

Code Comparison

	Single Family 6 (SF-6)	Single Family 4.5 (SF-4.5)	Character District 2.5 (CD-2.5)	Character District 3 (CD-3)
Density (units per acre)	5.5 max.	7.5 max.	8 max.	10 max.
Impervious Cover	50% max.	60% max.	60% max.	60% max.
Occupancy Restrictions	Apply	Apply	Apply	Do Not Apply
Building Types Permitted	House, ADU	House, ADU	House, ADU	House, ADU, Duplex, Cottage Court, Zero Lot Line
Height Max.	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 2.5 (CD-2.5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-2.5 District is primarily intended to accommodate single-family detached houses and encourage home ownership. Uses that would interfere with the residential nature of the district are not allowed.
Uses	Residential (<i>See Land Use Matrix</i>)	Residential, Civic.
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	2 spaces per dwelling unit
Max Residential Units / acre	0.4 units per acre (max)	8 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height(max)	2 stories	2 stories
Setbacks	Based on Zoning District	15 foot front, 5 foot side (interior), 10 foot side (corner), 15 foot rear (5 foot with alley).
Impervious Cover (max)	30%	60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Minimum 4,500 square ft lot.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max.