

<b>Proposed Amendments for the VR Zoning District</b>		
<b>Zoning Regulation</b>	<b>Existing</b>	<b>Proposed by Subcommittee</b>
<b>Maximum Building Height</b>	40 feet	40 feet
<b>Minimum Front Yard Setback</b>	8 feet	5 feet
<b>Minimum Lot Size</b>	7,500 sf	2,500 sf
<b>Maximum Residential Density</b>	10 units/acre ( 1 unit/4,356 sf)	2 units/lot + 1 unit/4,356 sf above the minimum lot size ( <b>see table below</b> )
<b>Minimum Street Frontage</b>	75 feet	25 feet, except 50 feet for any new lots
<b>Maximum Building Coverage</b>	33%	33% for principal buildings; 40% for all buildings
<b>Minimum Side Yard Setback, Principal Buildings</b>	15 feet	6 feet
<b>Minimum Rear Setback, Principal Buildings</b>	15 feet	15 feet
<b>Minimum Side &amp; Rear Setbacks, Accessory Buildings</b>	6 feet	3 feet
<b>Minimum Off-Street Parking Spaces, Principal Building</b>	2.0 spaces for detached single-family (SF) dwellings and 1.5 for attached SF units and 1.5 for most multi-family units	1.0 spaces per unit (or less for smaller multi-family units as currently allowed)

<b>Existing VR</b>		<b>Proposed</b>
<i>Minimum Lot Area Needed (Square Feet)</i>	<i>Number of Units</i>	<i>Proposed Min. Lot Area</i>
7,500	1	N/A
11,106	2	2,500
14,712	3	6,856
18,318	4	11,212
21,924	5	15,568
25,530	6	19,924
29,136	7	24,280
32,742	8	28,636
36,348	9	32,992
39,954	10	37,348
43,561 and Over	Lot size divided by 4,356 sq. ft.	41,704

### **Additional Notes**

- Do not want to prevent people from using modern materials that mimic traditional designs, such as Hardiplank and Azek siding. Do not want to limit people's ability to be creative and to have energy-efficient homes.
- No special rules for ADUs.