street.

80’ maximum building height

Base height: 40’ minimum 65’ maximum

All open areas between the street wall and the street line must be planted.

Off-street parking permitted only within, or to the side or rear of a building, never between the street wall and the street line.

### R7A General Residence District

<table>
<thead>
<tr>
<th></th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R7A</td>
<td>4.0¹</td>
<td>80%</td>
<td>65%</td>
<td>40–65 ft</td>
<td>80 ft</td>
</tr>
</tbody>
</table>

¹ 4.6 FAR with Inclusionary Housing designated area bonus
² 20% if zoning lot is 10,000 square feet or less; waived if 15 or fewer spaces required
Existing Character of R7A Districts

R7A District Empire Blvd
R7A District  Empire Blvd
R7A District  Balfour Place
Above the maximum base height, building must be set back at least 10' from the street wall when facing a wide street or 15' when facing a narrow street.

120' maximum building height

Base height: 60' minimum 85' maximum

Off-street parking permitted only within or to the side of a building; never between the street wall and the front lot line.

All open areas between the street wall and the front lot line must be planted.

### R8A General Residence District

<table>
<thead>
<tr>
<th>R8A</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.02</td>
<td>Corner Lot 80%</td>
<td>60-85 ft</td>
<td>120 ft</td>
<td>40%</td>
</tr>
</tbody>
</table>

*Waived if zoning lot is 10,000 square feet or less, or if 15 or fewer spaces required.*
1. Yards in Residential Zoning Districts

Residential zoning districts that require detached or semi-detached buildings generally require front, rear and side yards. In some districts that either require or permit detached buildings, the side yard can be on the neighboring zoning lot (see illustration #3 on page 12). In medium density (R6 and R7) and high density (R8) zoning districts, front yards are optional.
Density Illustrated

10,000 SF lot x 2.0 FAR = 20,000 SF building

100% coverage
2-story bldg

50% coverage
4-story bldg

25% coverage
8-story bldg
manufacturing uses provided that the height is limited to 23 feet height. The only time a side yard is required, or where the one story extension may not be allowed in the rear yard, is when the building is located in a commercial or manufacturing district that borders certain residential districts. When across the street from a residential zoning district, uses in manufacturing zoning districts require a front yard when the street is narrow.

C. Floor Area

"Floor area" is the total of the gross floor area of each floor of the building. Basement floors are generally included, while cellars are generally excluded (see illustration #6 below) because basements are mostly above the curb level.

![Illustration 6: Basement and Cellar](image)

**ILLUSTRATION 6: BASEMENT AND CELLAR**

Floor area is expressed in terms of "floor area ratio" (FAR). The FAR is simply the ratio of the amount of usable floor area in a building divided by the zoning lot area. For example, a building with a floor area of 40,000 square feet on a zoning lot of 10,000 square feet, has a FAR of 4.0. Each zoning district contains a maximum FAR standard which, when multiplied by the zoning lot area,
determines the allowable square footage of the building's floor area that can be developed on the zoning lot.

A maximum floor area ratio is assigned to each zoning district. Generally, the floor area permitted increases with the higher district number. R1 and R2 allow the least floor area (i.e. 0.5), while R8 allows the most floor area (i.e. 6.02) for residential zoning districts mapped in Brooklyn.

1. Maximum FAR for Residential Uses

The maximum FAR allowed for a particular zoning district may depend on various factors and objectives including the following:
a. The construction of floor area under sloped roofs in many low density districts (see illustration #7 below).

   Pitched roofs are common in many of the neighborhoods where these districts are mapped.

Attic space must be beneath a pitched roof with a minimum rise of 3 1/2 inches per foot

Attic space with ceiling heights less than 5 feet not counted as floor area

Attic space with ceiling heights between 5 and 8 feet may increase base FAR up to 20%

ILLUSTRATION-7: FLOOR AREA UNDER SLOPED ROOF
ILLUSTRATION-3: DETACHED BUILDING WITH SIDE YARD ON NEIGHBORING ZONING LOT

In lower density residential districts (R3 - R5) front and rear yards

ILLUSTRATION-4: SIDE YARD REQUIRED
For districts limited to single family detached residential buildings, the starting point for the sky exposure plane and street wall height limit is located along the required front yard line (see illustrations #11 below).

**ILLUSTRATION-II: SKY EXPOSURE PLANE AT FRONT YARD SETBACK LINE**

F. Density

"Density" means the number of people living in a certain area, generally expressed in terms of the number of families, households, or housing units per acre. Density provisions try to control the number of units on a zoning lot.

For residential uses, density is either controlled by the number of "zoning rooms" (a two-bedroom apartment is considered to be 4-1/2 zoning rooms) permitted on a zoning lot in R6, R7 and R8 standard
In medium density (R6 and R7) and high density (R8) residential districts, rear yards and side yards are required. Front yards are generally not required in these districts. However, there are front building wall line up provisions (see illustration #5 below) for some of the Quality Housing districts.

![Illustration 5: Front Building Wall Line Up](image)

**ILLUSTRATION 5: FRONT BUILDING WALL LINE UP**

There are circumstances which permit the coverage of the rear year by a building. Garages and sheds accessory to the residential use can occupy a portion of the rear yard. Community facility buildings can occupy the rear yard for one story, provided that the height is limited to 23 feet.

2. **Yards in Commercial and Manufacturing Zoning Districts**

In most instances, only rear yards are required. Also, the rear yard up to one story can be occupied by commercial, community facility and
The bulk envelope requires a mandatory setback (see illustration #9 below) from the street wall at the maximum street height for these districts. The setback is greater on narrow streets. From the maximum street wall height, the bulk envelope rises along an imaginary inclined plane that the building may not penetrate. The slope, known as the sky exposure plane, rises at a specified angle, depending on whether the building is on a wide or narrow street, or whether the zone is considered low, medium and high density.

ILLUSTRATION-9: SKY EXPOSURE PLANE AT STREET LINE

Buildings in these zones can avoid the building setback by following the alternative front setback provision (see illustrations #10 on page 21). Under this rule, the building must setback at curb level based on a distance determined by whether the facade is on a wide or
narrow street. The sky exposure plane is steeper under the alternate setback compared to the standard setback. A typical residential building on a wide street, using the minimum setback, might be 14 stories in an R6 or R7 zone and 17 stories in an R8 zone, at the minimum curb level setback line.

ILLUSTRATION-10: ALTERNATE FRONT SETBACK

Quality Housing residential contextual zoning and commercial districts which mandate contextual zoning, require a street wall but no mandatory building setback. Minimum base heights are required before the building's street wall may setback. A maximum height is being proposed for pending revisions to Quality Housing. Contextual zoning controls are mandatory in mapped contextual districts, and is optional in standard districts.
Lots with New Building Permits

New Building Permits

New Permits 1/2005-10/2015

COMMERCIAL OVERLAY
- C1-3
- C2-2
- C2-3
- C2-4

LAND USE
- One_Two Family Residences
- Multi Family/Walkup
- Multi Family Elevator
- Mixed Residential_Commercial
- Commercial Use
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities_Institutions
- Open Space_Recreation
- Parking
- Vacant Land
Lots with New Building Permits

New Building Permits

LAND USE
- One_Two Family Residences
- Multi Family Walkup
- Multi Family Elevator
- Mixed Residential_Commercial
- Commercial Use
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities_Institutions
- Open Space_Recreation
- Parking
- Vacant Land

COMMERCIAL OVERLAY
- C1-3
- C2-2
- C2-3
- C2-4

[Map showing lots with new building permits]

New Building Permits

[Map showing permits for new buildings in CD9 from 1/2014 to 10/2015]
Lots with New Building Permits

New Building Permits

LAND USE
- One_Two Family Residences
- Multi Family Walkup
- Multi Family Elevator
- Mixed Residential_Commercial
- Commercial Use
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities_Institutions
- Open Space_Recreation
- Parking
- Vacant Land

COMMERCIAL OVERLAY
- C1.3
- C2.2
- C2.3
- C2.4
Lots with New Building Permits

New Building Permits

[Map of land use and permits in CD9]
Lots with New Building Permits

New Building Permits

MAP

LAND USE

- One Two Family Residences
- Multi Family Walkup
- Multi Family Elevator
- Mixed Residential_Commercial
- Commercial Use
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities_Institutions
- Open Space_Recreation
- Parking
- Vacant Land

COMMERCIAL OVERLAY

- C1-3
- C2-2
- C2-3
- C2-4
Lots with New Building Permits

New Building Permits

LAND USE
- One_Two Family Residences
- Multi Family Walkup
- Multi Family Elevator
- Mixed Residential_Commercial
- Commercial Use
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities_Institutions
- Open Space_Recreation
- Parking
- Vacant Land

COMMERCIAL OVERLAY
- C1.3
- C2.2
- C2.3
- C2.4
What does a rezoning solve?

Through a rezoning, a community can either aim to preserve the current integrity of their community, or plan for its growth that respects its current context.

Under current zoning, the potential for an ambitious developer to utilized unused floor area can change the community’s fabric.
Preservation Rezoning Options

Based off the current housing stock, a preservation based rezoning would look to rezone your community to best match what already exists.

This option does still allow for home extensions, however does not allow an increase in number of units.

CD 9 has potential for R6B; R5D; R5B; R5A; R4B; R4-1; R4A; R3A; R3-1;
What is contextual zoning?

Contextual zoning regulates the height and bulk of new buildings, their setback from the street line, and their width along the street frontage, to produce buildings that are consistent with existing neighborhood character. Residential and commercial districts with an A, B, D or X suffix are contextual zoning districts.

(New York City Department of City Planning)

• In the absence of contextual based zoning, communities are left unprotected from development that’s in contrast to what’s already established.
Preservation Based Zoning Options

![Diagram](image)

### R6B General Residence District

<table>
<thead>
<tr>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R6B</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.0¹</td>
<td>Corner Lot</td>
<td>80%</td>
<td>30-40 ft</td>
<td>50% of dwelling units</td>
</tr>
<tr>
<td></td>
<td>Interior/Through Lot</td>
<td>60%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ 2.0 FAR with Inclusionary Housing designated area bonus
² Waived if 5 or fewer spaces required
Proposed Zoning- R5D

R5D:
- All residential housing types
- 2.00 Maximum Far
- Max. Building Height: 40 feet
- 10’ front yard Minimum
Low-Density General Residence District

<table>
<thead>
<tr>
<th>R5B</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards (min)</th>
<th>Building Height/Street Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>25 ft</td>
<td>2,375 sf</td>
<td>1.35</td>
<td>55%</td>
<td>5 ft¹</td>
<td>30 ft</td>
<td>2</td>
<td>8 ft</td>
<td>na</td>
</tr>
<tr>
<td>Other</td>
<td>18 ft</td>
<td>1,700 sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>4 ft</td>
<td>na</td>
</tr>
</tbody>
</table>

¹ Front yards must be as deep as one adjacent front yard but no deeper than other adjacent front yard
² Zero lot line buildings require one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots


**Single- and Two-Family Detached, Semi-Detached and Attached Residences**

<table>
<thead>
<tr>
<th>R4B</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR</th>
<th>Lot Coverage</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards</th>
<th>Building Height/Street Wall</th>
<th>Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25 ft</td>
<td>2,375 sf</td>
<td>0.9</td>
<td>55%</td>
<td>5 ft</td>
<td>30 ft</td>
<td>2</td>
<td>8 ft, na</td>
<td>24 ft, 1 per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>18 ft</td>
<td>1,700 sf</td>
<td>0.9</td>
<td>55%</td>
<td>5 ft</td>
<td>30 ft</td>
<td>1</td>
<td>4 ft, na</td>
<td>24 ft, 1 per dwelling unit</td>
</tr>
</tbody>
</table>

1. Front yard must be as deep as one adjacent front yard but no deeper than other adjacent front yard.
2. Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots.
3. Waived where only one space is required.
back before rising to the permitted building height (see illustration #8 below).

ILLUSTRATION-8: HEIGHT AND SETBACK CONTROLS FOR MOST LOWER DENSITY CONTEXTUAL ZONES

For manufacturing commercial zones, the height limits at the street line are as follows:
- Two stories or 30 feet in low density districts
- Four stories or 60 feet in medium density districts
- Six stories or 85 feet in high density districts

For R6 and R7 residential zones, the height limits at the street line are as follows:
- Six stories or 60 feet in R6 and R7 districts
- Nine stories or 85 feet in R8 district
Single- and Two-Family Detached Residences

<table>
<thead>
<tr>
<th>R5A</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards² (min)</th>
<th>Building Height/Perimeter Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 ft</td>
<td>2,850 sf</td>
<td>1.1</td>
<td>10 ft³</td>
<td>30 ft</td>
<td>2</td>
<td>10 ft</td>
<td>2 ft</td>
<td>35 ft/25 ft</td>
</tr>
</tbody>
</table>

1 Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet
2 Minimum of 8 feet required between buildings on adjacent zoning lots
Single- and Two-Family Detached Residences

<table>
<thead>
<tr>
<th>R4A'</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards (min)</th>
<th>Building Height/Perimeter Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 ft</td>
<td>2,850 sf</td>
<td>0.75</td>
<td>10 ft</td>
<td>30 ft</td>
<td>2</td>
<td>35 ft/21 ft</td>
<td>1 per dwelling unit</td>
</tr>
</tbody>
</table>

Regulations may differ in Lower Density Growth Management Areas.

FAR may be increased up to 20% for attic allowance.

Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet.

Minimum of 8 feet required between buildings on adjacent zoning lots.
Single- and Two-Family Detached Residences

<table>
<thead>
<tr>
<th>R3A'</th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards² (min)</th>
<th>Building Height/Perimeter Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 ft</td>
<td>2,375 sf</td>
<td>0.5²</td>
<td>10 ft²</td>
<td>30 ft</td>
<td></td>
<td>2</td>
<td>35 ft/21 ft</td>
<td>1 per dwelling unit</td>
</tr>
</tbody>
</table>

Regulations may differ in Lower Density Growth Management Areas

FAR may be increased up to 20% for attic allowance

Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet

Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots
Single- and Two-Family Detached and Semi-Detached Residences

<table>
<thead>
<tr>
<th></th>
<th>Lot Width (min)</th>
<th>Lot Area (min)</th>
<th>FAR (max)</th>
<th>Front Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Side Yards(^4) (min)</th>
<th>Building Height/Perimeter Wall (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>25 ft</td>
<td>2,375 sf</td>
<td>0.75(^2)</td>
<td>10 ft(^3)</td>
<td>30 ft</td>
<td>2</td>
<td>35 ft/25 ft</td>
<td>1 per dwelling unit</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>18 ft</td>
<td>1,700 sf</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) Regulations may differ in Lower Density Growth Management Areas
\(^2\) FAR may be increased up to 20% for attic allowance
\(^3\) Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet
\(^4\) Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots
**Single- and Two-Family Detached and Semi-Detached Residences**

<table>
<thead>
<tr>
<th></th>
<th>R3–1'</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Detached</strong></td>
<td><strong>Lot Width</strong> (min) 40 ft</td>
</tr>
<tr>
<td><strong>Semi-detached</strong></td>
<td><strong>Lot Width</strong> (min) 18 ft</td>
</tr>
</tbody>
</table>

1. Regulations may differ in Lower Density Growth Management Areas
2. FAR may be increased up to 20% for attic allowance
Growth- Based Rezoning

• Based off the current housing stock, a contextual growth-based rezoning would look to rezone your community to allow for a more modest and contextual form of development

• This zoning option has the ability to provide affordable housing

• CD 9 has potential for (R6A; R7A; R7B; R7D; R7X)

• Affordable housing achieved through Inclusionary Zoning
Contextual Growth Based Zoning Options

Above the maximum base height, building must be set back at least 10’ from the street wall when facing a wide street or 15’ when facing a narrow street.

70’ maximum building height

Base height: 40’ minimum
60’ maximum

Off-street parking is permitted only within, or to the side or rear of a building, never between the street wall and the street line.

All open areas between the street wall and the street line must be planted.

### R6A General Residence District

<table>
<thead>
<tr>
<th>R6A</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Corner Lot</td>
<td>80%</td>
<td>40–60 ft</td>
<td>70 ft</td>
<td>50% of dwelling units</td>
</tr>
<tr>
<td></td>
<td>Interior/Through Lot</td>
<td>65%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. 3.6 FAR with Inclusionary Housing designated area bonus
2. Waived if 5 or fewer spaces required
Above the maximum base height, building must be set back at least 10' from the street wall when facing a wide street or 15' when facing a narrow street.

75' maximum building height

Base height: 40' minimum 60' maximum

All open areas between the street wall and the street line must be planted.

Off-street parking permitted only within or to the side or rear of a building, never between the street wall and the street line.

---

**R7B General Residence District**

<table>
<thead>
<tr>
<th></th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R7B</strong></td>
<td>3.0</td>
<td>Corner Lot: 80%</td>
<td>40–60 ft</td>
<td>75 ft</td>
<td>50% of dwelling units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Interior/Through Lot: 65%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Waived if 5 or fewer spaces required.
Above the maximum base height, building must be set back at least 10' from the street wall when facing a wide street or 15' when facing a narrow street.

80' maximum building height

Base height: 40' minimum 65' maximum

All open areas between the street wall and the street line must be planted

Off-street parking permitted only within, or to the side or rear of a building, never between the street wall and the street line.

### R7A General Residence District

<table>
<thead>
<tr>
<th>R7A</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R7A</td>
<td>4.0^1</td>
<td>80%</td>
<td>40-65 ft</td>
<td>80 ft</td>
<td>50% of dwelling units</td>
</tr>
</tbody>
</table>

1. 4.6 FAR with Inclusionary Housing designated area bonus
2. 30% if zoning lot is 10,000 square feet or less; waived if 15 or fewer spaces required
- Max. FAR: 4.2/5.6
- Min/Max. Base Height 60’ /85
- Max. Height: 100’ After setback
- Must line up with street wall
- No curb cuts on narrow lots
- Parking required for 50% of units waived if <15 spaces required
Above the maximum base height, building must be set back at least 10' from the street wall when facing a wide street or 15' when facing a narrow street.

125' maximum building height.

All open areas between the street wall and the front lot line must be planted.

Base height: 60' minimum 85' maximum.

Front lot line.

**R7X General Residence District**

<table>
<thead>
<tr>
<th>R7X</th>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5.0</td>
<td>Corner Lot 80%</td>
<td>60-85 ft</td>
<td>125 ft</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Interior/Through Lot 70%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>