

Summary of changes by NHZO section

Section 22.	Garden Apartments – eliminated in its entirety, replaced with language about multi-unit developments on multiple lots
Section 30.	Optional rules concerning height of buildings – eliminated in its entirety, confusing and little used
Section 1. Usable Open Space	New definition, differentiates between common and allows this type of space to be on roof decks
Section 1. Residential Accessory building, structure or use	Adds new language to clarify definition, eliminates incinerators,
Section 1. Use, Accessory	Adds clarifying language
Section 1. Zero Lot line Development	Adds new definition, enables row or townhouse type buildings
Section 11. RS-1 Districts	Eliminates reference to subsection 67 (e) re non-conforming lots
Section 11. RS-1 Districts	Eliminates reference to Section 30 which is eliminated
Section 12. RS-2 Districts	(same as above)
Section 13. RM-1 Districts	Eliminates references to Garden Apartments, eliminates reference to Section 30, allows parking spaces to be located on separate lots in multi-lot developments
Section 14. RM-2 Districts	Eliminates reference to Section 67 (e) and Section 30 and then as above
Section 15. RH-1 Districts	Eliminates reference to Section 67 (e) and to Section 30. Adds language as above allowing parking spaces to be located on separate lots in multi-lot developments, and allows parking spaces to be located in any district in which the principal use is permitted, follows Section 29 standards Reduces Open space requirements from 250 sf per unit to 125 (or from 125 to 100 for elderly units) and gives a credit toward common open space if private balconies or patios are provided, requires roof open space to have vegetative landscaping
Section 16. RH-2 Districts	Detaches density from height requirement, and Section 28 (corner visibility) requirements, reduces lot width from 50 to 40, increase permitted lot coverage from 255 to 50%, reduces minimum front yard requirement to 5' from 17, and rear yard minimum form 25 to 20 feet. Increases FAR from 0.5 to 2.0. Eliminates "tower in a park" ratios of setback to height Reduces open space requirement as above (RH-1). Reduces parking from 1 for 1 to 0.75 per 1 unit (3 spaces per each 4 units) and to .33 (1 space for each 3 units) of elderly housing, and .50 spaces per unit (1 for each 2 units) if lot is owned by the HANH. Adds new

	<p>section for Zero Lot Line Developments with dimensional and bulk standards , as well as usable open space requirements and 0.75 parking ratio (3 spaces for 4 units) Requires some time of homeowner agreement for any shared spaces or easements to filed on the land records. Adds parking standards for non-residential uses already permitted in this zone- instead of per employee, per 500 SF of GFA. Allows professional office and retail uses with certain limitations as to where in the building they are located and relating the retail to the street classification. Changes to diagram caption, and changes to summary to reflect the above changes</p>
Table 1	Changes to table to reflect the above changes
Table 2	Changes to table to reflect the above changes, and to correct error re height in RM-2 districts
Section 22. Garden Apts	Section eliminated in its entirety. Rarely used. Replaced in part by new language concerning developments on multiple lots language
Section 23. Courts	Changes to simply
Section 28. Corner visibility	Eliminated for the RH-2 District where buildings are likely to be in a more urban setting
Section 29. Parking	Allows 30% of parking spaces to be compact spaces, exempts HANH from screening
Section 30. Optional height	Eliminates this section in its entirety. Rarely or never used.
Section 43. Bulk & Yard Business and Industrial	Clarifies and adds language regarding open space and usable open space, and common amenity space