

## Exhibit A

### FIGURE 1

#### FG-1A.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

| <i>Standards</i>                                      | <i>R-1AA</i> | <i>R-1A</i> | <i>R-1</i>  | <i>R-1N</i> | <i>R-2A</i>  | <i>R-2B</i>  | <i>R-3A</i>  | <i>R-3B</i>  | <i>R-3C</i>     | <i>R-3D</i> |
|-------------------------------------------------------|--------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|-----------------|-------------|
| Gross Res. Density (du/ac):                           |              |             |             |             |              |              |              |              |                 |             |
| Minimum                                               |              |             |             |             |              |              |              | 12           | 12              | 30          |
| Maximum                                               | 4.7          | 5.7         | 7.0         | 8.0         | 12           | 16           | 12(9)        | 21(9)        | 30(9)           | 75(9)       |
| <u>Max. Single Family, Tandem and Duplex FAR (16)</u> | <u>(16)</u>  | <u>(16)</u> | <u>(16)</u> | <u>(16)</u> | <u>0.50</u>  | <u>0.50</u>  | <u>0.50</u>  | <u>0.50</u>  | <u>0.50</u>     |             |
| Non-Residential FAR:                                  |              |             |             |             |              |              |              |              |                 |             |
| Minimum                                               |              |             |             |             |              |              |              |              |                 |             |
| Maximum                                               | 0.2          | 0.25        | 0.30        | 0.30        | 0.30         | 0.30         | 0.30         | 0.30         | 0.35            | 0.35        |
| Minimum Lot Area (sq. ft.) (2):                       |              |             |             |             |              |              |              |              |                 |             |
| Single family                                         | 10000        | 7700        | 6000        | 5500        | 4400         | 4000         | 4400         | 4000         | 3500 (4)        |             |
| Duplex or Tandem (12)                                 |              |             |             |             | 5500 sq. ft. | 5000 sq. ft. | 5500 sq. ft. | 5000 sq. ft. | 4500 sq. ft.(4) |             |
| Non-residential                                       | 10000        | 8250        | 8250        | 8250        | 8250         | 7500         | 8250         | 7500         | 7500            | 7500        |
| Min. Mean Lot Width (ft.) (2, 11):                    |              |             |             |             |              |              |              |              |                 |             |
| Single family                                         | 85           | 70          | 55          | 45          | 40           | 40           | 40           | 40           | 35              |             |
| Duplex or Tandem                                      |              |             |             |             | 50           | 50           | 50           | 50           | 45              |             |
| Non-residential                                       | 85           | 75          | 75          | 75          | 75           | 75           | 75           | 75           | 75              | 75          |
| Min. Mean Lot Depth (ft.) (2)                         | 110          | 110         | 110         | 110         | 110          | 100          | 110          | 100          | 100             | 100         |
| Min. Bldg. Site Frontage (ft.)                        | 25           | 25          | 25          | 25          | 25           | 25           | 45           | 40           | 35              | 35          |
| Max. # DU's or Sq. Ft. per Building Site (22)         | 1du          | 1du         | 1du         | 1du         | 2 du         |              |              |              |                 |             |
| Principal Building Setback (ft.) (2,10,15):           |              |             |             |             |              |              |              |              |                 |             |
| Front yard (18)                                       | 30           | 25          | 25          | 25          | 25           | 20           | 25           | 20           | 15              | 10          |
| Side yard                                             | 7.5          | 7.5         | 6           | 5           | 5            | 5            | 5            | 5            | 5               | 5           |
| Street side yard                                      | 15           | 15          | 15          | 15          | 15           | 15           | 15           | 15           | 10              | 10          |
| Rear yard                                             | 25           | 25          | 25          | 25          | 25           | 25           | 25           | 25           | 20              | 20          |
| Res. district setback                                 |              |             |             |             |              |              |              |              |                 |             |
| Max. ISR (2)                                          | .55          | .55         | .55         | .55         | 0.55         | 0.60         | 0.60         | 0.70         | 0.80            | 0.85        |
| Max. Bldg. Height (ft.):                              |              |             |             |             |              |              |              |              |                 |             |
| Inside Traditional City                               | 30           | 30          | 30          | 30          | 30           | 30           | 35           | 40           | 45              | 55          |
| Outside Traditional City                              | 35           | 35          | 35          | 35          | 35           | 35           | 35           | 40           | 45              | 55          |
| Conditional                                           |              |             |             |             |              |              |              | 55           | 55              | 100         |

## Exhibit A

### FG-1B.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine district regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

| <i>Standards</i>                               | <i>MXD-1</i> | <i>MXD-2</i>                  | <i>O-1</i>                  | <i>O-2</i>               | <i>O-3</i> | <i>MU-1</i> | <i>MU-2</i> |
|------------------------------------------------|--------------|-------------------------------|-----------------------------|--------------------------|------------|-------------|-------------|
| Gross Res. Density (du/ac):                    |              |                               |                             |                          |            |             |             |
| Minimum                                        | 12           | 30                            |                             | 12                       | 30         | 15          | 30          |
| Maximum                                        | 21 (9)       | 75 (9)                        | 21 (9)                      | 40 (9)                   | 75 (9)     | 30 (9)      | 75 (9)      |
| Max. Single Family, Tandem and Duplex FAR (16) | 0.50         | 0.50                          | 0.50                        | 0.50                     |            | .50         |             |
|                                                |              |                               |                             |                          |            |             |             |
| Non-Residential FAR:                           |              |                               |                             |                          |            |             |             |
| Minimum                                        |              |                               |                             | 0.30                     | 0.40       |             | 0.40        |
| Maximum                                        | 0.30         | 0.35                          | 0.40 (9)                    | 0.70 (9)                 | 1.00 (9)   | 0.50 (9)    | 1.00 (9)    |
| Minimum Lot Area (sq. ft.)(2):                 |              |                               |                             |                          |            |             |             |
| Single family                                  | 4000         |                               | 4500 (4)                    |                          |            |             |             |
| Single Family (outside T. City)                | 4400         | 3500                          | 4950                        | 3500                     |            |             |             |
| Duplex or Tandem (12)                          | 5000         | 4500 (4)                      | 5500                        | 4500 (4)                 |            | 4500 (4)    |             |
| Non-residential (inside T. City)               | 7500         | 7500                          | 5500                        | 7500                     | 7500       |             |             |
| Non-residential (outside T. City)              | 7500         | 7500                          | 8250                        | 7500                     | 7500       |             |             |
| Minimum Mean Lot Width (ft.)(11):              |              |                               |                             |                          |            |             |             |
| Single family                                  | 40           | 35                            | 45                          | 35                       |            |             |             |
| Duplex or Tandem                               | 50           | 45                            | 50                          | 45                       |            |             |             |
| Non-residential (inside T. City)               | 75           | 75                            | 55                          | 75                       | 75         |             |             |
| Non-residential (outside T. City)              | 75           | 75                            | 75                          | 75                       | 75         |             |             |
| Min. Mean Lot Depth (ft.)                      |              |                               |                             |                          |            |             |             |
| Inside Traditional City                        | 100 (1)      | 100 (1)                       | 100                         |                          |            |             |             |
| Outside Traditional City                       | 110 (1)      | 100 (1)                       | 110                         | 100                      | 100        |             |             |
| Min. Bldg. Site Frontage (ft.)                 | 40           | 25                            | 45                          | 35                       | 50         | 50          | 50          |
| Max. # DU's or Sq. Ft. per Building Site:      | (29)         | (29)                          |                             |                          |            |             |             |
| Principal Building Setbacks (ft.) (10, 15)     |              |                               |                             |                          |            |             |             |
| Front yard – Minimum (18)                      | 20           | 20                            | 25                          | 15                       | 0 (6)      | 0 (6)(20)   | 0 (6)(20)   |
| Front yard – Maximum (inside T. City)          |              |                               |                             |                          | 10 (6)     | (6)(20)     | (6)(20)     |
| Side yard – Minimum                            | 5            | 5                             | 15 total<br>(5 on one side) | 5 (T. City)<br>15 (City) | 0 or 3     | 0 or 3      | 0 or 3      |
| Side yard – Maximum (inside T. City)           |              |                               |                             |                          | 25         | 25          | 25          |
| Street side yard – Minimum                     | 15           | 15                            | 25                          | 15                       | 0 or 3(6)  | 0 (6)(20)   | 0 (6)(20)   |
| Street side yard – Maximum (inside T. City)    |              |                               |                             |                          | 10 (6)     | (6)(20)     | (6)(20)     |
| Rear yard                                      | 25           | 25                            | 30                          | 20                       | 20 (17)    | 20          | 20          |
| Residential district setback                   |              |                               |                             |                          |            | 20          | 20          |
| Max. ISR                                       | .70          | 0.85                          | 0.70                        | 0.85                     | 0.90       | 0.85        | 0.90        |
| Max. Bldg. Height (ft.):                       |              |                               |                             |                          |            |             |             |
| Inside Traditional City                        | 35           | 100% Off. = 40<br>Other = 55. | 30                          | 75 (2)                   | 75 (2)     | 35          | 100         |
| Outside Traditional City                       | 35           |                               | 35                          | 75                       | 75         | 35          | 100         |
| Conditional                                    |              | 200 (14)                      |                             |                          | 200        | 75          |             |

## Exhibit A

## FG-1C.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

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## Exhibit B

### FIG-2A.LDC

FIGURE 2: Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

|                             | R-1S   | R-2A   | R-2B    | R-3A    | R-3B    | R-3C    | R-3D    | MXD-1   | MXD-2   | O-1 | O-2 | O-3 | MU-1 | MU-2 | AC-N | AC-1 | AC-2 | AC-3 | AC-3A | H | CON | IC | IP | IG | UR |
|-----------------------------|--------|--------|---------|---------|---------|---------|---------|---------|---------|-----|-----|-----|------|------|------|------|------|------|-------|---|-----|----|----|----|----|
| RESIDENTIAL                 |        |        |         |         |         |         |         |         |         |     |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| Accessory Apts. (13)        | P(22)  | P(22)  | P(22)   | P       | P       | P       | P       | P       | P       | P   |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| Accessory Cottage Dwellings | P(22)  | P(22)  | P(22)   | P       | P       | P       | P       | P       | P       | P   |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| Assisted Living Facility    |        | C      | C       | P       | P       | P       | P       | P       | P       |     |     |     | P    | P    | P    | P    | P    | C    | C     |   |     |    |    |    |    |
| Attached Dwellings          |        |        | P       | P       | P       | P       |         | P       | PA      | P   | P   | C   | P    | P    | P    | P    | P    | C    | C     |   |     |    |    |    |    |
| Single Family               | P      | P      | P       | P       | P       | P       |         | P       | P       | P   | P   |     |      |      |      |      |      |      |       | P | P   |    |    |    |    |
| Duplex or Tandem (12)       |        | PA     | PA      | PA      | PA      | PA      |         | PA      | PA      | PA  | PA  |     | PA   |      | PA   | PA   | CA   |      |       |   |     |    |    |    |    |
| Emergency Shelter: (28)     |        |        |         |         |         |         |         |         |         |     |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| 1 – 5 Clients               |        | PS     | PS      | PS      | PS      | PS      | PS      | PS      | PS      | PS  | P   | P   | P    | P    | P    | P    | P    | P    |       |   |     |    |    |    |    |
| 6 – 10 Clients              |        |        | C       | PS      | PS      | PS      | PS      | PS      | PS      | PS  | P   | P   | P    | P    | P    | P    | P    | P    |       |   |     |    |    |    |    |
| 11 – 20 Clients             |        |        |         |         |         |         |         |         |         | PS  | P   | P   | P    | P    | P    | P    | P    | P    |       |   |     |    | P  | P  | P  |
| 21+ Clients                 |        |        |         |         |         |         |         |         |         | C   | C   | C   | P    | P    | P    | P    | P    | C    |       |   |     |    |    |    |    |
| Emergency Home/Child.       | P      | P      | P       | P       | P       | P       | P       | P       | P       | P   | P   | P   | P    | P    | P    | P    |      |      |       |   |     |    |    |    |    |
| Group Housing:              |        |        |         |         |         |         |         |         |         |     |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| Low Intensity               |        |        | C       | P       | P       | P       | P       | P       | PA      | C   | C   | C   | P    | P    | P    | P    | P    | C    | C     |   |     |    |    |    |    |
| High Intensity              |        |        |         | C       | C       | C       | C       | C       | C       | C   | C   | C   | P    | P    | P    | P    | P    | C    | C     |   |     |    |    |    |    |
| Mobile Home                 |        |        |         | P       | P       |         |         |         |         |     |     |     | P    |      |      | P    | C    |      |       |   |     |    |    |    |    |
| Multi-Family                |        |        | P5      | P       | P       | P       | P       | P       | PA      | P   | P   | P   | P    | P    | P    | P    | P    | P    | P     |   |     |    |    |    |    |
| Nursing Home                |        |        |         |         | TC      | TC      | TC      | C       | C       | P   | P   | P   | P    | P    | C    | P    | P    | C    | C     |   |     |    |    |    |    |
| Residential Care Fac. (25): |        |        |         |         |         |         |         |         |         |     |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| 1 – 6 Clients               | C (36) | C (36) | PS (36) | PS (36) | PS (36) | PS (36) | PS (36) | PS (36) | PS (36) | PS  | P   |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| 7 – 14 Clients              |        | C      | C       | PS      | PS      | PS      |         | PS      | PS      | PS  | P   |     | P    |      | P    | P    | C    |      |       |   |     |    |    |    |    |
| Treatment/Recovery (28)     |        | C      | C       | C       | C       | C       | C       | C       | C       |     |     |     | P    | P    | P    | P    | P    | P    | P     |   |     |    | P  | P  |    |
| Zero-Lot Line               |        |        |         |         |         |         |         |         |         |     |     |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| Single Family               | P      | P      | P       | P       | P       | P       |         | P       | P       | P   | P   |     |      |      |      |      |      |      |       |   |     |    |    |    |    |
| Duplex (12)                 |        | P      | P       | P       | P       | P       |         | P       | P       | P   | P   |     | P    |      | P    | P    | C    |      |       |   |     |    |    |    |    |

R-1S includes R-1, R-1N, R-1A, R-1AA.