

## Module 1 Contents

- 19.01 | Introductory Provisions
- 19.05 | Residential Districts
- 19.10 | Business and Commercial Districts
- 19.15 | Industrial and Manufacturing Districts
- 19.20 | Open Space and Public Districts
- 19.55 | Cluster and Conservation Developments
- 19.100 | Use Classifications

## Other zoning chapters

■ 19.25	Overlay Districts	} Upcoming
■ 19.30	Special Districts	
■ 19.40	Use-Specific Standards	
■ 19.45	Accessory Uses and Structures	
■ 19.50	Hillside Development Standards	
■ 19.60	Parking and Access	
■ 19.65	Landscaping	
■ 19.70	Miscellaneous Regulations	} Upcoming
■ 19.75	Signs	
■ 19.80	Nonconformities	
■ 19.85	Review and Approval Procedures	
■ 19.90	Administration and Enforcement	
■ 19.95	Terminology and Measurements	



## Multi-family zoning districts

	R-XII	R-III	R-IV	B	RH	R-VI
<b>Density</b>	12 to 16	17 to 43	17 to 43	17 to 43	43 to 58	17 to 43
<b>MLS [1]</b>	5,400	3,600	3,600	3,500	3,600	3,600
<b>MLA/U</b>	3.6k–2.7k	2.5k–1k	2.5k–1k	2.5k–1k	1k–0.75k	2.5k–1k
<b>FS [2]</b>	20	20	20	20	Varies	20
<b>RS</b>	20	20	20	20	Varies	20
<b>SS</b>	5	5	5	5	Varies	5
<b>Height</b>	30	30	30	45	125	30
	<b>R2.7M</b>	<b>R1</b>	<b>R1</b>	<b>R1</b>	<b>R0.5</b>	<b>RMH</b>

[1] Exceptions exist in many districts if no increase in density

[2] Various "averaging" provisions sometimes apply

## Multi-family zoning districts

	R-XII	R-III	R-IV	B	R-H	R-VI
<b>RESIDENTIAL USES</b>						
→ Apartment houses in certain locations (BoA)					C	
Community residential facilities (8 or fewer)	P	P	P	P	P	P
Community residential facilities (9+ persons) OPN	P	C	P	P		P
Convents and monasteries			P			P
Fraternalities and sororities				P		
→ High-rise multiple dwelling					P	
→ Multiple dwellings	P		P	P		P
Nursing and convalescent homes	C	C	P	C		P
One family dwellings	P	P	P	P	P	P
Personal Care Facilities: OPN #95 01, as amended	C	C	P	C		P
→ Triplexes and fourplexes		P	P	P	P	P
Two family dwellings	P	P	P	P	P	P
	R2.7M	R1	R1	R1	R0.5	RMH

## Use classifications

### Existing

- Clothing stores
- Confectionery
- Drugstores
- Fishing and hunting equipment
- Jewelry store
- Musical instrument sales
- Retail business and service
- Retail stores
- Retail trades
- Shoe store

### Existing

- Accountants
- Business or professional offices
- Dental clinics
- Doctor's offices
- Governmental offices and administrative buildings
- Insurance offices
- Lawyer's offices
- Offices, private and government
- Optician's offices
- Optometrist's offices
- Private physician offices
- Real estate offices

## Use classifications

### Existing

- Clothing stores
- Confectionery
- Drugstores
- Fishing and hunting equipment
- Jewelry store
- Musical instrument sales
- Retail business and service
- Retail stores
- Retail trades
- Shoe store

### Existing

- Accountants
- Business or professional offices
- Dental clinics
- Doctor's offices
- Governmental Offices and administrative buildings
- Insurance offices
- Lawyer's offices
- Offices, private and government
- Optician's offices
- Optometrist's offices
- Private physician offices
- Real estate offices

# Residential building types

## Existing

- One family dwellings
- Single-family residences
- Single-family residential dwelling
- Two family dwelling
- Triplexes and fourplexes
- Apartment house
- High-rise multiple dwelling
- Multiple dwellings

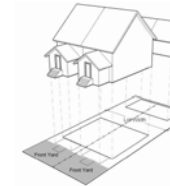
## Proposed

- Detached house
- Lot line house
- Townhouse
  - 2-unit townhouse
  - 3+-unit townhouse
- Two-unit house
- Multi-unit house
- Multi-unit building

# Residential building types



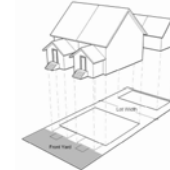
Detached house



Townhouse



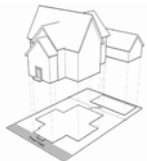
Lot line house



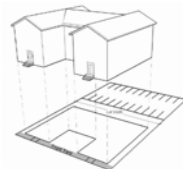
Two-unit house



# Residential building types



Multi-unit house



Multi-unit building



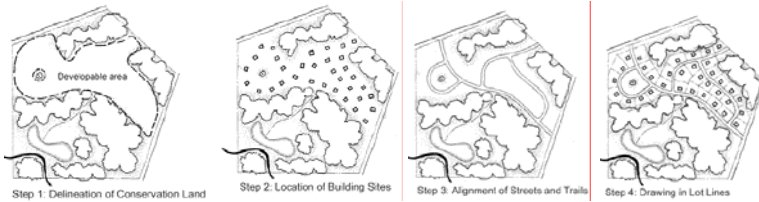
# Proposed changes

- Reduced minimum lot area by 16– 20% in R2.7, R2.7M, R1 and R0.5
- Simplified density measure: minimum lot area per unit (regardless of bedrooms)
- Increased allowable density in R2.7M, R1, and R0.5
- Increased max height in several R districts, from 30 to 35 feet; don't regulate "stories"; A district decreased from 40 to 35 feet

Minimum Lot Area						
R-II	R-XII	R-III	R-IV	B	RH	R-VI
5,400 sq. ft.		3,500–3,600 sq. ft.				
R2.7	R2.7M	R1	R1	R1	R0.5	RMH
3,000 sq. ft.						

Minimum lot area per unit (square feet)					
R-XII	R-III	R-IV	B	RH	RVI
2.7–3.6k	1–2.5k		0.75–1k		
R2.7M	R1	R1	R1	R0.5	RMH
2,700	1,000		500	1,000	

## Cluster/conservation developments



## Cluster/conservation developments

- As of right cluster and conservation development options offered in R200, R80, R40, R20 and R10 districts
- Cluster option
  - Builds on existing cluster provisions
  - Allowed as of right
  - 30% minimum open space requirement
  - Density neutral (compared to conventional)
  - No minimum lot area; reduced setbacks

## Cluster/conservation developments

- Conservation development option
  - Offers density incentive for aggressive conservation of open space/resources
  - Allowed as of right, subject to minimum site area requirements (5–100 acres)
  - 60% minimum open space requirement
  - Approx. 20% density bonus (compared to conventional/cluster)
  - No minimum lot area; reduced setbacks

## Business, Commercial, Industrial

Existing (10)	Proposed (8)	Max. Height	
BN	B1	R-V	30
R-V	B2	BC	45
BC	B2	C-I	30
C-I	C1	C	125
C	C1		
C-II	C2		
CBD	CBD		
D	M1R		
I-I	M1		
I-II	M2		

## Business, Commercial, Industrial

Existing (10)	Proposed (8)		Max. Height
BN	B1		
R-V	B2	R-V	30
BC	B2	BC	45
C-I	C1	C-I	30
C	C1	C	125
C-II	C2		
CBD	CBD		
D	M1R		
I-I	M1		
I-II	M2		

Intensity Designator	-1	-2	-3	-4
Max Building Height (feet)	40	50	65	125

## Business, Commercial, Industrial

Existing (10)	Proposed (8)		Max. Height
BN	B1-1	R-V	30
R-V	B2-1	BC	45
BC	B2-2	C-I	30
C-I	C1-1	C	125
C	C1-3		
C-II	C2-4		
CBD	CBD-4		
D	M1R-2		
I-I	M1-2		
I-II	M2-4		

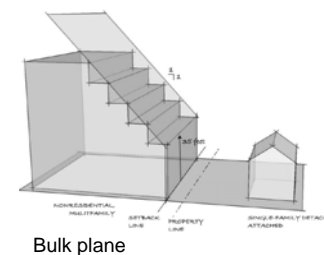
Intensity Designator	-1	-2	-3	-4
Max Building Height (feet)	40	50	65	125

## Promoting mixed-use

- Single-purpose residential (SPR) buildings require conditional use approval in B/C
- SPR buildings subject to R1 density limits and lot/building standards
- Vertical mixed-use (VMU) buildings allowed as of right
- No absolute density limit for vertical mixed-use buildings; controlled by physical building envelope

## Protecting residential

- Bulk plane limits building height abutting low-density R districts
- Context-sensitive building setback requirements for B/C/M districts abutting residential



## Upcoming Modules

- Development Standards
  - Accessory Uses and Structures
  - Hillside Development Standards
  - Parking and Access
  - Landscaping
  - Signs
  - Overlay/Special Purpose Districts
- Administration and Procedures
  - Review and Approval Procedures
  - Administration and Enforcement
  - Nonconformities
  - Terminology and Measurements
- Subdivision Regulations

## Well-organized, user-friendly

- Plain English
- Tables, charts
- Ample, clear illustrations
- Index and contents
- Cross-references
- Modernized use categories
- Short sentences, sections
- Internal/external consistency

## ...Easier to Use and Understand

### Recommendations

- Stick with stand-alone ordinance/regulations
- Reduce number of zoning districts
- Modernize and simplify use regulations
- Reorganize/reformat to include tables, graphics and ease-of-use features

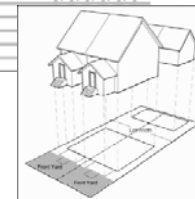
## Tables and graphics

Table 19.10-1  
Uses Allowed in Business and Commercial Districts

Use Category	BH	BS	CH	CC	CB	Standards
<b>RESIDENTIAL</b>						
Household Living	P	P	P	P	P	X
Group Living (except as noted below)	C	C	C	C	C	
<sup>1</sup> Community Residential Facility (8 or fewer)	P	P	P	P	P	
<sup>1</sup> Community Residential Facility (9-12)	P	P	P	P	P	
<sup>1</sup> Community Residential Facility (13 or more)	C	C	P	P	C	
<sup>1</sup> Personal Care Facility	P	P	P	P	P	
<b>PUBLIC/COMMERCIAL</b>						
Club/Fraternal Organization	-	C	C	P	P	
College/University	P	P	P	P	P	
Day Care (except as noted below)	P	P	P	P	P	
<sup>1</sup> Day Care Center (13+)	C	P	P	P	P	
Hospital	-	C	P	P	P	
Library/Cultural Exhibit	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	

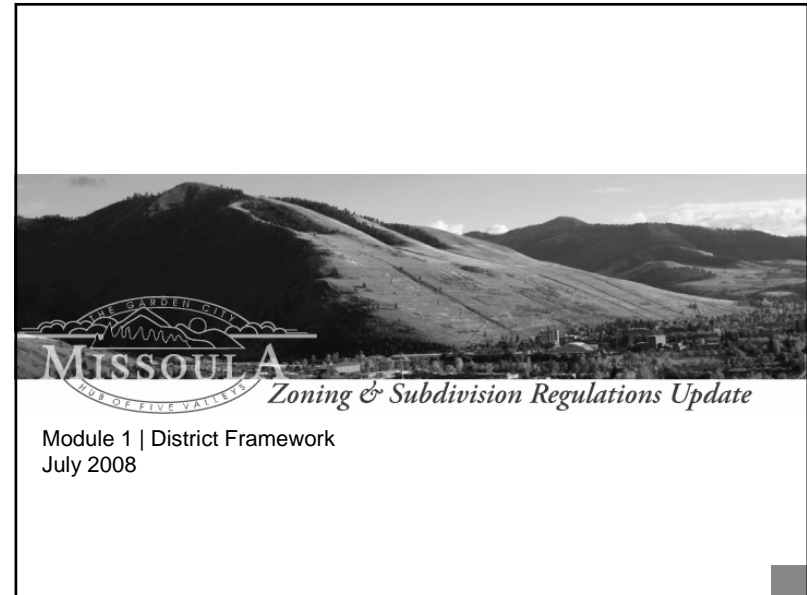
Table 19.10-2  
Lot and Building Standards (B and C Districts)

	-1	-2	-3	-4
<b>Lot Size</b>				
<sup>1</sup> Minimum lot area (square feet)	None	None	None	None
<sup>1</sup> Minimum lot area per unit (sq. ft.)	None	None	None	None
<b>Minimum Front Setback [1]</b>				
<sup>1</sup> Abutting residential district	[1]	[1]	[1]	[1]
<sup>1</sup> Not abutting R district	None	None	None	None
<b>Minimum Rear Setback</b>				
<sup>1</sup> Abutting R district				
<sup>1</sup> % of lot depth	25	25	25	25
<sup>1</sup> Maximum required (feet)	20	20	20	20
<sup>1</sup> Not abutting R district	None	None	None	None
<b>Side Setback</b>				
<sup>1</sup> Abutting residential district	[2]	[2]	[2]	[2]
<sup>1</sup> Not abutting R district	None	None	None	None
<b>Maximum Building Height (feet)</b>	40 [3]	50 [3]	65 [3]	125 [3]



## Numbering

- Chapter and section numbering allows additions without renumbering
  - Chapters: numbered by 5s (e.g., 19.05, 19.10, 19.15...)
  - Sections: numbered by 10s (e.g., 19.05.010, 19.05.020, 19.05.030...)
- Page numbering style allows reprint of chapter without reprint of entire document



## Issues for further discussion

- Lot line houses in R5.4 and residential building types generally
- Residential height (standards *and* measurements, esp. R5.4)
- Controls on single-purpose residential buildings in B/C (vs. mixed use)
- Split zoning
- Affect of regulations on housing cost/affordability
- Cluster & conservation (regulations & testing)

## Issues for future discussion

- Uses (where specific types allowed and how interpretations are made)
- Need for lot coverage regulations and additional "massing" controls
- Need side-by-side comparisons of districts (current vs. proposed)
- Transition and "adjacency" issues (e.g., B/C/I next to R)
- Agriculture, preservation of and coordination with cluster & conservation