

**Table 3: Development Standards for Existing 3-R District and Proposed 3-B District**

	<b>Existing 3-R</b>	<b>Proposed 3-B</b>	<b>Differences</b>
<b>Lot Area (min)</b>	<p>One-family Attached: 2100 sf/DU Detached: 3000 sf/DU</p> <p>Two-family Attached: 1050 sf/DU Detached: 1500 sf/DU</p> <p>Multi-family Efficiency: 725 sf/DU 1-bedroom 790 sf/DU 2-bedroom 970 sf/DU 3-bedroom 1245 sf/DU</p> <p>Non-residential: None</p>	<p>One-family Attached: 2100 sf/DU Detached: 3000 sf/DU</p> <p>Two-family Attached: 1050 sf/DU Detached: 1500 sf/DU</p> <p>Multi-family Efficiency: 1015* sf/DU 1-bedroom: 1210*sf/DU 2-bedroom: 1360* sf/DU 3-bedroom: 1745* sf/DU *See next column</p> <p>Non-residential: None</p>	<p>One-family and two-family development standards remain the same.</p> <p>*In the 3-B district, it is proposed that new Multi-family abutting to Montgomery and MLK should not have lot area requirements, but a minimum unit size of 450 sf.</p>
<b>Lot Width (min)</b>	<p>One-family Attached: 20 ft Detached: 30 ft</p> <p>Two-family Attached: 20 ft Detached: 30 ft</p> <p>Multi-family All types: 20 ft</p> <p>Non-residential: No requirement</p>	<p>One-family Attached: 20 ft Detached: 30 ft</p> <p>Two-family Attached: 20 ft Detached: 30 ft</p> <p>Multi-family All types: 20 ft</p> <p>Non-residential: No requirement</p>	No Change
<b>Lot Area Coverage (max)</b>	<p>All Residential Uses: 60%</p> <p>All Non-residential Uses (1-R, 2-R and 3-R districts): 60%</p> <p>All Non-residential Uses (2-B-3-B districts): 70%</p>	<p>All Residential Uses: 60%</p> <p>All Non-residential Uses (1-R, 2-R and 3-R districts): 60%</p> <p>All Non-residential Uses (2-B-3-B districts): 70%</p>	No Change
<b>Setbacks Front: Rear: Side:</b>	<p><i>Residential...</i></p> <p><b>Front Yard:</b> "...the average of the setback for adjoining developed properties. Where the adjoining properties are not developed, the setback shall be the average setback for all development properties located in the block face. For corner lots with structures facing a north-south street, the minimum front yard shall be zero feet.</p> <p><b>Rear Yard:</b> A minimum rear yard setback of 35 feet shall be maintained. The rear 20 feet of such area shall be utilized toward meeting the off-street parking requirements for the intended use.</p>		No Change

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	Existing 3-R	Proposed 3-B	Differences
	<p>(The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same blockface.)</p> <p><i>Non-residential...</i></p> <p><i>Front Yard (1-R, 2-R &amp; 3-R):</i> 5 ft  <i>Front Yard (1-B, 2-B &amp; 3-B):</i> 0 ft; or 10 ft if next to residential</p> <p><i>Rear Yard (1-R, 2-R &amp; 3-R):</i> 35 ft  <i>Rear Yard (1-B, 2-B &amp; 3-B):</i> 0 ft; or 20 ft if next to residential</p>		
<b>Height:</b>	<p><i>Residential:</i> The maximum building height is the average dwelling structure height for a given block face in which a structure is proposed to be located or constructed, provided, that the maximum building height shall not exceed 40 feet. The MPC may adjust these figures by as much as 20 percent where in their opinion the variance is in keeping with the character of the Victorian P-N-C District.</p> <p><i>Non-Residential:</i> 40 ft</p>		No Change