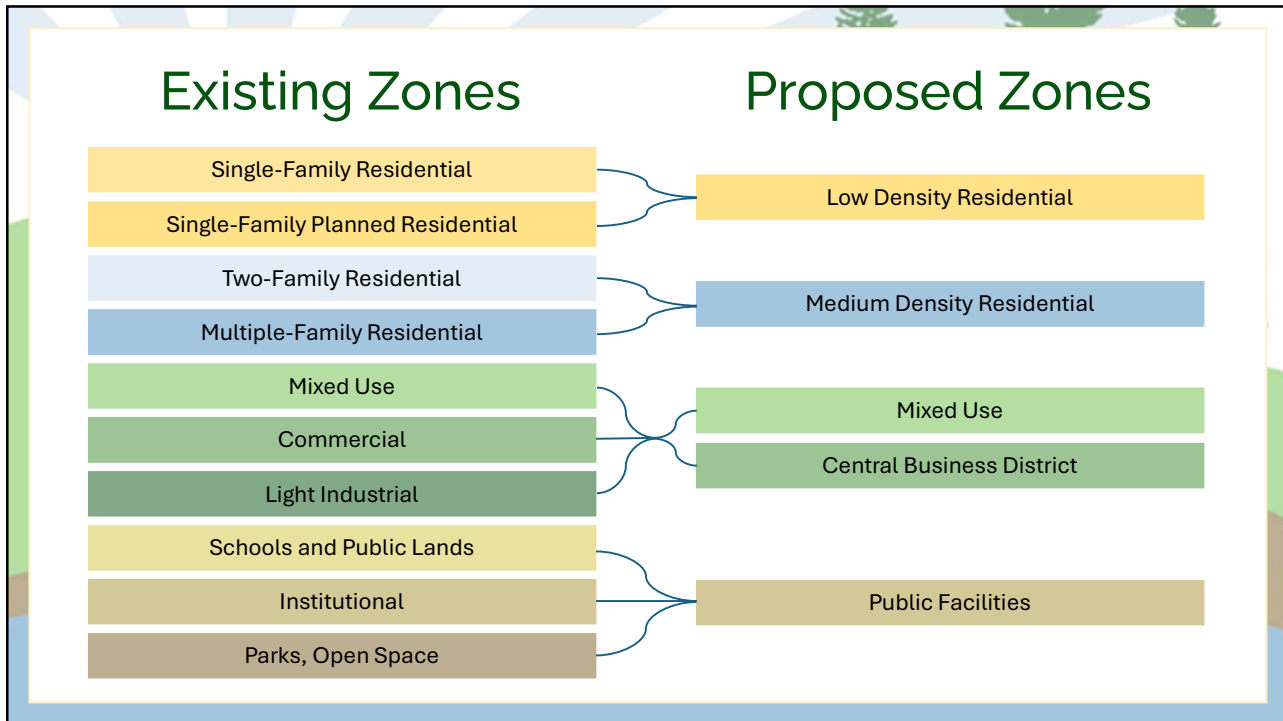


1



2

Low Density Residential Standards

Single-Family Residential Single-Family Planned Residential		Low Density Residential
Maximum Density	7.3 units per acre	1 unit per 6000 square feet
Minimum Lot Size	6,000 square feet	6,000 square feet
Minimum Lot Width	50 feet	30 feet (street frontage)
Min. Lot Width at Building Line	60 feet	60 feet
Maximum Building Coverage	35%	35%
Min. Front Setback	15 feet	15 feet
Min. Garage Setback	20 feet	20 feet
Min. Rear Setback	15 feet	15 feet
Min. Interior Side Setback	5 feet	5 feet
Min. Exterior Side Setback	10 feet	10 feet
Maximum Height	35 feet	35 feet
Housing Type	Single-Family Res.	Single-Family Res., Cottage Housing, ADUs

3

Medium Density Residential Standards

	Two-Family Residential	Multi-Family Residential	Medium Density Residential
Maximum Density	9.2 units per acre	18.3 unit/acre	1 unit per 2,000 square feet
Minimum Lot Size	9,500 square feet	11,000 sf + 2,000 per unit	5,000 square feet (2,000 sf for townhouses)
Minimum Lot Width	60 feet	60 feet	30 feet (20 feet for townhouses)
Min. Lot Width at Building Line	80 feet	80 feet	50 feet (20 feet for townhouses)
Maximum Building Coverage	45%	45%	60%
Min. Front Setback	15 feet	15 feet	15 feet
Min. Garage Setback	20 feet	none	20 feet (5 feet on alley)
Min. Rear Setback	15 feet	15 feet	15 feet
Min. Interior Side Setback	5 feet	5 feet	5 feet (0 for townhouses)
Min. Exterior Side Setback	10 feet	10 feet	10 feet
Maximum Height	35 feet	45 feet	35 feet
Housing Type	House, Duplex	Plexes, Apts	House, Townhouses, Plexes, Cottage, ADUs

4

Commercial Standards

	Commercial	Mixed Use	Light Industrial	Central Business	Mixed Use
Maximum Density	none	none	Res. Not allowed	none	none
Minimum Lot Size	3,500 sf	3,500 sf	5,000 sf	none	none
Min. Street Frontage	30 feet	30 feet	50 feet	12 feet	12 feet
Min. Lot Width	40 feet	30 feet	50 feet	none	none
Max. Building Coverage	80%	100%	45%	none	none
Min. Front Setback	5 feet	none	30 feet	0 (10 feet max)	10 feet
Min. Garage Setback	5 feet	none	none	20 feet (alley = 5 feet)	20 feet (alley = 5 feet)
Min. Rear Setback	5 feet	none	20 feet	0	0
Min. Int. Side Setback	5 feet	none	10 feet	0	0
Min. Ext. Side Setback	5 feet	none	30 feet	0	10 feet
Maximum Height	40 feet	40 feet	40 feet	45 feet	45
Housing Type	Mixed Use	Mixed Use, Apts	none	Apts, Mixed	Apts, Plexes, Mixed, Townhouses

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Public Facilities Standards

	Schools and Public Land	Institutional	Parks and Open Space	Public Facilities
Maximum Density	none	none	none	none
Minimum Lot Size	6,000 sf	none	none	none
Min. Street Frontage	50 feet	none	none	12 feet
Min. Lot Width	60 feet	none	none	none
Max. Building Coverage	35%	none	none	none
Min. Front Setback	15 feet	none	none	10 feet
Min. Garage Setback	none	none	none	20 feet (alley = 5 feet)
Min. Rear Setback	5 feet	none	none	5 feet
Min. Int. Side Setback	5 feet	none	none	5 feet
Min. Ext. Side Setback	10 feet	none	none	10 feet
Maximum Height	35 feet	none	none	45 feet
Housing Type	none	none	none	none

6

Additional Changes

<p style="text-align: center; background-color: #fff9c4; padding: 5px;">New Definitions for Title 19</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">New How to Measure Chapter</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">Definitions for Primary, Allowed, Conditional, Accessory, and Prohibited Uses</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">General Use Categories rather than list of Business Types</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">Definitions for Housing Types</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">Tables for Use, Housing Types, Density and Lot Sizes, and Development Standards</p>	<p style="text-align: center; background-color: #fff9c4; padding: 5px;">New Accessory Structure Standards for Residential Zones</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">Main Entrance Requirement</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">Minimum Window Requirement</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">New Cottage Housing Standards</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">New Essential Public Facilities Chapter</p> <p style="text-align: center; background-color: #fff9c4; padding: 5px;">Revised Conditional Use and Variance Reviews</p>
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7

Revised Reviews

<p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Conditional Use Review</p> <p style="text-align: center; background-color: #d9ead3; padding: 5px;">Special review for uses that have different externalities from what is typically allowed in the zone</p> <p style="text-align: center; background-color: #d9ead3; padding: 5px;">Still a Type III Review, but changes the decision maker from the Hearings Officer to PC/CC</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">New Approval Criteria</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Compatible</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Adequate Services</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Negative Impacts are Mitigated</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Aligns with the Comprehensive Plan</p>	<p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Variance Review</p> <p style="text-align: center; background-color: #d9ead3; padding: 5px;">Process for providing a mechanism to modify standards yet still meet the intention of the regulation.</p> <p style="text-align: center; background-color: #d9ead3; padding: 5px;">Still a Type III Review, but changes the decision maker from the Hearings Officer to PC/CC</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">New Approval Criteria</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Equally or Better Meet the Purpose</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">Impacts are Mitigated</p> <p style="text-align: center; background-color: #cfe2f3; padding: 5px;">No Substantial Negative Impacts</p>
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