

Provisional Amendments Proposed for the VR Zoning District		
Zoning Regulation	Existing	Proposed by Subcommittee
Maximum Building Height	40 feet	40 feet
Minimum Front Yard Setback	8 feet	5 feet
Minimum Lot Size	7,500 sf	2,500 sf
Maximum Residential Density	10 units/acre (1 unit/4,356 sf)	2 units/lot + 1 unit/4,356 sf above the minimum lot size (see table below)
Minimum Street Frontage	75 feet	25 feet, except 50 feet for combined lots
Maximum Building Coverage	33%	33% for principal buildings; 40% for all buildings
Minimum Side Yard Setback, Principal Buildings	15 feet	6 feet
Minimum Rear Setback, Principal Buildings	15 feet	15 feet
Minimum Side & Rear Setbacks, Accessory Buildings	6 feet	3 feet
Minimum Off-Street Parking Spaces, Principal Building	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)

Existing VR		Proposed
<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

- Consider using a neighborhood compatibility standard similar to what is used for building homes on nonconforming lots of record.
- 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.