

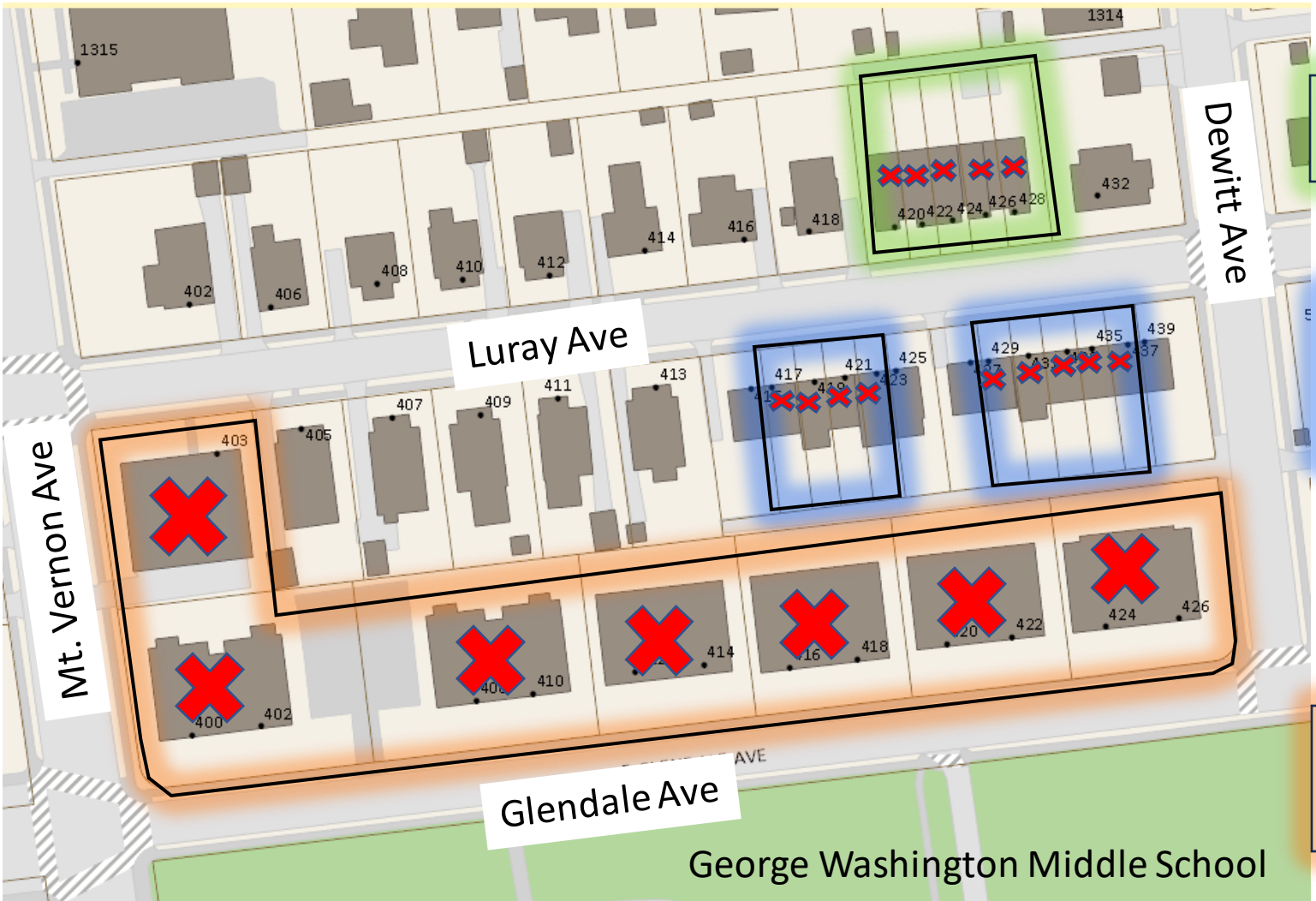
Zoning for Housing/Housing for All – Historic Development Patterns

Case Studies

YEAR	#	ZONES
1923	2	Residential and non-residential (no known map)
1931	5	3 residential, 1 commercial, 1 industrial
1939	7	4 residential, 2 commercial, 1 industrial
1951	14	9 residential, 3 commercial, 2 industrial
1963	25	11 residential, 7 commercial, 2 industrial, 2 waterfront, 3 metro
1992 to present	36	14 residential, 7 commercial, 4 office, 4 mixed-use, 1 industrial, 2 waterfront, plus: POS, RMF, CDD and UT



Case Study: Del Ray mixed-residential



- Townhouses are prohibited in R-2-5.

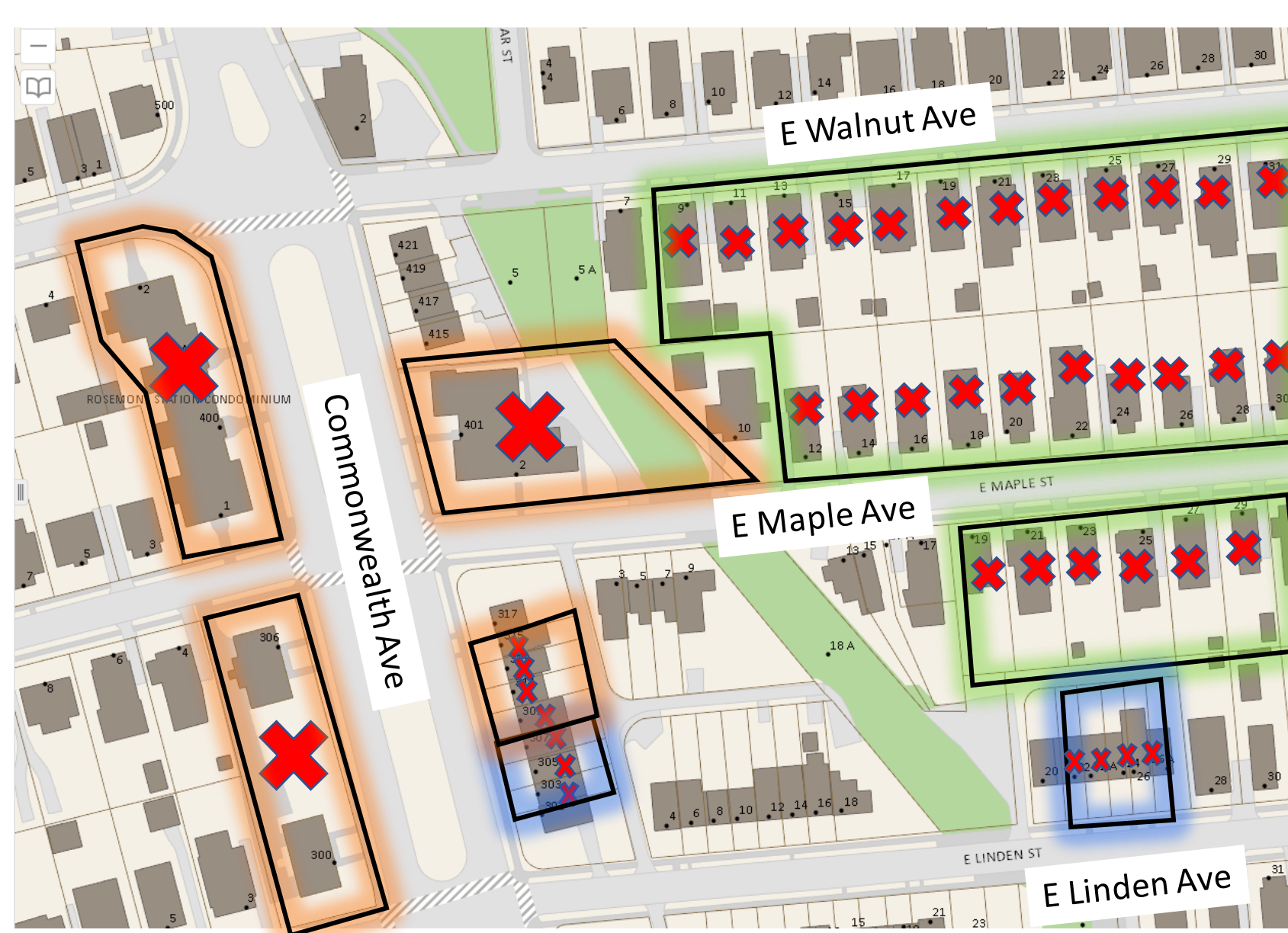
- Lots are too small for townhouses in RB.

- Multifamily buildings prohibited in RB.

Case Study: Del Ray mixed-residential (sf, townhouse, multifamily)



Case Study: Rosemont mixed-residential



- Lot area too small for single family in **R-2-5**.
- Some would exceed FAR (.45).

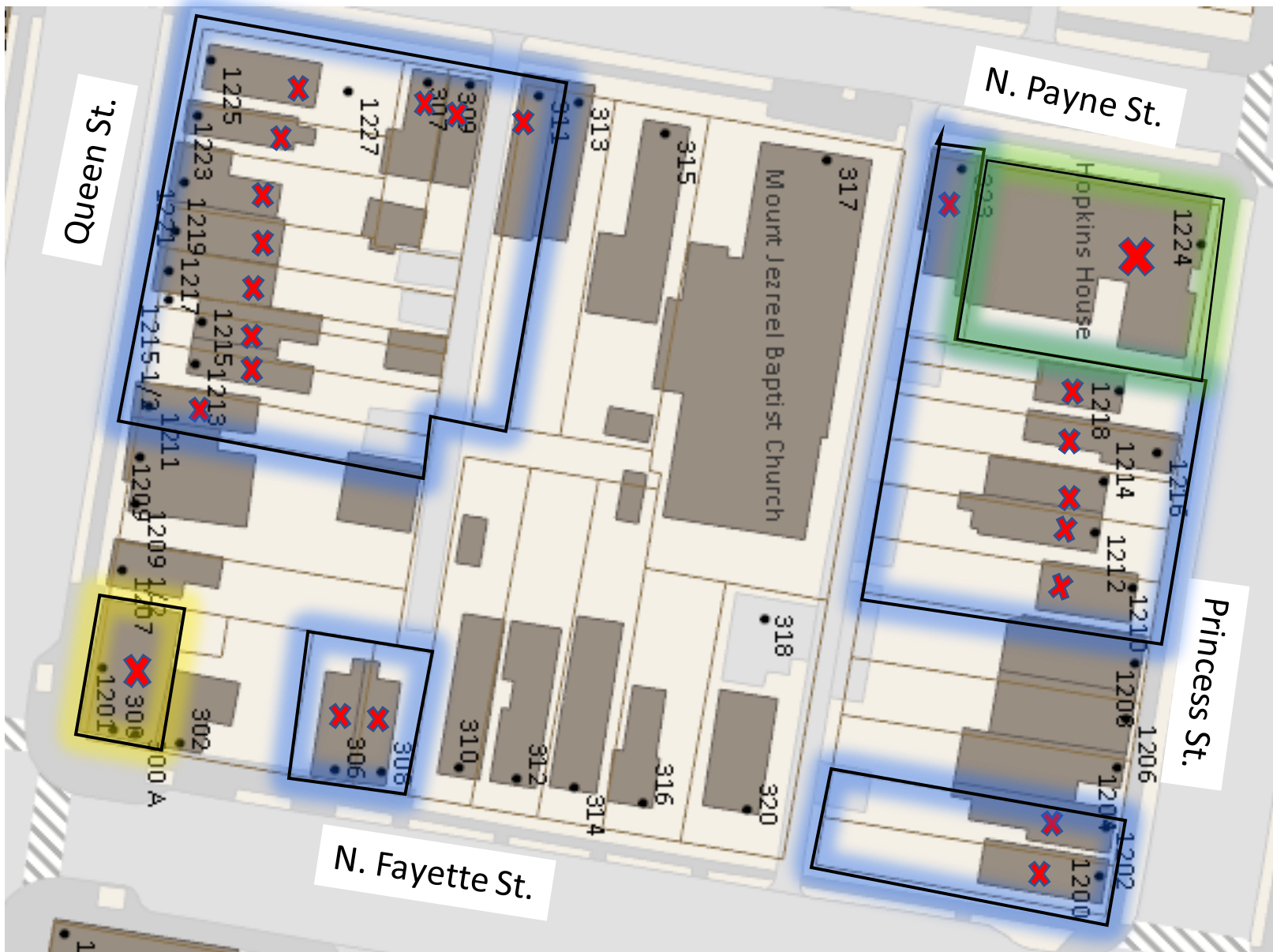
- Lot area too small for townhouse in **RB**.
- Some would not meet open space (800 SF) and FAR requirements for **RB(.75)**.

- Multifamily exceed dwelling unit per acre in **RA**.
- Multifamily exceeds lot size per unit in **RA**.
- Lot area too small for townhouse in **RA**.
- Some townhouses may not meet open space (800 SF) and FAR requirements for **RA (.75)**.

Case Study: Rosemont mixed-residential (sf, townhouse, multifamily)



Case Study: Parker-Gray mixed-residential/commercial



- Exceeds .75 FAR and requires SUP for day care use in **RB**.

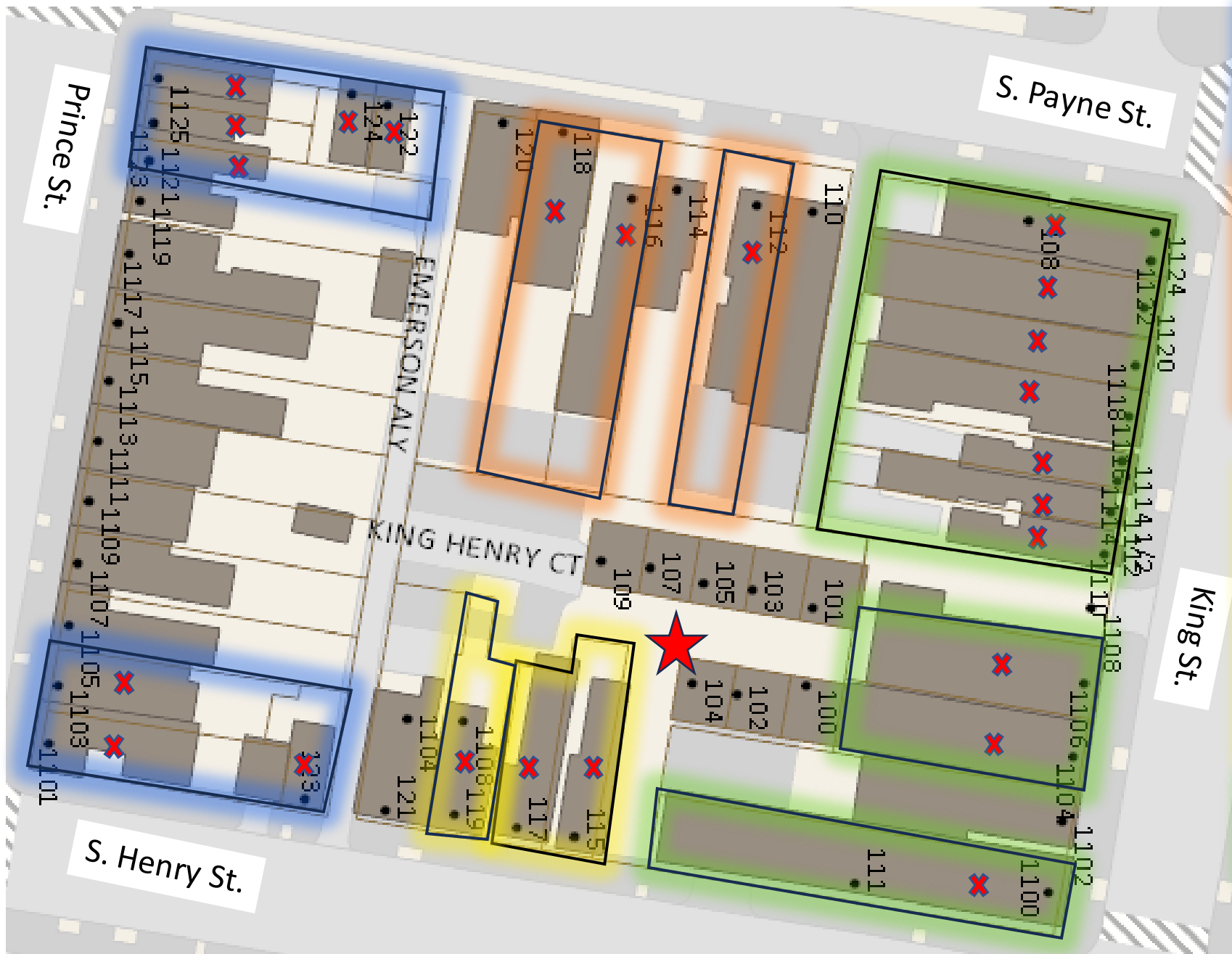
- Lot are too small for townhouse in **RB**.
- Some would not meet open space (800 SF) or FAR requirements for **RB** (.75).

- Mixed-use building does not meet residential requirements if more than 4 residential units in **CL**.

Case Study: Parker-Gray mixed-residential/commercial



Case Study: Old Town residential/commercial/mixed use




- Townhouses do not meet some or all of the following requirements in **RM**: lot size, open space, FAR.

- Mixed-use building does not meet residential requirements *if* more than 4 residential units in **CL**.
- Residential properties do not meet FAR

- Lot area too small for townhouse in **CD**.
- Mixed-use building does not meet residential requirements *if* more than 4 residential units in **CD**.

- FAR could exceed permitted – would require SUP in **KR**.

 Project approved through BZA and site plan

Case Study: Old Town residential/commercial/mixed use