

Harding Park / Clason Point Comparative Zoning Chart

	Existing R5	Existing R3-2	Existing C3	Proposed R4A	Proposed R3A
Housing Type	All Housing Types	All Housing Types	All housing types & waterfront-related commercial	One- & two-family detached	One- & two-family detached
Minimum Lot Area (sq. ft.)	Detached (D): 3,800 Other: 1,700	D: 3,800 Other: 1,700	D: 3,800 Other: 1,700	2,850	2,375
Minimum Lot Width (ft)	D: 40 Other: 18	D: 40 Other: 18	D: 40 Other: 18	30	25
Floor Area Ratio	1.25	0.5 + Attic=0.6	Comm: 0.5 Res: 0.5 + Attic= 0.6	0.75+ Attic=0.9	0.5 + Attic=0.6
Side Yards	D: 2 required; 13 ft. total; 5 ft. minimum	D: 2 required; 13 ft. total; 5 ft. minimum Other: 1 req.; 8 ft. min.	D: 2 required; 13 ft. total; 5 ft. min. Other: 8 ft min.	D: 2 required, 10 ft., 2ft. min	2 required, 8 ft. total
Maximum Height (ft)	40	35	35	35	35
Parking	1 space per DU or 85% of total du's if group parking facility	1 per DU	1 per DU	1 per DU	1 per DU