

| Principal Building Design Standards: RS5 and RS6 |   |                |               |
|--|---|----------------|---------------|
|  |   | RS5 (Proposed) | RS6 (Current) |
| <b>Lot</b>                                       | Lot area, minimum (sq. ft.)<br><i>detached housing</i>        | 6,000          | 3,600         |
|  | Lot area, maximum (sq. ft.)                                   | none           | none          |
|  | Lot width, minimum (ft.)<br><i>detached housing</i>           | 50             | 30            |
|  | Lot width, maximum (ft.)                                      | none           | none          |
| <b>Density</b>                                   | Lot area per dwelling unit, minimum (sq. ft.)                 | none           | 3,600         |
|  | Lot area per roomer, minimum (sq. ft.)                        | NA             | NA            |
|  | Lot coverage, minimum<br><i>interior lot</i>                  | none           | *             |
|  | Lot coverage, maximum<br><i>interior lot</i>                  | 30%            | 60%           |
|  | Lot coverage, minimum<br><i>corner lot</i>                    | none           | *             |
|  | Lot coverage, maximum<br><i>corner lot</i>                    | 40%            | 70%           |
|  | Floor area, minimum (sq. ft.)<br><i>one-story structure</i>   | 900            | none          |
|  | Floor area, minimum (sq. ft.)<br><i>split-level or taller</i> | 1,200          | none          |
| <b>Height</b>                                    | Height, minimum (ft.)   | none           | **            |
|  | Height, maximum (ft.)   | 45             | 45            |
| <b>Primary Frontage</b>                          | Front setback, minimum (ft.)<br>(see s. 295-505-2-b)          | average        | average       |
|  | Front setback, maximum (ft.)<br>(see s. 295-505-2-b)          | average        | average       |
|  | Side street setback, minimum (ft.)                            |                |               |
|  | Side street setback, maximum (ft.)                            | none           | none          |
| <b>Side Setback</b>                              | North or west side setback, minimum (ft.)                     | 3              | 1.5           |
|  | South or east side setback, minimum (ft.)                     | 6              | 3.5           |
|  | Combined side setback, minimum (ft.)                          | 12             | 5             |

|                     |   |         |         |
|---------------------|---|---------|---------|
|                     | Maximum depth of building without side setback adjustment   | 50      | 75      |
|                     | Max. no. of stories without side or rear setback adjustment | 3       | 3       |
| <b>Rear Setback</b> | Rear setback, minimum (ft.) <i>interior lot</i>             | 15      | 15      |
|                     | Rear setback, minimum (ft.) <i>corner lot</i>               | 10      | 10      |
|                     | Rear street setback, minimum (ft.) (see s. 295-505-2-e)     | average | average |
|                     | Rear street setback, maximum (ft.)                          | none    | none    |

\* The requirements of this table apply in lieu of the min./max. lot coverage and minimum height requirements of this table.

\*\* A structure shall meet the minimum height requirement of this table unless it is adjacent to a lot containing a one-story house, in which case there shall be no minimum height requirement.