

St Albans / Hollis Zoning Comparison Chart

April, 2007

Existing Districts

Proposed Districts

Zoning District	R3-2	R4	R6B	R2	R3A	R3X	R4-1	R4A	R4B	R5B	R5D	R6A
Building Type	All Residence Types	All Residence Types	All Residence Types	Detached 1 family	Detached 1 & 2 family	Detached 1 & 2 family	Detached or Semi 1 & 2 Family	Detached 1 & 2 family	All 1 & 2 family Building types	All Residence Types	All Residence Types	All Residence Types
Maximum Residential FAR	0.6*	0.9* (1.35)	2.0	0.5	0.6*	0.6*	0.9*	0.9*	0.9	1.35	2.0	3.0
Maximum Community Facility FAR	1.0	2.0	2.0	0.5	1.0	1.0	2.0	2.0	2.0	2.0	2.0	3.0
Minimum Lot Area in s.f.	3,800 <i>D</i> 1,700 <i>S,A</i>	3,800 <i>D</i> 1,700 <i>S,A</i>	3,800 <i>D</i> 1,700 <i>S,A</i>	3,800	2,375	3,325	2,375 <i>D</i> 1,700 <i>S,A</i>	2,850	2,375 <i>D</i> 1,700 <i>S,A</i>	2,375 <i>D</i> 1,700 <i>S,A</i>	2,375 <i>D</i> 1,700 <i>S,A</i>	3,800 <i>D</i> 1,700 <i>S,A</i>
Minimum Lot Width	40' <i>D</i> ; 18' <i>S,A</i>	40' <i>D</i> ; 18' <i>S,A</i>	40' <i>D</i> ; 18' <i>S,A</i>	40'	25'	35'	25' <i>D</i> ; 18' <i>S,A</i>	30'	25' <i>D</i> ; 18' <i>S,A</i>	25' <i>D</i> ; 18' <i>S,A</i>	25' <i>D</i> ; 18' <i>S,A</i>	40' <i>D</i> ; 18' <i>S,A</i>
Maximum Streetwall Height	21'	25'	30'-40'	25'	21'	21'	25'	21'	24'	30'	40'	40'-60'
Maximum Building Height	35'	35'	50'	None, Determined by sky exposure plane	35'	35'	35'	35'	24'	33'	40'	70'
Minimum Front Yard	15'	10' or 18'	No yards required, street wall no closer than adjacent w/15' Max	15'	10', Line up with 1 adjacent yard 20' max.	10', Line up with 1 adjacent yard 20' max.	10', Line up with 1 adjacent yard 20' max.	10', Line up with 1 adjacent yard 20' max.	5', If adjacent is >5', depth must be between 2 adj. depths	5', If adjacent is >5', depth must be between 2 adj. depths	5', If adjacent is >5', depth must be between 2 adj. depths	None
Minimum Side Yard	2 with 13' total, 5' min. <i>D</i> ; 1 with 8' min. <i>S</i>	2 with 13' total, 5' min. <i>D</i> ; 1 with 8' min. <i>S</i>	None, 8' minimum if provided <i>D,S</i>	2 required 13' total, 5' minimum	8' minimum between buildings	2 required 10' total, 2' minimum	8' minimum between buildings	2 required 10' total, 2' minimum	8' minimum between buildings <i>D,S</i>	8' minimum <i>D,S</i>	8' minimum <i>D,S</i>	None, 8' minimum if provided <i>D,S</i>

* with .20% attic allowance
(Developed under infill housing provisions)

D= Detached S=Semi-Detached A=Attached