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**NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT
Zoning Worksheet**

Standard	Zoning District			Northside Conservation District Committee Recommendation
	R-3	R-2	Staff Proposal	
Minimum Lot Size (Single family detached)	5,500 sf	10,000 sf	Same as underlying district	
Minimum Lot Size (Two-family dwelling)	12,446 sf	21,780 sf	Same as underlying district	
Maximum Density (non-single family)	7.0 units/acre	4.0 units/acre	Same as underlying district	
Minimum Frontage	40 ft	52 ft	Same as underlying district	
Minimum Lot Width	50 ft	65 ft	Same as underlying district	
Max. Building Height (Primary)	29 ft	29 ft	20 ft 25 ft in TC-2	
Max. Building Height (Secondary)	60 ft	50 ft	35 ft 90 ft in TC-2	
Min. Street Setback	24 ft	26 ft	Same as underlying district	
Min. Interior Setback	8 ft	11 ft	Same as underlying district	
Min. Solar Setback	11 ft	13 ft	Same as underlying district	
Maximum Floor Area Ratio (non-single family)	.162	.093	.162	
Maximum Floor Area Ratio (single family)	Not addressed	Not addressed	.25	
Maximum House Size (single family)	Not addressed	Not addressed	2,000 sf	

Front Yard Parking (maximum)	40%	40%	Same as underlying district	40%
Parking Spaces				
Single Family	2 per unit	2 per unit	Same as underlying district	
Two-Family/Multi-Family				
• Efficiency	1 per unit	1 per unit		
• 1 or 2 bedrooms	1.5 per unit	1.5 per unit		
• 3 or more bedrooms	2 per unit	2 per unit		
Building Size, Massing (frontage, entrance location/features)	Not addressed	Not addressed	Same as underlying district	
Roof Line and Pitch	not addressed	not addressed	Same as underlying district	
Occupancy (Single Family and Two Family)	4 unrelated persons per unit	4 unrelated persons per unit	Same as underlying district	4 unrelated persons per unit
Zoning Compliance Permit	Not addressed	Not addressed	Owners within 100 ft must be notified	Owners within 1000 feet must be notified if change in floor area is proposed or for garages
Building Permit Notification Procedures	Not addressed	Not addressed	Owners within 100 ft must be notified	No notification required
Impervious Surface	.24/.5/.7	.24/.5/.7	Same as underlying district	
Other Possible Design Standards *	R-3	R-2	Staff Proposal	Northside Conservation District
<ul style="list-style-type: none"> • Building orientation • General site planning • Density • Floor area ratio • Signage 				

<ul style="list-style-type: none">• Architectural style and details• Building materials• Garage entrance location• Front window, dormer size and location• Landscaping• Fences and walls• Entrance lighting• Driveways and sidewalks• Satellite dishes, utility boxes• Street furniture• Public art• Demolition				
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* NOTE: Staff suggests that the Committee develop accompanying Design Guidelines as a companion handbook of recommended design principles for property owners to use when building or renovating property [but not include as standards in the Ordinance].

