

ATTACHMENT C
ZONING COMPARISON TABLE
949 Scott Street – 22PLN-00410

Table 1: COMPARISON WITH CHAPTER 18.10 (R-2 DISTRICT)

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth	6,000-11,999 sf area, 60 ft width, 100 ft depth	1,500 sf	1,500 sf
Minimum Front Yard	20 ft	10 ft, 9.5 in	10 ft, 9.5 in
Rear Yard	20 ft	3 ft, 11.5 in	4 ft
Interior Side Yard	6 ft	3 ft, 0.5 in; 2 ft, 8 in	4 ft
Street Side Yard	16 ft	N/A	N/A
Special Setback	24 feet – see Chapter 20.08 & zoning maps	N/A	N/A
Max. Building Height	17 ft due to substandard size	14	16 ft, 11 in
Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle ⁽³⁾	Complies	Complies
Front and Rear Yard Daylight Plane	16 feet at rear setback line then 60 degree angle ⁽³⁾	Complies	Complies
Max. Site Coverage	40% for single story, 35% for multi-story with an additional 5% for covered patio/overhangs (600 sf)	57.3% (860 sf)	44.88% (673.3 sf)
Max. Total Floor Area Ratio	45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf (675 sf) and additional 200 sf for one covered parking space ⁽⁴⁾	55.66% (834.8 sf)	44.88% (673.3 sf)
Max. House Size	6,000 sf	834.8 sf	673.3
Minimum site area permitting two-family use	7,500 sf	1,500 sf	1,500 sf

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- (1) **Minimum Lot Size:** Any lot less than the minimum lot size may be used in accordance with the provisions of [Chapter 18.40](#).
- (2) **R-2 Floodzone Heights:** Provided, in a special flood hazard area as defined in [Chapter 16.52](#), the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.
- (3) **R-2 Floodzone Daylight Plane:** Provided, if the site is in a special flood hazard area and is entitled to an increase in the maximum height, the heights for the daylight planes shall be adjusted by the same amount.
- (4) **Exemption from Floor Area for Covered Parking Required for Two-Family Uses:** In the R-2 and RMD districts, for two-family uses, floor area limits may be exceeded by a maximum of two hundred square feet, for purposes of providing one required covered parking space.
- (5) **Maximum House Size:** The gross floor area of attached garages and attached accessory dwelling units and junior accessory dwelling units are included in the calculation of maximum house size. If there is no garage attached to the house, then the square footage of one detached covered parking space shall be included in the calculation. This provision applies only to single-family residences, not to duplexes allowed in the R-2 and RMD districts.

**Table 2: CONFORMANCE WITH SECTION 18.10.060 and CHAPTER 18.52 (Off-Street Parking)
for Single Family Residential Uses**

Type	Required	Existing	Proposed
Vehicle Parking	2 parking spaces per unit, of which one must be covered	None	One covered parking stall in garage
Bicycle Parking	None	N/A	N/A