

(42)

**Recommendations from the Northside Neighborhood Conservation District  
Advisory Committee  
(Revised as of February 7, 2004)**

<b>Standard</b>	<b>R-3</b>	<b>R-4</b>	<b>TC-2</b>	<b>OI-1</b>	<b>Committee Recommendation</b>
1. Occupancy	4 unrelated persons per unit	4 unrelated persons per unit	N/A	N/A	4 unrelated persons per unit
2. Maximum Primary Building Height (R-3/R-4)	29 ft	34 ft	N/A	N/A	20 ft
3. Maximum Secondary Building Height (R-3/R-4)	60 ft	60 ft	N/A	N/A	35 ft
4. Maximum Primary Building Height (Town Center-2)	N/A	N/A	44 ft	N/A	40 ft; 30 ft if adjacent to residential zone
5. Maximum Secondary Building Height (Town Center-2)	N/A	N/A	90 ft	N/A	50 ft
6. Maximum Primary Building Height (OI-1)	N/A	N/A	N/A	29 feet	No recommendation
7. Maximum Secondary Building Height (OI-1)	N/A	N/A	N/A	60 feet	No recommendation

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<b>8. Duplexes</b>	No currently (Moratorium to expire on 2/29/04)	No currently (Moratorium to expire on 2/29/04)	No currently (Moratorium to expire on 2/29/04)	No currently (Moratorium to expire on 2/29/04)	Not allowed
<b>9. Maximum House Size</b>	Not addressed	Not addressed	Not addressed	Not addressed	2,000 square feet, variance provision maximum of 2,500 square feet
<b>10. Maximum Floor Area Ratio (single family)</b>	Not addressed	Not addressed	Not addressed	Not addressed	.25
<b>11. Maximum Floor Area Ratio (non-single family)</b>	.162	.230	1.97	.264	.25
<b>12. Bathroom to Bedroom Ratio (per unit)</b>	Not addressed	Not addressed	Not addressed	Not addressed	If 2 bedrooms or less ratio can be 1:1; if more than 2 bedrooms, ratio must be less than 1
<b>13. Zoning Compliance Permit Notification</b>	Not addressed	Not addressed	Not addressed	Not addressed	Owners within 1,000 feet must be notified if change in floor area is proposed or for garages