

Lot No: _____

Address: _____

Model No: _____

Neighborhood Community Zone (NC) Review Criteria

Criteria That Apply to this Project-Applicant to Fill Out

Lot type	<input type="checkbox"/> Large Lot	<input type="checkbox"/> Medium Lot	<input type="checkbox"/> Small Lot	<input type="checkbox"/> Multifamily	<input type="checkbox"/> Town Home
MIN lot size	<input type="checkbox"/> 6,500 sf	<input type="checkbox"/> 4,200 sf	<input type="checkbox"/> 2,500 sf	<input type="checkbox"/> Duplex 4,000 sf <input type="checkbox"/> Apartments 4,000 sf	<input type="checkbox"/> NA
MAX lot size	NA	NA	NA	NA	NA
MIN avg. lot width	<input type="checkbox"/> 55 ft	<input type="checkbox"/> 45 ft	<input type="checkbox"/> 30 ft	<input type="checkbox"/> 45 ft duplex <input type="checkbox"/> 45 ft apartment	<input type="checkbox"/> 15 ft
MIN lot depth	<input type="checkbox"/> 90 ft	<input type="checkbox"/> 85 ft	<input type="checkbox"/> 70 ft	<input type="checkbox"/> 85 ft	<input type="checkbox"/> 50 ft
MIN front yard setback from street	<input type="checkbox"/> 15/12 ft ²	<input type="checkbox"/> 15/12 ft ²	<input type="checkbox"/> 12/10 ft ²	<input type="checkbox"/> 12/10 ft ² duplex <input type="checkbox"/> 15/12 ft ² apartment	<input type="checkbox"/> 12/10 ft ²
MIN rear setback*	<input type="checkbox"/> 15/0 ft	<input type="checkbox"/> 15/0 ft	<input type="checkbox"/> 5/0 ft	<input type="checkbox"/> 10/0 ft	<input type="checkbox"/> NA
MIN side-yard (interior) setback*	<input type="checkbox"/> 5 ft	<input type="checkbox"/> 0 ft	<input type="checkbox"/> 0 ft	<input type="checkbox"/> 4 ft	<input type="checkbox"/> NA
MIN side-yard setback adjacent to street	<input type="checkbox"/> 10 ft	<input type="checkbox"/> 7 ft	<input type="checkbox"/> 7 ft	<input type="checkbox"/> 7 ft duplex <input type="checkbox"/> 10 ft apartment	<input type="checkbox"/> 7 ft
MAX height	<input type="checkbox"/> 35 ft	<input type="checkbox"/> 35 ft	<input type="checkbox"/> 35 ft	<input type="checkbox"/> 35 ft duplex <input type="checkbox"/> 45 ft apartment	<input type="checkbox"/> 45 ft
Parking Requirement	<input type="checkbox"/> 2 spaces	<input type="checkbox"/> 2 spaces	<input type="checkbox"/> 2 spaces	<input type="checkbox"/> 2 spaces duplex	<input type="checkbox"/> 1 space 1 bedroom <input type="checkbox"/> 1.5 spaces for 2 bedroom <input type="checkbox"/> 2 spaces for 3 bedroom
Bike spaces	none	none	none	<input type="checkbox"/> none duplex <input type="checkbox"/> 1 per 10 units apartments	none
Lot coverage	_____ sf	_____ sf	_____ sf	_____ sf	_____ sf
MAX lot coverage	<input type="checkbox"/> 55%	<input type="checkbox"/> 65%	<input type="checkbox"/> 75%	<input type="checkbox"/> 65% duplex <input type="checkbox"/> 50% apartments	<input type="checkbox"/> 50%
MIN Garage setback street	<input type="checkbox"/> 20 ft	<input type="checkbox"/> 20 ft	<input type="checkbox"/> 20 ft	<input type="checkbox"/> 20 ft duplex	<input type="checkbox"/> 20 ft
Garage face set back from façade (applies to street oriented garages)	<input type="checkbox"/> 5 ft back from nearest façade stoop or porch	<input type="checkbox"/> 5 ft back from nearest façade stoop or porch	<input type="checkbox"/> 5 ft back from nearest façade stoop or porch	<input type="checkbox"/> 5 ft back from nearest façade stoop or porch	<input type="checkbox"/> 5 ft back from nearest façade stoop or porch
MIN Garage setback alley	<input type="checkbox"/> 3-5 ft ¹	<input type="checkbox"/> 3-5 ft ¹			

- 1 If providing an off-street parking space between the garage and alley the garage must be setback from the alley a minimum of 20 feet.
- 2 Porches, stoops, decks, balconies, and other similar building projections may extend 4 feet beyond a front setback.
- 3 Lot sizes, widths and/or depths may be reduced to 90% of the standard provided within the subdivision the overall average lot size meets the corresponding lot size requirement.

Approved: _____ Date: _____