

A Summary of Changes

Module 1-Residential Districts

- **Purpose statements** have been updated.
- **Structure**-Changed from the existing five divisions (46 sections) to two divisions (19 sections).
- **Zoning Districts**-Reduced the number of the residential zones from the existing 18 to 13.

The following **eight** existing large lot zones are unchanged:

R-O-S Zone (Reserved Open Space)

O-S (Open Space)

R-A (Residential-Agricultural)

R-E Zone (Residential-Estate)

R-R Zone (Rural Residential)

R-80 Zone (One-Family Detached Residential)

R-55 Zone (One-Family Detached Residential)

R-35 Zone (One-Family Semidetached, and Two-Family Detached, Residential)

The following **two** existing zones are consolidated into one town house **R-T (Townhouse/Attached Dwellings)** Zone, including Regular, Metropolitan and Urban Infill townhouses:

R-20 Zone (One-Family Triple-Attached Residential)

R-T Zone (Townhouse)

The following **four** existing zones are consolidated into one residential medium density multifamily **R-M-M (Medium Density Multifamily)** Zone:

R-30 Zone (Multifamily Low Density Residential)

R-30C Zone (Multifamily Low Density Residential-Condominium)

R-18 Zone (Multifamily Medium Density Residential)

R-18C Zone (Multifamily Medium Density Residential -Condominium)

The following **three** existing zones are consolidated into one residential high density multifamily **R-H-M (High Density Multifamily)** Zone:

R-10A Zone (Multifamily High Density Residential -Efficiency)

R-10 Zone (Multifamily High Density Residential)

R-H Zone (Multifamily High-Rise Residential)

The following **two special** existing zones are unchanged:

R-P-C Zone (Planned Community)

R-M-H Zone (Planned Mobile Home Community)

- **Dimensional standards**- moved into each zone in table format.
- **Use table** – Consolidated into one master use table in **Part 15** (Use Table) of the revised code.
- **Additional regulations**- Consolidated into **Part 7** (supplemental uses) of the revised code.
- A 110-percent density cap has been added to the Residential Revitalization section. Additional findings and requirements have also been introduced if a project will exceed the density cap.