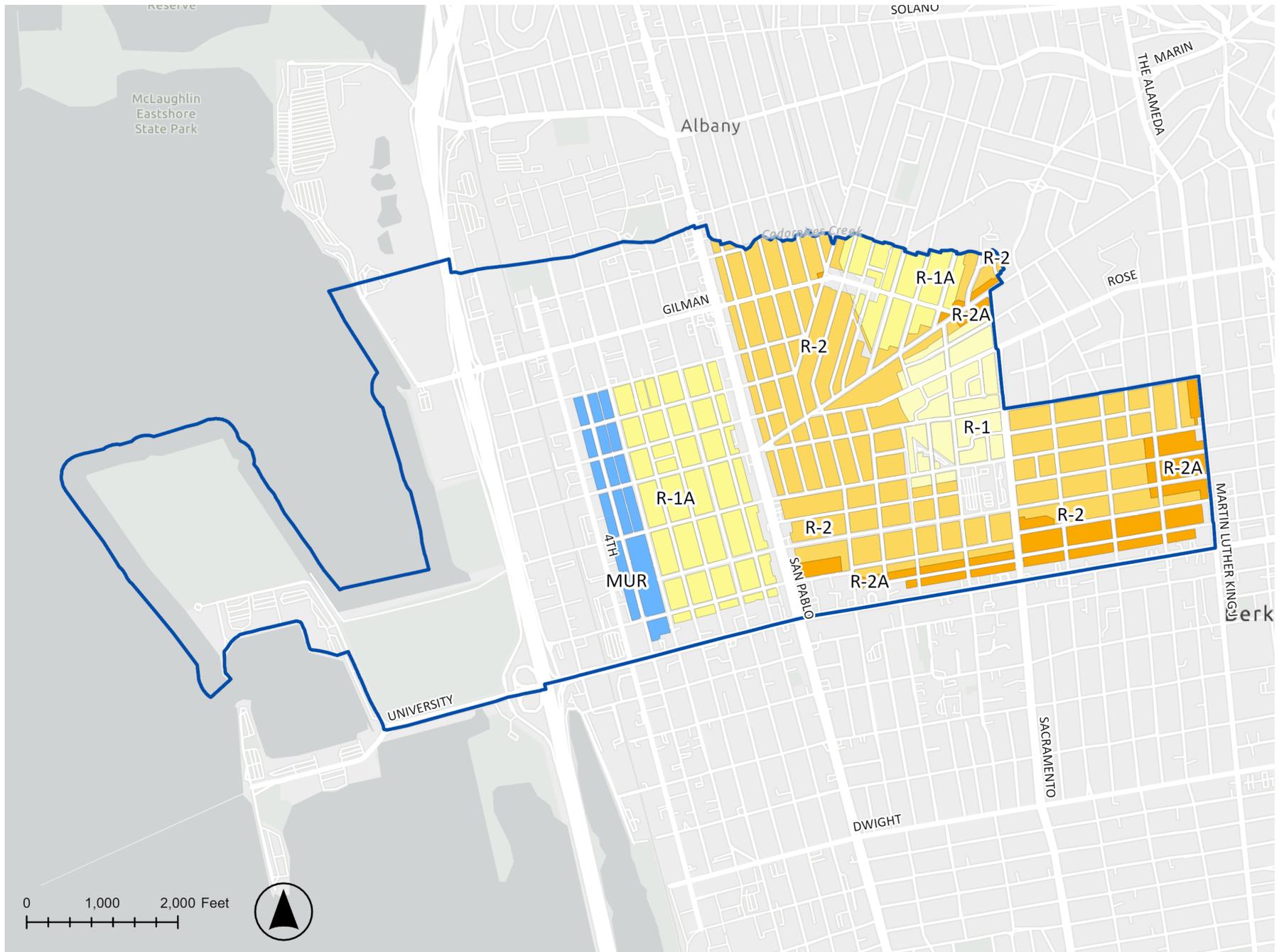


# District 1

## District 1 Zoning



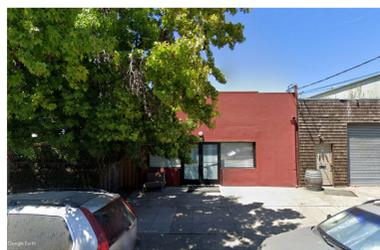
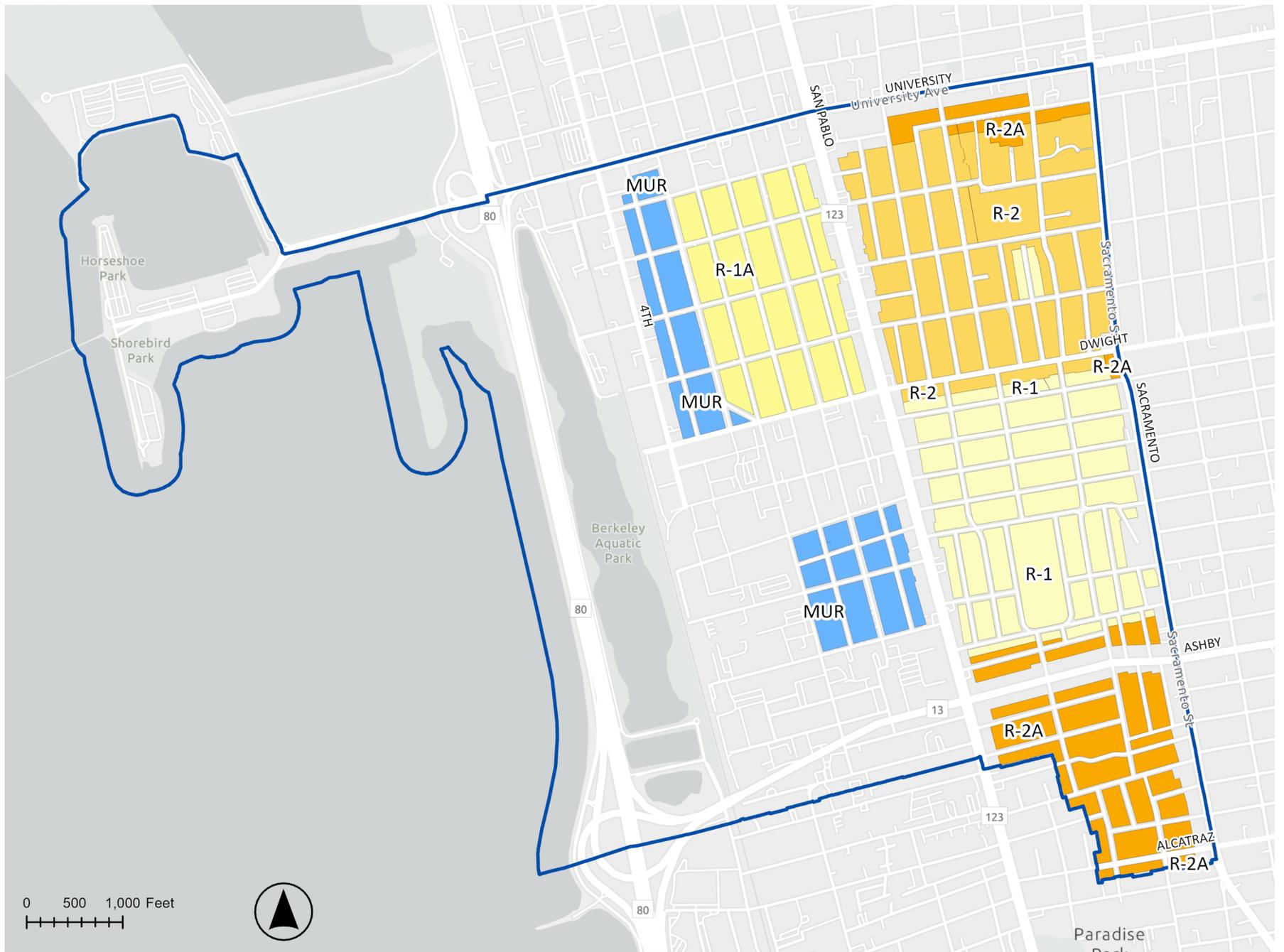
*727 Hearst Avenue*  
**MU-R & R-1A**



*900 Hearst Avenue*  
**R-2**

# District 2

## District 2 Zoning



924 Allston Way  
MU-R & R-1A



R-2 1100 Dwight Way



R-1 1300 Ward St.

# Development Standards

## Allowed Uses & Permits

### Current Standards

|                           | R-1           | R-1A                                    | R-2   | R-2A                       | M-UR                  |
|---------------------------|---------------|---|---|----------------------------|-----------------------|
|                           | Single-Family | Limited Two-Family                      | Restricted Two-Family   | Restricted Multiple-Family | Mixed-Use Residential |
| Single-Family Residential | UPPH          | UPPH                                    | Use Permit & Public Hearing<br>(Approved by Zoning Adjustments Board, Appealable to City Council) |                            | AUP                   |
| Multi-Unit Residential    | NP            | UPPH (two family),<br>NP (multi-family) |   |                            |                       |

### Proposed Standards

|  | R-1                                 | R-2                    | R-2A                      | MU-R                  |
|--|-------------------------------------|------------------------|---------------------------|-----------------------|
|  | Single-Family                       | Residential Multi-Unit | Residential Multi-Unit 2A | Mixed-Use Residential |
| Single-Family Residential                              | Zoning Certificate                  |                        |                           |                       |
| Multi-Unit Residential                                 | (Approved by Staff, Not Appealable) |                        |                           |                       |
| <i>Noticing Required, similar to ADU public notice</i> |                                     |                        |                           |                       |

## Density Standards

### Current Standards

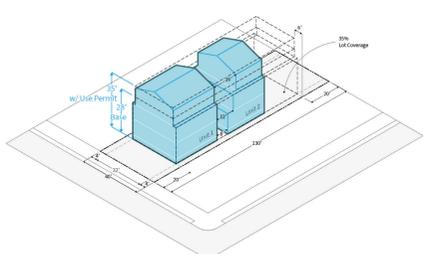
| Resulting units on a typical 5000 sf. lot | R-1 | R-1A | R-2 | R-2A | M-UR |
|---|-----|------|-----|------|------|
| Min.# of Units                            | 1   | 1    | 1   | 1    | 1    |
| Max. # of Units                           | 2   | 2    | 2   | 3    | 4    |

### Proposed Standards

| Resulting units on a typical 5000 sf. lot | R-1 | R-2 | R-2A | MU-R |
|---|-----|-----|------|------|
| Min. # of Units                           | 1   | 1   | 1    | 1    |
| Max. # of Units                           | 5   | 6   | 7    | 7    |

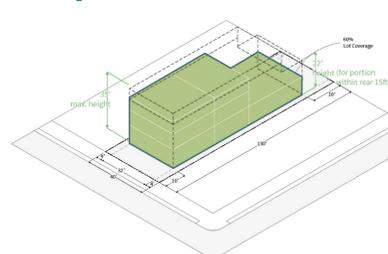
## Building Height Standards

### Current Standards



Max. Average Height = 28'  
Height with Use Permit = 35'

### Proposed Standards



Max. Height = 35'  
Height of portion within Rear 15'  
of lot = 22'

# Development Standards

## Maximum Lot Coverage

### Current Standards

|           | R-1 | R-1A | R-2 | R-2A | MU-R |
|-----------|-----|------|-----|------|------|
| 1 story   |     |      | 45% | 45%  |      |
| 2 stories | 40% |      | 40% | 40%  | 100% |
| 3 stories |     |      | 35% | 35%  |      |

### Proposed Standards

|             | R-1 | R-2 | R-2A | MU-R |
|-------------|-----|-----|------|------|
| 1 - 2 units |     |     |      |      |
| 3 - 7 units | 60% |     |      | 100% |
| 8 + units   |     |     |      |      |

## Open Space

### Current Standards

|                             | R-1 | R-1A | R-2 | R-2A | MU-R |
|-----------------------------|-----|------|-----|------|------|
| Open Space Per Unit (sq.ft) | 400 |      |     | 300  | 150  |

### Proposed Standards

|   | R-1 | R-1A | R-2 | R-2A | MU-R |
|---|-----|------|-----|------|------|
| Open Space Per 1,000 sq/ft residential floor area | 150 |      |     |      |      |

## Setbacks

### Current Standards

|       | R-1 | R-1A | R-2 | R-2A | MU-R |
|-------|-----|------|-----|------|------|
| Front | 20  | 20   | 20  | 15   | -    |
| Rear  | 20  | 20   | 20  | 15   | -    |
| Side  | 4   | 4    | 4   | 4    | -    |

### Proposed Standards

|       | R-1  | R-2  | R-2A | MU-R |
|-------|------|------|------|------|
| Front | 5[1] | 5[1] | 5[1] | 5[1] |
| Rear  | 5[1] | 5[1] | 5[1] | 5[1] |
| Side  | 4    | 4    | 4    | -    |

*[1] Minimum 5 ft. Rear and front setbacks must add up to a minimum of 20 ft.*