ATTACHMENT B
ZONING COMPARISON TABLE
2147-2149 Yale Street, 22PLN-00374

Table 1: COMPARISON WITH CHAPTER 18.12 (RMD DISTRICT)				
Regulation	**Required/Allowable**	**Existing**	**Proposed Parcel 1 (2147 Yale)**	**Proposed Parcel 2 (2149 Yale)**
Minimum/Maximum Site Area	5,000-9,999 sf	5,770 sf	**Non-conforming: 2,885 sf**	**Non-conforming: 2,885 sf**
Minimum/Maximum Site Width [1]	50 feet	50.15 feet wide along College Ave.	57.53 feet wide along Yale St.	50.15 feet wide along College Ave.
Minimum/Maximum Site Depth	100 feet	115.03 feet wide along Yale St.	**Non-conforming: 50.15 feet deep**	**Non-conforming: 57.50 feet long along Yale St.**
Residential Density	Two-Family use, under one ownership*	Two units	One unit	One unit
Front Setback	20 feet	20 feet	20 feet	**Non-conforming: 16 feet**
Interior Side Setback	6 feet	6 feet	6 feet	**Non-conforming: 3.6 feet right side** 20 feet left side
Street Side Setback	16 feet	16 feet	16 feet	N/A
Rear Setback	20 feet	20 feet	**Non-conforming: 3.2 feet**	**Non-conforming: 6 feet**
Maximum Lot Coverage	40% 2,308 sf	33% 1,891 sf	32.77% 945.45 sf	32.77% 945.45 sf
Maximum Floor Area	50% plus 200 sf for purposes of providing one required covered parking space (two-family use only, not applicable to single family) 3,085 sf	3,075 sf	**Non-conforming: 53.29% 1,537.5 sf** Buildable: 50% 1,442.5 sf	**Non-conforming: 53.29% 1,537.5 sf** Buildable: 50% 1,442.5 sf
Maximum Height	35	Two stories	**Non-conforming: two stories** **Allowable: one story**	**Non-conforming: two stories** **Allowable: one story**

* Note SB 9 does not apply in the RMD zoning district

Table 2: CONFORMANCE WITH SECTION 18.10.060 and CHAPTER 18.52 (Off-Street Parking)				
for Two-Family RMD Use				
Type	**Required**	**Existing**	**Proposed 2147 Yale**	**Proposed 2149 Yale**

Vehicle Parking Two Family	3 spaces total, of which at least two must be covered	3 spaces total: 2 covered spaces (1 assigned to each unit), plus 1 uncovered shared space	N/A	N/A
Vehicle Parking Single Family	Two spaces per unit, one of which must be covered	N/A	**Non-conforming: 1 covered space only**	**Non-conforming: 1 covered space only**