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SECTION	STANDARDS	REQUIREMENT	PROPOSED	COMPLIES
GP/ZONE	-	-	-	GP: RM (MED. DEN. RES.) ZONE: CG (GEN. COMM.)
MIN. BLDG. SITE	HBZSO 210.06	6,000 SQ. FT.	9,000 SQ. FT.	YES
WIDTH	HBZSO 210.06	60 FT.	60 FT.	YES
CUL-DE-SAC FRONTAGE	HBZSO 210.06	45 FT.	N/A	N/A
MIN. SETBACKS	HBZSO 210.06	<p>FRONT – 15 FT. (F)</p> <p>(F) UPPER-STORY SETBACKS FOR MULTIFAMILY STRUCTURES: THE COVERED PORTION OF ALL STORIES ABOVE THE SECOND STORY IN ANY MULTLI-FAMILY STRUCTURE SHALL BE SET BACK AN AVERAGE OF 10 FT. FROM THE SECOND FLOOR FRONT FAÇADE.</p> <p>SIDE – 5 FT. (I)</p> <p>(I) BUILDING WALLS EXCEEDING 25 FT. IN HEIGHT: THE REQUIRED INTERIOR SIDE OR REAR SETBACK ADJOINING A BUILDING WALL EXCEEDING 25 FT. IN HEIGHT, EXCLUDING ANY PORTION OF A ROOF, AND LOCATED ON A LOT 45 FT. WIDE OR GREATER, SHALL BE INCREASED THREE FEET OVER THE BASIC REQUIREMENT.</p>	<p>15 FT.</p> <p>10 FT. UPPER STORY SETBACK FROM FRONT FAÇADE</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

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		STREET SIDE – 10 FT. REAR – 10 FT. (I)		N/A YES
ACCESSORY STRUCTURE	HBZSO 210.06 HBZSO 230.08	SEE HBZSO 230.08	NONE	N/A
GARAGE	HBZSO 210.06	SEE PROVISION (K) IN HBZSO 210.06: A MIN. 25 FT. TURNING RADIUS IS REQUIRED FROM THE GARAGE TO THE OPPOSITE SIDE OF THE STREET, ALLEY, DRIVE AISLE OR DRIVEWAY.	THREE GARAGES W/ 25 FT. TURNING RADIUS TO PROPOSED BLOCK WALL	YES
PROJECTIONS INTO SETBACKS	HBZSO 210.06	SEE PROVISION (L) IN HBZSO 210.06: 1. SEE SECTION 230.68, BUILDING PROJECTIONS INTO YARDS 2. BALCONIES AND BAY WINDOWS MAY PROJECT INTO REQUIRED SETBACKS AND USABLE OPEN SPACE AREAS SUBJECT TO SECTION 230.68, PROVIDED THAT BALCONIES HAVE OPEN RAILINGS, GLASS, OR ARCHITECTURAL DETAILS WITH OPENINGS TO REDUCE VISIBLE BULK. BALCONIES COMPOSED SOLELY OF SOLID ENCLOSURES ARE NOT ALLOWED TO PROJECT INTO REQUIRED SETBACKS.		YES
MAX HEIGHT	HBZSO 210.06	DWELLINGS – 35 FT. ACCESSORY STRUCTURES 15 FT.	PEAK HEIGHT 34' 6"	YES

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MAX. FLOOR AREA RATIO	HBZSO 210.06	N/A	N/A	N/A
MIN. LOT AREA PER DWELLING UNIT (SQ. FT.)	HBZSO 210.06	2,904 SQ. FT.	THREE RESIDENTIAL UNITS 9,000/2,904 = 3.09 UNITS	YES
MAX. LOT COVERAGE	HBZSO 210.06	50 PERCENT	29 PERCENT	YES
MIN. FLOOR AREA	HBZSO 210.06	SEE LETTER PROVISION (N) IN HBZSO 210.06: EACH DWELLING UNIT IN A MULTIFAMILY BUILDING AND ATTACHED SINGLE-FAMILY DWELLINGS SHALL HAVE THE FOLLOWING MIN. FLOOR AREA: FOUR BEDROOMS = 1,300 SQ. FT.	2,142 SQ. FT. – 2,466 SQ. FT.	YES
MIN. USABLE OPEN SPACE	HBZSO 210.06	SEE LETTER PROVISION (O) IN HBZSO 210.06: 1. THE MIN. OPEN SPACE AREA (PRIVATE AND COMMON) FOR MFR PROJECTS IN RM SHALL BE 25 PERCENT OF THE RESIDENTIAL FLOOR AREA (EXCLUDING GARAGES) 2. PRIVATE OPEN SPACE: A. PROVIDED IN COURTS OR BALCONIES WITHIN WHICH A HORIZONTAL RECTANGLE HAS NO DIMENSION LESS THAN 10 FT. FOR COURTS AND 6 FT. FOR BALCONIES. B. THE MIN. GROUND FLOOR UNITS W/ 4 OR MORE BEDROOMS: 400 SQ. FT. C. PRIVATE OPEN SPACE SHALL BE CONTIGUOUS TO THE UNIT AND EXCLUSIVE USE OF OCCUPANTS. PRIVATE OPEN SPACE SHALL NOT BE ACCESSIBLE TO ANY DWELLING UNIT EXCEPT THE UNIT IT SERVES AND	REQUIRED – 1,769 SQ. FT. PROVIDED – 1,377 SQ. FT. 291 SQ. FT. – 279 SQ. FT. OF PRIVATE PER UNIT 528 SQ. FT. OF COMMON OPEN SPACE IN REAR OF LOT	NO – CONDITION OF APPROVAL ADDED TO REQUIRE MIN. OPEN SPACE (PRIVATE AND COMMON) BE PROVIDE DURING PLAN CHECK.

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		<p>SHALL BE PHYSICALLY SEPARATED FROM COMMON AREAS BY A WALL OR HEDGE EXCEEDING 42 IN. IN HEIGHT.</p> <p>3. COMMON OPEN SPACE</p> <p>A. COMMON OPEN SPACE, PROVIDED BY INTERIOR SIDE YARDS, PATIOS, TERRACES, SHALL BE DESIGNED SO THAT A HORIZONTAL RECTANGLE HAS NO DIMENSION LESS THAN 10 FT., SHALL BE OPEN TO THE SKY, AND SHALL NOT INCLUDE DRIVEWAYS, PARKING AREAS, OR OTHER AREAS REQUIRED FOR FRONT/STREET SIDE YARDS.</p>		
ACCESSIBILITY WITHIN DWELLINGS	HBZSO 210.06	SEE PROVISION (Q) IN HBZSO 210.06: ALL HABITABLE ROOMS IN DWELLING UNIT MUST BE ACCESSIBLE FROM WITHIN THE DWELLING.	ALL ROOMS ACCESSED FROM INTERNALLY	YES
WATERFRONT LOTS	HBZSO 210.06	N/A	N/A	N/A
LANDSCAPING	CH. 232	<p>HBZSO 232.08</p> <p>A: GENERAL PLANTING PROVISIONS</p> <p>1. A MIN. 8 PERCENT OF TOTAL NET SITE AREA SHALL BE LANDSCAPED</p> <p>B: GENERAL TREE REQUIREMENTS</p> <p>1. MFR LOTS SHALL HAVE ONE 36-IN. BOX TREE FOR EVERY 45 L.F. OF STREET FRONTAGE PLANTED WITHIN SETBACK AREAS ADJ. TO STREET. IN ADDITION, THERE SHALL BE ONE 36-IN. BOX TREE PLANTED WITHIN THE COMMON OPEN SPACE AREAS FOR EACH GROUND OR FIRST LEVEL UNIT.</p>	9,000 SQ. FT. * 0.08 = 720 SQ. FT.	<p>YES - 540 SQ. FT. IN FRONT YARD 480 SQ. FT. IN REAR 1,176 SQ. FT. IN PRIVATE YARDS TOTAL: 2,196 SQ. FT. OF LANDSCAPING</p> <p>YES – ONE 36-IN BOX TREE AT STREET FRONT AND ONE 36-IN BOX TREE IN COMMON AREA.</p>

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FENCES AND WALLS	HBZSO 230.88	SEE HBZSO 230.88	5 FT. HIGH BLOCK WALLS ALONG PERIMETER	YES
LIGHTING	HBZSO 210.06	SEE PROVISION (T) IN HBZSO 210.06: A LIGHTING SYSTEM SHALL BE PROVIDED IN ALL MFR PROJECTS ALONG ALL VEHICULAR ACCESSWAYS AND MAJOR WALKWAYS. LIGHTING SHALL BE DIRECTED ONTO DRIVEWAYS AND WALKWAYS WITHIN THE DEVELOPMENT AND AWAY FROM ADJACENT PROPERTIES. A LIGHTING PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DIRECTOR.	SHOWS LIGHTS ALONG FRONT AND GARAGE SIDE	YES
SCREENING OF MECHANICAL EQUIPMENT	HBZSO 230.76	MUST BE SCREENED FROM VIEW ON ALL SIDES: HEATING, A/C, REFRIGERATION, PLUMBING LINES, DUCTWORK, TRANSFORMERS MECH. EQUIPMENT SHALL BE SETBACK 15 FT. FROM EXTERIOR EDGES OF BLDG. UTILITY METERS SHALL BE SCREENED FROM VIEW FROM PUBLIC ROW. ELECTRICAL TRANSFORMERS IN REQUIRED FRONT OR STREET SIDE YARD SHALL BE ENCLOSED IN SUBSURFACE VAULTS OR OTHER LOCATION APPROVED BY DIRECTOR. BACKFLOW PREVENTION DEVICES SHALL NOT BE LOCATED IN THE FRONT YARD SETBACK AND SHALL BE SCREENED FROM VIEW. MECHANICAL EQUIPMENT PLAN SHALL BE SUBMITTED TO THE DIRECTOR TO ENSURE MECH. EQUIPMENT IS NOT VISIBLE FROM STREET OR ADJOINING LOT.	AC UNITS GROUND MOUNTED	YES
REFUSE STORAGE AREAS	HBZSO 230.78	SCREENED ON THREE SIDES BY A 6 FT. MASONRY WALL AND EQUIPPED WITH A GATE, OR LOCATED WITHIN A BLDG., SHALL BE PROVIDED PRIOR TO OCCUPANCY FOR ALL MULTI-FAMILY RES. LOCATIONS, HORIZONTAL DIMENSIONS, AND GENERAL DESIGN PARAMETER OF REFUSE STORAGE AREAS SHALL BE PRESCRIBED BY DIRECTOR. TRASH AREA SHALL NOT FACE A STREET OR BE LOCATED IN A REQUIRED SETBACK.	TRASH TO BE LOCATED INTERIOR OF GARAGE	YES

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		THE DESIGN AND MATERIALS USED IN TRASH ENCLOSURE SHALL HARMONIZE WITH MAIN STRUCTURE.		
ANTENNA	HBZSO 230.80	SEE HBZSO 230.88	NONE	TBD
OFF-STREET PARKING AND LOADING	HBZSO CH. 231 AND SECTION 210.12	<p>MFR: 3 OR MORE BEDROOMS – 2.5 SPACES (1 ENCLOSED) PER UNIT 0.5 GUEST SPACES PER UNIT</p> <p>MIN. DRIVEWAY WIDTH FOR MFR: 20 FT.</p> <p>PRIVACY GATE – ALL DEPT. APPROVAL AND 20 FT. QUEUE AREA OR CUP REQUIRED IF CANNOT BE MET</p>	<p>7.5 REQUIRED FOR RES. 1.5 REQUIRED FOR GUEST TOTAL REQUIRED = 9</p> <p>PROVIDED ONSITE: 9</p> <p>20 FT.</p>	<p>YES</p> <p>YES – 20 FT.</p>
SIGNS	HBZSO CH. 233	N/A	N/A	N/A
NONCONFORMING STRUCTURES	HBZSO CH. 236	N/A	N/A	N/A

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ACCESSORY STRUCTURES	HBZSO 230.08	N/A	N/A	N/A
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