

NRZD Dimensional Standards

where the grid is maintained, fronting Jefferson

minimum lot size, SF	7000
one or two family dwelling	
maximum lot coverage	40%
one or two family dwelling	
building height, ft	24 to eaves 32 to peak
front yard, ft	15
corner lots have two front yards	
side yards, ft	10
rear yards, ft	15

The goal here is continuity, to have what fronts on Jefferson look about the same as the already developed side of the street. This means following the 1983 zoning rules (a 2004 amendment radically lowered the density). The difference in this draft is that two-family dwellings fronting on Jefferson (and beyond) will be permitted without a CUP, while buildings with more units are not permitted there at all. The method of measurement will be the same as now.

where the grid is maintained, remainder of district

minimum lot size, SF	5000
one or two family dwelling	
three or more dwelling units	
maximum lot coverage	60%
one or two family dwelling	
three or more dwelling units	
building height, ft	24 to eaves 32 to peak
front yard, ft	15
corner lots have two front yards	
side yards, ft	8
rear yards, ft	15

Off Jefferson, on the other side of the alley and facing a new parallel street, the permitted density increases. Front and rear yards can remain the same, The side yards should probably shrink some to help accommodate the increase in lot coverage. These rules easily allow a density of more than 7.5 du/A in a mix of one and two family dwellings with, perhaps, some three and four unit buildings thrown in. A major question for the Board is how much to allow by right. Just duplexes? Or three and four unit buildings, too?

	43560		
	32670 deduct streets, etc		
sfd	6.534 5000 sf lots	6	
tfd	13.068	12	

Alternatively, the developer may propose a different pattern for the rest of the property if it meets a minimim density of at least 7.5 du/A.