



Compliance with Zoning

Purpose:

The purpose of the R-6 is to “set aside areas on the peninsula for housing characterized primarily by multifamily dwellings at a high density providing a wide range of housing for differing types of households;” and the 30 Fox Street project proposes to provide 2-bedroom dwellings at a density of (3) units per 0.055 acre or 54 units per acre.

Permitted Uses:

A multifamily dwelling is permitted in the R-6 zone, no open stairways are proposed, and no below-grade dwelling units are proposed. The project proposes (3) parking spaces, (3) are required.

Dimensional Requirements:

The proposed 30 Fox Street project conforms to all dimensional standards as outlined below:

	Requirement	Proposed
Min. lot size	2,000sf	2,394sf
Min. lot area/dwelling unit	725sf	903sf (min. unit size)
Min. street frontage	20ft	38ft
Min. front yard setback	5ft (or average of adjacent yards) (adjacent yards are both 0ft)	3'-7"ft (average of adjacent yards)
Min. rear yard setback	10ft	10ft
Min. side yard setback	5ft	5ft
Structural stepbacks	Apply over 35ft	Roofline will step back at 31'-0" tall
Max. lot coverage	60%	46% (1,103sf)
Min. lot width	20ft	38ft
Max. structure height	45ft	45'ft
Min. landscaped open space	20%	34%