



ZONING ANALYSIS Relevant Zone(s) B-2 - Community Business

All Projects:

	Required	Proposed
Lot Size	None	0.45 ac.
Area Per Dwelling Unit	435 SF	1,979 SF/Unit
Minimum Street Frontage	20'	243.63'
Front Yard Minimum	None	No change
Front Yard Maximum	10'	No change
Rear Yard	10'	No change
Yard Right	N/A	N/A
Yard Left	N/A	N/A
Side Street Setback	None	No change
Step Back	5' front, 15' rear	No change
Maximum Lot Coverage	100%	35%
Minimum Lot Coverage	N/A	N/A
Maximum Height	45'	No change
Open Space	N/A	N/A
Maximum Impervious Area*	80%	74%
Pavement Setback	N/A	N/A
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces**	17	18
Loading Bays	None	None
Other 1		
Other 2		
Other 3		

* no maximum for residential use, 80% for non-residential use

**1 space per unit (10 units = 10 spaces) for residential and 1 space/125 SF for restaurant, exclusive of storage and food prep area.

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			