

ZONING

Zoning District	NR	RR	PR	RB-3	RB-2	RB-1	PRB-1	PRB-3
Residential to commercial use ratio	Residential only			In a mixed-use structure, the first floor shall be 100% commercial and the residential-use square footage may not exceed 2 times the commercial-use square footage. Commercial parking lot area is not included in the commercial-use square footage calculation.		In a mixed-use structure, the first floor shall be 100% commercial and the residential-use square footage may not exceed 2 times the commercial-use square footage. If developed with one or more dedicated 100% residential-use structures, the aggregate total residential-use square footage may not exceed the aggregate total commercial-use square footage.		In a mixed-use structure the first floor shall be 100% commercial; while dedicated residential structures are permitted, the total floor area dedicated to residential use shall not exceed 2 times the total floor area dedicated to commercial use, including decks, storage and open service areas.
Maximum dwelling unit density	1 single-family detached dwelling per lot.	1 dwelling unit per 3,600 square feet of land area; may be a detached single-family dwelling, or one of several residential dwelling units in a townhouse or multifamily dwelling.	1 dwelling unit per 3,600 square feet of land area; may be a detached single-family dwelling, or one of several residential dwelling units in a townhouse, multifamily dwelling or mixed-use structure.	1 dwelling unit per 3,600 square feet of land area; may be a detached single-family dwelling, or one of several residential dwelling units in a townhouse, multifamily dwelling or mixed-use structure.	No single-family detached homes, townhouses or residential multifamily dwellings are permitted, but 1 residential dwelling unit in a multiuse structure is permitted per 3,600 square feet of land area.	1 residential dwelling unit in a mixed-use or dedicated multifamily dwelling residential structure per 3,000 square feet.	1 dwelling unit per 3,600 square feet of land area; may be a detached single-family residence or one of several residential units in a townhouse, multifamily or mixed-use structure.	
Residential parking requirements	2 off-street spaces for the first 4 bedrooms in a dwelling unit plus one additional space for each additional two bedrooms in the same dwelling unit, such that a 5-bedroom or 6-bedroom dwelling unit requires 3 off-street parking spaces, a 7-bedroom or 8-bedroom dwelling unit requires 4 spaces, etc.							
Bed-and-breakfast parking requirements	1 off-street space for every two dedicated bed-and-breakfast bedrooms in addition to such spaces as are required under residential parking requirements for the private portion of the home or townhouse.							
Convention center parking requirements				1 space per 200 square feet of patron area or 1 space for every 4 seats, whichever is greater.		1 space per 200 square feet of patron area or 1 space for every 4 seats, whichever is greater.		
Parking requirements for office, public or institutional use				One space per 400 square feet of gross building area, for staff and visitor parking. However, a minimum of 50% of such spaces must be dedicated for visitor use.				
Dedicated patron parking requirements for other commercial uses				No off-street parking required for other commercial establishments with less than 2,000 square feet of assigned patron area; one space for each 400 square feet of patron area for other commercial establishments with less than 5,000 square feet but more than 2,000 square feet of patron area; one space for each 100 square feet of patron area for other commercial establishments with more than 5,000 square feet of floor area assigned for patron use.		One space dedicated to patron parking per 200 square feet of patron area.		
Restaurant parking requirements				No off-street required for restaurants with less than 2,000 square feet of patron area; one space dedicated to patron parking per 200 square feet of patron floor area for restaurants with 2,000 square feet or more patron area, including all exterior areas where service of patrons is permissible.		One space dedicated to patron parking per 200 square feet of patron area, including all exterior areas where service of patrons is permissible.		
Basements	Nonhabitable space below grade permitted, but a basement designed for or used as living space is not permitted.	Not permitted.	Nonhabitable space below grade permitted, but a basement designed for or used as living space is not permitted.	Not permitted.				