

DESIGN STANDARDS Comparison Matrix– Village District (D-1, D-2, D-3) vs. Commercial and Residential Zones

| LOT Characteristics | Proposed D-1 | Proposed D-2 | Proposed D-3 | Existing Commercial | Existing Residential (R-1/2) |
|----------------------------------|-----------------|------------------|------------------|------------------------|------------------------------------|
| Minimum Area Buildable Land | Existing | Existing | Existing | 20,000 sf | 20,000 sf |
| Minimum Lot Area | Existing | Existing | Existing | ½ acre | ½ acre |
| Family Dwelling Units per ½ acre | 6** | 4** | 1 | --- | 1 |
| Minimum Lot Width | Existing | Existing | Existing | 100' | 125' |
| Minimum Lot Rectangle | Existing | Existing | Existing | 100 'x 150' | 125' x 125' |
| Minimum Front Setback | 0' (15' max.)* | 0' (20' max.)* | 15' (30' max.)* | 30' | 20' |
| Minimum Side Setbacks (each) | 0' (15' max.)* | 10' (30' total)* | 15' (40' total)* | 30' | 20' |
| Minimum Rear Setbacks (each) | 0' *** | 0' | 20' | 30' | 20' |
| Maximum Building Coverage | 100% *** | 25% | 20% | 35% | 25% |
| Maximum Building Height | 35' | 35' | 35' | 35' | 35' |

* - See village district regulation for clarification of setback requirements

** - Minimum Dwelling Unit Size is 400sf

*** - Subject to On-Site Parking Requirements