
Section 6. Zoning Assessment

Zoning Assessment

The project site is bisected by a zone delineation for the residential zones R-2 and R-3. The lots have been situated such that all of the lots south of the proposed roadway are within the R-3 residential zone. Lots 6 and 7 are entirely located within the R-2 residential zone. Lot 8 is divided by the R-2 and R-3 zone line. As such, the lot has been sized to meet the minimum lot size requirement for both zones based on the percentage of the lot that lies in each zone. Other zoning requirements are as follows:

R-2 Zone Dimensional Requirements – Lots 6 & 7		
	Required	Proposed
Minimum Lot Size	10,000 SQ FT	> 10,000 SQ FT
Minimum Street Frontage	50 FT	> 50 FT
Minimum Front Yard	25 FT	25 FT
Minimum Side Yard: 1 & 1 ½ Story	12 FT	TBD
2 Story	14 FT	TBD
2 ½ Story	16 FT	TBD
Minimum Rear Yard	25 FT	25 FT
Maximum Building Height	35 F	< 35 FT
Maximum Lot Coverage	20 %	< 20%
Minimum Side Yard Side Street	20 FT	N/A
Minimum Lot Width	65 FT	> 65 FT

*See ordinance for more particular information

R-3 Zone Dimensional Requirements – Lot 1 - 5		
	Required	Proposed
Minimum Lot Size	6,500 SQ FT	> 6,500 SQ FT
Minimum Street Frontage	50 FT	> 50 FT
Minimum Front Yard	25 FT	25 FT
Minimum Side Yard: 1 & 1 ½ Story	8 FT	TBD
2 Story	14 FT	TBD
2 ½ Story	16 FT	TBD
Minimum Rear Yard	25 FT	25 FT
Maximum Building Height	35 FT	< 35 FT
Maximum Lot Coverage	35 %	< 35%
Minimum Side Yard Side Street	20 FT	N/A
Minimum Lot Width	65 FT	> 65 FT

R-2/R-3 Zone Dimensional Requirements – Lot 8		
	Required	Proposed
Minimum Lot Size	10,000/6,500 SQ FT	8,287 SQ FT
Minimum Street Frontage	50 FT	50 FT
Minimum Front Yard	25 FT	25 FT
Minimum Side Yard: 1 & 1 ½ Story	12/8 FT	TBD
2 Story	14 FT	TBD
2 ½ Story	16 FT	TBD
Minimum Rear Yard	25 FT	25 FT
Maximum Building Height	35 FT	> 35 FT
Maximum Lot Coverage	20 % / 35 %	TBD
Minimum Side Yard Side Street	20 FT	N/A
Minimum Lot Width	65 FT	93.67 FT

Lot 8 is split between both the R2 and R3 zones. The area calculations for Lot 8 are as follows: 3,197 SF is in the R3 zone with a 6,500 SF requirement, being 49.18 % of the lot requirement. 5,093 SF of Lot 8 is in the R2 zone with a 10,000 SF requirement, being 50.93% of the required lot area which calculates to a total of 100.11% lot requirement as directed by the City Zoning Administrator. The front and rear setbacks for Lot 8 are the same in each zone. The side setbacks for each zone shall meet the standards for each zone.