

## R4C/R2A DRAFT Recommendations

### Comparison of Existing City Code, Advisory Committee and ORC Recommendations

\* Proposed changes would affect all parcels within the R4C Zoning district \*

	<b>Existing Code</b>	<b>Advisory Committee Recommendation</b>	<b>Planning Commission ORC Recommendations</b>
Minimum lot size	8,500 square feet	4,350 square feet	4,350 square feet
Minimum lot width	60 feet	None for original platted lots, otherwise 40 feet	None for original platted lots, otherwise 40 feet
Required setbacks	<p>Front -25 feet Rear - 30 feet Side - 12 feet for multi-family structures</p> <p>For single and two family structures side setback is 5 feet. ("Flipping Back" to R1C and R2A required setback)</p>	<p>Front -25 feet Rear - 30 feet Side - 12 feet for multi-family structures</p> <p>For single and two family structures side setback is 5 feet. ("Flipping Back" to R1C and R2A required setback)</p>	<p>Parcels <b>less than 8,500 sf</b>: Front -25 feet Rear - 30 feet Side - 5 feet</p> <p>Parcels <b>greater than 8,500 sf</b>: Front -25 feet Rear - 30 feet Side - 12 feet</p>
Lot Area per Dwelling Unit	2,175 sf (0 – 6 bedrooms)	2,175 sf (0-4 bedrooms) 3,000 sf ( 5-6 bedrooms)	2,175 sf (0-4 bedrooms) 3,000 sf ( 5-6 bedrooms)
Parking	1.5 spaces per unit	<p>Graduated Scale: 1.5 spaces per unit (0-4 bedrooms) 2 spaces per unit (5-6 bedrooms)</p>	<p>Graduated Scale: 1 space per unit (0-4 bedrooms) 1.5 spaces per unit (5-6 bedrooms)</p>
Lot Combinations	No restrictions	Restrict lot combinations through maximum lot size: 6,525 sf	Require Planning Commission approval through site plan review and approval standards based on compatibility, design and massing standards.
Overlay District/Design and Massing Standards	None	Proposed overlay districts, developed on a neighborhood-by-neighborhood basis based on existing conditions	Controlled for larger projects through lot combination standards. Phase 2 group housing zoning district to include design requirements based on type of development proposed.
Conflicting Land Use Buffer	Required for all multiple-family uses and vehicular use areas adjacent to residential uses.	Required for all multiple-family uses and vehicular use areas adjacent to residential uses.	Required for all vehicular use areas adjacent to residential uses.