

Appendix A – Zoning

ZONING RECOMMENDATIONS

Existing Zoning District Recommendations

District	Recommendations
R-85	Consider allowing home occupations.
R-60	Do not apply this zone to historic 50-foot wide lots. Consider permitting smaller units. Consider live-works in this district.
RM-60	Increase density to reflect townhouse and neighborhood apartment densities. Permit smaller lot widths for single-family in this district. A 40-foot lot width should be permitted. Increase lot coverage. Reduce setbacks. Consider replacing this district with a more context appropriate, more urban multifamily district.
RMH	Ensure building types are complementary and similar in density. Increase lot coverage. This district only effectively supports three stories; calibrate density to that height. Consider live-work units.
HDSF	Amend minimum lot size to permit townhouses and cottage courts. Amend open space requirement based on building types. Clarify front setback requirements. Consider live-work units. Update design standards.
I	Consider expanding by-right uses through clearly defined standards.
PO	Consider replacing this district with more predictable form standards.
C-1	Refine development standards to reflect context. Consider maximum setbacks. Consider including building type and frontage type standards to improve transitions. Consider more housing types and live-work units.
C-2	Consider maximum setbacks. Consider including building type and frontage type standards to improve transitions. Consider live-work units.
C-3	Consider removing residential uses from this district or requiring minimum amounts of non-residential uses.
MU	Amend block face standards to reflect current best practices. Add frontage standards. Add building type standards. Reduce front yard minimums to reflect urban context. Consider further refining community types by sub-districts. Consider live-work units.