

## Comparison Of Current vs Proposed Zoning (NR)

<b>Zoning Reg</b>	<b>Current zoning regs allow</b>	<b>P&amp;Z Passed</b>	<b>Proposal based on feedback</b>	<b>Change in Allowable Density Proposal vs. Current Zoning</b>
Max Sf (5K SF Lot)	5,000 + garage	4,000 incl garage	4,000 + 500sf garage allowance	Decrease
Dwelling Stories	2 1/2	3	2 1/2	equal
Roof Decks	Permitted	Prohibited	Permitted	equal
Corner Lot Side Setbacks	15'	8'	12'	increase
Tiered Setbacks	5' Added to 3 <sup>rd</sup> story	Eliminated Requirement	Eliminated Requirement	increase
Basements	Uninhabitable only	Allowed per gov't regs	Allowed but counted if 1/2 above grade	increase