

Zoning and Planning Committee

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ZONING REFORM PHASE 2 **RFP Proposal**

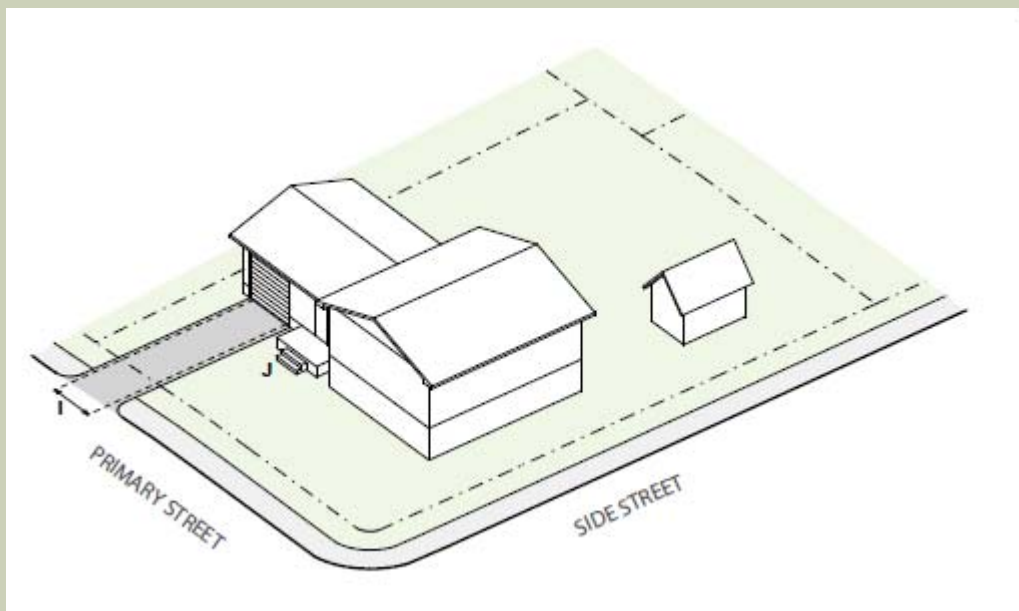
Context-Based Zoning Ordinance

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Building Type

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Building Types

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Zoning Districts

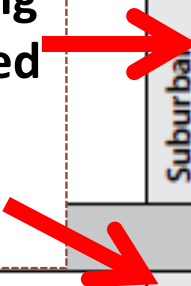
SITING		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	6,000 ft ²	8,500 ft ²	12,000 ft ²	6,000 ft ²	6,000 ft ²
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'
SETBACKS AND BUILDING WIDTH		All S-SU, -TH, -MU Districts					
		25' or Less	26' to 61'		62' or Greater		
D	Primary Street, block	na	yes		yes		
D	Primary Street, width (min)	15'	20'		20'		
E	Side Street (min)	3'	5'		5'		
F	Side Interior (min)	3'	5'		7.5'		
G	Rear, alley/no alley (min)	12'/20'	12'/20'		12'/20'		
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%		50%		
PARKING BY ZONE LOT WIDTH							
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²		33%		
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 3.3.7.6)					
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4					

Requirements vary for building types depending on district

Context-Based Zoning Ordinance

Suburban (S-) Neighborhood Context Zone Districts		Max Number	Building Forms							
		per	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House
RESIDENTIAL ZONE DISTRICTS										
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix	1*	■							
	S-SU-F1	1*	■		□		□			
Town House (TH)	S-TH-2.5	no max	■		■	■		■		
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	no max	■		■	■		■		

Different Building Types are allowed in different districts



Understanding Context: Pattern Books

river mill villages

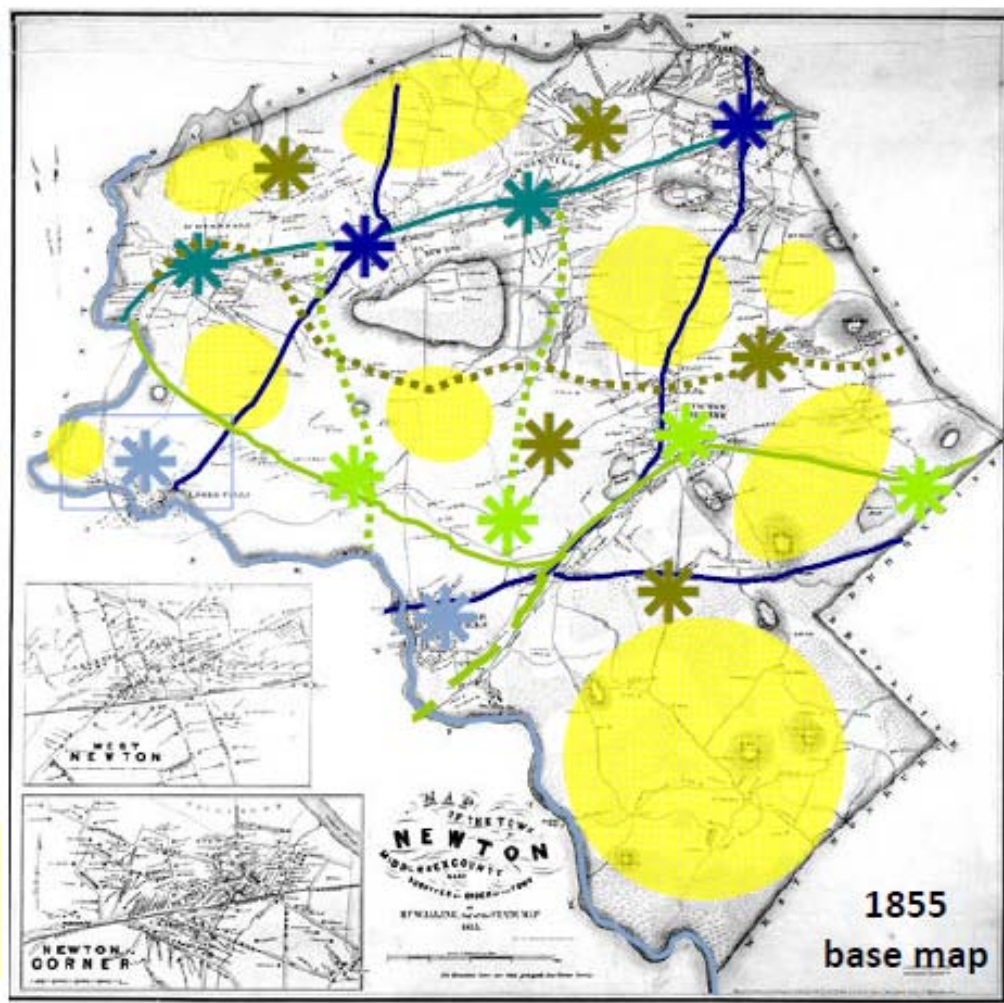
18th-early 19th c. villages

1840s-70s railroad villages

1880s-1920 railroad suburb

1890s-1930s streetcar suburb

postwar automobile suburb



1855 base map

Pattern Book

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