



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: November 19, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Petitioner: Jeff Jepson

Agent: Michael Garcia

Address: 1001 and 1015 Whitaker Street, and 120 and 124 West Park Street

Alderman: District – 2- Detric Leggett

County Commission: District – 2- Malinda Scott Hodge

Property Identification Number: 20044- 25001, 25002, 24003, 24002

Petition File No.: 24-005815-ZA

MPC ACTION:

In the absence of a zoning district that adequately captures the characteristics and nuance of the increasingly commercial-dominant mixed-use nature of development along higher volume corridors in the Victorian District, the Planning Commission recommends **approval** of the request to rezone to Traditional Commercial-2 (TC-2) with the following condition:

- 1) Permissible uses shall consist only of those permitted in the TN-1 zoning district and only in accordance with all applicable supplemental use standards.

MPC STAFF RECOMMENDATION:

In the absence of a zoning district that adequately captures the characteristics and nuance of the increasingly commercial-dominant mixed-use nature of development along higher volume corridors in the Victorian District, MPC Staff recommends **approval** of the request to rezone to Traditional Commercial-2 (TC-2) with the following condition:

- 1) Permissible uses shall consist only of those permitted in the TN-1 zoning district and only in accordance with all applicable supplemental use standards.

MEMBERS PRESENT: 8

Michael Kaigler
Dwayne Stephens
Coren Ross
Tom Woiwode
Laureen Boles
Amanda Wilson
Karen Jarrett – Chairwoman
Joseph Ervin



PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(7-0)

APPROVAL Votes: 7	DENIAL Votes:	ABSENT	Abstain	Recused	Online
Jarrett Boles Woiwode Ervin Wilson Kaigler Melder		Welch Notrica Amick Coles Ross Plunk			Stephens

Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

“Planning the Future, Respecting the Past”

Council Report

To: City Council
From: Planning Commission
Date: November 19, 2024
Subject: Zoning Map Amendment

Applicant/Agent: Jeff Jepson, Evans General Contractors

Michael Garcia, LS3P Associates, Ltd.

Address: 1001 and 1015 Whitaker Street, and 120, 124 West Park Street

PIN: 20044-25001, 20044-25002, 20044-240031 and 20044-24002

Alderman District: 2 – Alderman Detric Leggett

Chatham County Commission District: 2 - Malinda Scott Hodge

Request: Rezone from TN-1 (Traditional Neighborhood-1) to TC-2

(Traditional Commercial-2)

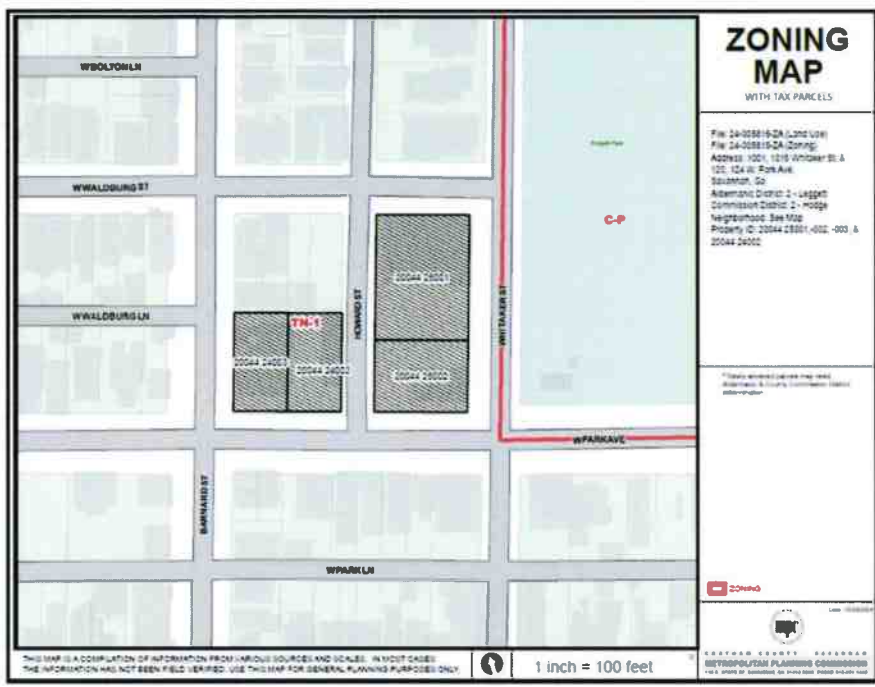
File Number: 24-005815-ZA

Request

The Petitioner requests amendment of the Zoning Map from *Traditional Neighborhood-1 (TN-1)* to *Traditional Commercial-2 (TC-2)* in association with a proposed office building and retail use with accessory underground parking facility. The request is contingent upon approval of a concurrent request to amend the FLUM for 'Traditional Commercial' use (24-005816-ZA-FLUM). **Only the rezoning of the subject parcels is under consideration at present.** Variances to development standards of the requested zoning district cannot be considered until a decision is made for the rezoning by City Council.

The amendment is requested to enable utilization of four existing parcels to construct 3 office buildings with an underground parking facility that is intended to serve both the proposed structures and the general public for off-street parking needs in the vicinity of Historic Forsyth Park.

On [March 28, 2024](#) Savannah's City Council endorsed a development agreement with *Forsyth Park Commons, LLC* for an underground public parking garage. Per the agreement, the partnership would result in the construction of a 2-story underground parking garage with 450 spaces to support the estimated 115,000 square foot office use. One hundred of the spaces are to be made available to the public during business hours and all spaces made available to the public after business hours and on the weekend.



Current Zoning Map



Subject Parcels

Facts and Findings

Site

The four subject parcels consist of approximately 0.966 acres (42,114 square feet) in total across two blocks. The development will effectuate the recombination of two parcels fronting Whitaker Street, which will result in *parcel 1* having 236 feet of frontage with 113 feet in depth (26,668 square feet). The remaining two parcels fronting West Park Avenue will be recombined (*parcel 2*) resulting in a parcel 118 feet wide by 130.9 feet deep (15,446 square feet).

Existing Zoning and Development Pattern

The subject parcel is currently zoned TN-1 (Traditional Neighborhood-1). This zoning district permits the development of the full spectrum of residential uses up to office and neighborhood-scale commercial uses.

Location	Land Use	Existing Zoning
North	Dwellings	TN-1
South	Dwellings, Commercial (Office, Fitness Studio)	TN-1
East	Parks and Recreation (Forsyth Park)	C-P
West	Dwellings	TN-1

Each of the subject parcels presently contains principal use nonresidential structures: two mid-century office buildings and a mortuary formed from the merging of two historic residences. According to the District Resource Map, none of the structures in question were designated as 'contributing' to the character of the District. Demolition of all three structures is proposed contingent upon approval of a COA for the proposed office building. The structures to be demolished are not characteristic of the District's period of significance, neither are they conforming with regard to the current development standards of the District, which were adopted well after their construction.

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Neighborhood Meetings

The Petitioner has presented the concept both at a general meeting of the Victorian Neighborhood Association (VNA) and with its leadership at critical intervals in the project's development. Several meetings were held with leadership of the Historic Savannah Foundation, the Downtown Neighborhood Association, and other concerned residents and neighborhood groups.

Impact and Suitability

Public Services and Facilities

The proposed developments would be served by City water, sewer and stormwater systems. Preliminary discussions have taken place with all plan reviewing departments to discuss potential on and off-site infrastructure improvements. The Plan must ultimately receive site plan approval of all departments following any zoning-related approvals by City Council and the MPC.

Comprehensive Land Use Plan Element

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect Traditional Commercial use on the subject parcel. At the time of the request, the parcel was designated for Traditional Neighborhood Character. As the name suggests, this Character Area would permit rezoning only to a Traditional Neighborhood (TN) zoning district. Traditional Commercial is described as 'Business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail.' Staff supports the FLUM amendment as the parcel is on a major thoroughfare, and in proximity of other parcels already functioning in a principally commercial capacity.

The proposal would not introduce new or inconsistent principal uses but would introduce structures larger in scale and increased in intensity. The requested amendment is arguably more akin to a correction of the future land use map to reflect uses already in place for several decades than introduction of something wholly new. The requested FLUM designation more closely represents the Plan 2040 Character Area designation of existing and proposed uses of the arterial-fronting site.

Existing Zoning District

- **Intent of the TN Zoning District:** The Traditional Neighborhood ("TN-") districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. *Residential uses are the foundation of the TN- districts*, but each TN- district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN- districts from Residential Single Family (RSF) and Traditional Residential (TR) districts. The TN- districts are listed below.
- **Allowed Uses:** The uses allowed in the zoning district appear in the attached chart.
- **Development Standards:** The development standards of the TN-1 zoning district appear in the attached chart.

5.12.5 Development Standards for Permitted Uses

Development in any TN- district shall meet the development standards as set forth below.

5.12.5 Development Standards for Permitted Uses			
Standards	TN-1	TN-2	TN-3
Lot Dimensions (min)			
Single-family Detached			
Lot area (sq ft)	2,100	3,000	--
Lot width (ft)	30	30	--
Single-family Attached			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (side-by-side)			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (over-under)			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Three-Four Family and Apartments			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Townhomes			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width per unit (ft)	18	18	--
Upper Story Residential			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
Nonresidential			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential building footprint (max sq ft)	2,500	2,500 [1]	2,500
Building Setbacks (ft)			
For blocks without contributing structures*			
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	30 (min)	20 (min)	20 (min)
For blocks with contributing structures*			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	30 (min)	20 (min)	20 (min)
Building separation			
	See Fire Code	See Fire Code	See Fire Code
Height (max)			
	Avg of block face, not to exceed 40 ft. 40 ft if no contributing buildings on block	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
Accessory Structure Setbacks			
	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7

Proposed Zoning District

- **Intent of the TC-2 Zoning District:** The Traditional Commercial (TC) districts support mixed-use, commercially oriented development in areas dating from the 19th and early 20th centuries, emphasizing a “Main Street” character with pedestrian-friendly design and historic continuity. These districts, often adjacent to Traditional Neighborhood (TN) and Traditional Residential (TR) zones, foster sustainable neighborhoods with convenient local commercial access. The TC districts vary in intensity, with TC-1 being the least intense and TC-2 the most, aimed at supporting vibrant, historically patterned commercial corridors in historic neighborhoods, especially those from Savannah’s streetcar and early automobile periods.
- **Allowed Uses:** The uses allowed in the TC-2 zoning district appear in the attached chart.
- **Development Standards:** The development standards of the TC-2 zoning district appear in the attached chart.

5.13.5 Development Standards for Permitted Uses

Development in any TC- district shall meet the development standards as set forth below.

5.13.5 Development Standards for Permitted Uses		
Standards	TC-1	TC-2
Lot Dimensions (min)		
Single-family Detached		
Lot area (sq ft)	3,000	3,000
Lot width (ft)	30	30
Single-family attached & Two-family (side-by-side)		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
Two-family (over-under)		
Lot area per unit (sq ft)	1,500	1,500
Lot width (ft)	30	30
Three- & Four-Family		
Lot area per unit (sq ft)	1,450	1,200
Lot width (ft)	30	30
Townhomes		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
Upper Story Residential		
Lot area per unit (sq ft)	No min.	No min.
Lot width per unit (ft)	No min.	No min.
Apartments		
Lot area per unit (sq ft)	435	435
Lot width (ft)	30	30
Nonresidential		
Lot area (sq ft)	--	--
Lot width (ft)	20	20
Building		
Building Coverage (max)	--	--
Building Frontage (min)	70%	70%
Building Footprint (max sq ft) [1]	5,500	10,000
Building Setbacks (ft)		
For blocks without contributing structures*		
Front yard	5 (max)	5 (max)
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	5 (max)	5 (max)
Rear yard	10 (min)	10 (min)
For blocks with contributing structures*		
Front yard	Avg of block face	Avg of block face
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	Avg of block face	Avg of block face
Rear yard	10 (min)	10 (min)
Building separation	See Fire Code	See Fire Code
Height (max) [1]	3 stories up to 45 ft	3 stories up to 45 ft
Accessory Structure Setback	See Section 5.13.4	See Section 5.13.4

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8:

Suitability and Community Need

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: *The anticipated use intensity at this location is more consistent with the requested zoning district than the present. The “traditional” character areas (and associated zoning districts) are closely related by design and cumulative in nature, with each higher classification representing a slight increase in density and/or use intensity. Regardless of the use the intent of the District is that development be compact and walkable in its form, contributing to the relatively dense, historic urban context in which it is situated.*

As the intended use of the site is known, restriction of uses permissible in the requested district deemed inappropriate as well as restrictions on issuance of permits for redevelopment may be reasonable considerations in conditioning approval of the requested rezoning.

- Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: *While dated, the Parking Matters study conducted in 2016 offers valuable recommendations related to the strategic development of public parking assets in key redevelopment areas. The Victorian and Mid-City districts contain several parcels that are 1) already approved for new development, 2) presently developed as noncontributing structures, or 3) vacant, which will introduce significant new developments requiring off-street parking for which provision has not yet been made. The location of the proposed asset within this general area could be seen as consistent with the findings of this study.*

Serious consideration should be given to implementation of other associated Study recommendations such as the adjustment of parking pricing policies and strategic expansion of mobility options. Extension of fixed-route circulator services, in particular, along with thoughtful planning for accessibility of key neighborhood activity centers could encourage parking garage use among visitors, stabilizing circulation through the City’s growing urbanized neighborhoods.

3.1 Plan for future parking garages and expansions to supply through coordination with development and land use planning

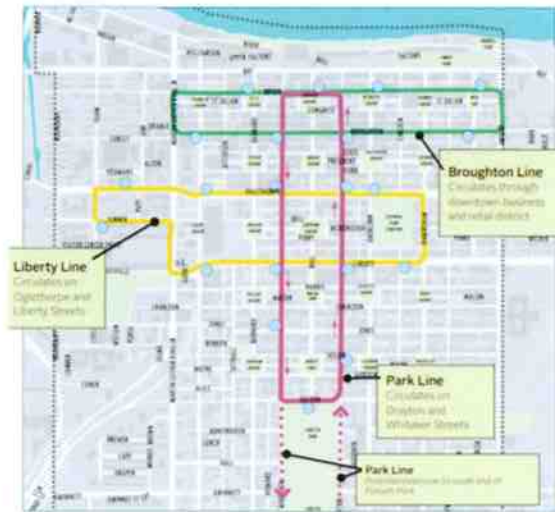
Key Action Steps

- **Identify areas of development potential.** The Parking Matters study explored two of them: the Indian Street-West River Street district and an area east of East Broad Street and south of Liberty Street. Other potential redevelopment areas should be identified with a general assessment of development potential and likely parking demand.
- **Develop small area plans.** The City and MPC should develop master plans for potential redevelopment areas to better understand appropriate development scale and potential sites for large facilities such as parking structures, and opportunity for connecting these areas to other parts of downtown and its transportation system.
- **Determine financial feasibility of structures.** MPC should perform due diligence studies on potential sites to determine visual feasibility and efficiency of structures, and should plan for these structures to be larger than what immediate development potential might suggest. The intent of this is to allow any new investments in parking to support private development, especially through changes in zoning and development regulations outlined further in this section, but also to continue to increase public parking supply for the greater downtown area. These spaces might be primarily located relative to high-demand locations, though when connected to downtown with a larger system of mobility options they are natural candidates for lower-

IMPLEMENTATION GUIDANCE	
Priority Time-Frame	Long Term (3-5 Years)
Target Time-Frame	Determined as needed or based on opportunity
Cap-Ex Cost	No cost to adoption of policy; structure costs based on garage location and determined need
Annual Costs	Based on garage location and determined need
Partner-Agencies	MPC
Strategies to be implemented prior to beginning	None
Related Recommendations	3.4.3.3 (Zoning Changes) 3.5 (Investment, etc.)
Additional Actions	Ongoing evaluation with affected stakeholders and organizations

priced parking to absorb demand and increase availability in higher-demand, higher-priced locations.

Figure 3.2.8 Recommended routes for downtown bus-rapid transit



Recommended parking costs the same number of revenue service hours and assigns them to a network of corridor-based routes, with suggested routes identified in the diagram above. These feature evenly-spaced stops allowing workers to reach a stop in either direction of a route's loop alignment with a wait of no more than five minutes, and fastest route alignments should allow 12-22 15-minute responses. For the same operating cost as current shuttle service, leading to an overall net-net addition of passenger wait time. Hours, use transfer stops between corridors. More detailed route planning will be necessary to identify particular alignments, fare restrictions and other operating factors.

Excerpts from 2016 Parking Matters study

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: *The request is not likely to adversely affect existing use or usability of adjacent properties. Given that the site is arterial fronting on a corner, use intensification at this particular location is consistent with the intent of the existing and proposed zoning districts and the intent of the policies of the Comprehensive Plan.*

5.12.8 Additional Requirements Applicable to the Traditional Neighborhood Districts

a. All TN- Districts

- Deliveries shall be restricted to the hours of 8:00 a.m. to 8:00 p.m., any day of the week.
- Hours of operation for commercial uses shall be limited to:
 - 6:00 a.m. until 10:00 p.m., Sunday through Thursday; and
 - 6:00 a.m. until 11:00 p.m., Friday and Saturday.
- Drive-thru service is not permitted.
- Accessory structures with a roof must be located in the rear yard.
- Principal use dwellings shall be a minimum of 450 square feet.
- On interior lots, permitted nonresidential uses are allowed only on the ground floor.

b. TN-1 District

- Nonresidential uses shall be located on a corner lot and abut a street that is classified as a collector or greater.
- Lots of record existing as of the Effective Date of this Ordinance, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of non-residential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.

'TN' Standards currently favor use intensification on corner lots

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: *The proposed uses are permitted within the present zoning district and office use has been the principal use of the majority of the site for several decades.*

The “traditional” character areas (and associated zoning districts) are closely related by design and cumulative in nature, with each higher classification representing a slight increase in density and/or use intensity. The TC district is often placed adjacent to Traditional Neighborhood (TN) and Traditional Residential (TR) zones to foster sustainable neighborhoods with convenient local commercial access. The present request is made to permit intensification of use consistent with the parcels’ location on a corner and adjacent to a high-volume thoroughfare.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: *The request represents a response to the changing and growing nature of the local real estate market. Protective measures are in place to ensure preservation of historic structures; the traditional districts with the Zoning Ordinance permit growth in a form that enhances and extends the existing development pattern, allowing it to be responsive to the evolving needs of the community.*

The proposal also represents the opportunity to secure a parking asset the City has identified as a priority in advance of significant development/redevelopment. Adequacy of underground parking can ensure the continued integrity of the historic development pattern even as the District develops and redevelops.

Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The requested zoning designation more closely represents the *Plan 2040* Character Area designation of existing and proposed uses of the site.

Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: *The subject parcel has reasonable use as presently zoned and developed; though, it should be noted some aspects of the existing structures and configuration are legal nonconforming. The site could reasonably be redeveloped under the development standards of the TN-1 district.*

Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: *Adequate City services will be available to serve the proposed use. The Developer is aware that satisfaction of all current development standards and approval of all reviewing departments will be required for issuance of site development permits.*

Proximity to a Military Base, Installation or Airport

MPC Comment: *The subject parcel is not within an installation AICUZ or APZ, nor is it in proximity of an airport.*

Recommendation

In the absence of a zoning district that adequately captures the characteristics and nuance of the increasingly commercial-dominant mixed-use nature of development along higher volume corridors in the Victorian District, the Planning Commission recommends **approval** of the request to rezone to Traditional Commercial-2 (TC-2) with the following condition:

- 1) Permissible uses shall consist only of those permitted in the TN-1 zoning district and only in accordance with all applicable supplemental use standards.

Note: The above represents MPC Staff's recommendation of approval only for the requested rezoning. Variances to development standards shall only be considered upon a final determination of the requested rezoning by City Council.

5.12.5 Development Standards for Permitted Uses

Development in any TV- district shall meet the development standards as set forth below.

Standards	TV-1	TV-2	TV-3
Lot Dimensions (min)			
Single-family Detached			
Lot area (sq ft)	2,100	3,000	--
Lot width (ft)	30	30	--
Single-family Attached			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (side-by-side)			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (over-under)			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Three- & Four Family and Apartments			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Townhomes			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width per unit (ft)	18	18	--
Upper Story Residential			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
Nonresidential			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential Building Footprint (max sq ft)	2,500	2,500 [1]	2,500
Building Setbacks (ft)			
For blocks without contributing structures*			
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	5 (min)	5 (min)	5 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	10 (min)	20 (min)	20 (min)
For blocks with contributing structures*			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	5 (min)	5 (min)	5 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	10 (min)	20 (min)	20 (min)
Building separation	See Fire Code	See Fire Code	See Fire Code
Height (max)	Avg of block face, not to exceed 40 ft. 40 ft if no contributing buildings on block.	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
Accessory Structure Setbacks	See Fire Code	See Fire Code	See Fire Code

5.13.5 Development Standards for Permitted Uses

Development in any TC- district shall meet the development standards as set forth below.

Standards	TC-1	TC-2
Lot Dimensions (min)		
Single-family Detached		
Lot area (sq ft)	3,000	3,000
Lot width (ft)	30	30
Single-family attached & Two-family (side-by-side)		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
Two-family (over-under)		
Lot area per unit (sq ft)	1,500	1,500
Lot width (ft)	30	30
Three- & Four Family		
Lot area per unit (sq ft)	1,450	1,200
Lot width (ft)	30	30
Townhomes		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
Upper Story Residential		
Lot area per unit (sq ft)	No min.	No min.
Lot width per unit (ft)	No min.	No min.
Apartments		
Lot area per unit (sq ft)	435	435
Lot width (ft)	30	30
Nonresidential		
Lot area (sq ft)	--	--
Lot width (ft)	20	20
Building		
Building Coverage (max)	--	--
Building Frontage (min)	70%	70%
Building Footprint (max sq ft) [3]	5,500	10,000
Building Setbacks (ft)		
For blocks without contributing structures*		
Front yard	5 (max)	5 (max)
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	5 (max)	5 (max)
Rear yard	10 (min)	10 (min)
For blocks with contributing structures*		
Front yard	Avg of block face	Avg of block face
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	Avg of block face	Avg of block face
Rear yard	10 (min)	10 (min)
Building separation	See Fire Code	See Fire Code
Height (max) [1]	3 stories up to 45 ft	3 stories up to 45 ft
Accessory Structure Setback	See Fire Code	See Fire Code