

NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT Zoning Worksheet

Front Yard Parking (maximum)	40%	40%	Same as underlying district	40%
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
Minimum Lot Size (single family detached)	5,500 sf	10,000 sf	Same as underlying district	Same as underlying district
Impervious Surface	24%	24%	Same as underlying district	24%
Max. Building Height (Primary)	29 ft	29 ft	20 ft 25 ft in TC-2	20 ft (residential) 30 ft in (TC - 2) if adjacent to residential; otherwise 40 ft
Max. Building Height (Secondary)	60 ft	50 ft	35 ft 90 ft in TC-2	35 ft (residential); 50 ft in TC 2
Duplexes	No (currently)	No (currently)	No (permanently)	No permanently
Maximum House Size (single family)	Not addressed	Not addressed	2,000 sf	2,000 sf max of 2,500 sf with a variance
Maximum Floor Area Ratio	None	None	.25	.25
Maximum Floor Area Ratio (non-single family)	.162	.093	.162	.162
Bathroom to Bedroom Ratio	Not addressed	Not addressed	Less than 1	if 2 br or less ratio can be 1:1; if more than 2 br, ratio must be less than 1
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