



# 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 7 Cumberland Ave project propose to provide loft style dwellings at a density of (6) units per 0.1027 acres or 58 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 (6) parking spaces, (4) are required.

## Dimensional Requirements:

The proposed 7 Cumberland Ave. project conforms to all dimensional standards as outlined below:

	Requirement	Proposed
Min. lot size	2,000sf	4,476sf
Min. lot area/dwelling unit	725sf (6 units allowed on 4,476sf)	725sf 6 units proposed
Min. street frontage	20ft	43'-10" ft
Min. front yard setback	5ft (or average of adjacent yards) (adjacent yards are both 0ft)	5ft
Min. rear yard setback	10ft	10ft
Min. side yard setback	5ft	5ft
Structural setbacks	Apply over 35ft	Roofline will step back at 33'-6" tall
Max. lot coverage	60%	37% (1,676sf)
Min. lot width	20ft	43' – 10"ft
Max. structure height	45ft	45'ft
Min. landscaped open space	20%	22%
Max. garage opening	2	0ft (0%)

The housing preservation and replacement ordinance does not apply as the existing structure on the property only has two units.