

| WOW Proposal Comparison with Current Regulations |                                                                                                                            |                                                                                                                                                                                                                                     |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  | Proposed Regulation (WOW Proposal)                                                                                         | Current Regulation (RM-1/West Avenue Overlay)                                                                                                                                                                                       |
| <b>1</b>                                         | <b>Main Permitted Uses</b>                                                                                                 |                                                                                                                                                                                                                                     |
| <b>a</b>                                         | Restaurants limited to 60 seats. Over 60 seats and up to 100 seats allowed as a Conditional Use.                           | Restaurant and outdoor cafes not permitted.                                                                                                                                                                                         |
| <b>b</b>                                         | Individual retail uses limited to 3,500 SF.                                                                                | Retail uses not permitted                                                                                                                                                                                                           |
| <b>c</b>                                         | Commercial uses would not be allowed on any roof-top.                                                                      | Commercial uses currently not allowed on any roof-top.                                                                                                                                                                              |
| <b>d</b>                                         | Outdoor speakers would not be allowed except for life-safety purposes.                                                     | Outdoor speakers currently not prohibited                                                                                                                                                                                           |
| <b>2</b>                                         | <b>Main Use Parking Garages</b>                                                                                            |                                                                                                                                                                                                                                     |
|                                                  | Allowing commercial or non-commercial parking lots and garages as a main permitted use.                                    | Commercial or non-commercial parking lots and garages are a Conditional Use.                                                                                                                                                        |
| <b>3</b>                                         | <b>Off-Street Parking Requirements</b>                                                                                     |                                                                                                                                                                                                                                     |
| <b>a</b>                                         | No parking requirements for residential uses provided a minimum of 25% of the building area is for residential uses.       | No parking requirement for buildings on lots 65 feet in width or less, otherwise 1 to 2 parking spaces are required per unit, depending on the unit size. Additionally, guest parking is currently required for more than 20 units. |
| <b>b</b>                                         | No parking requirement for restaurants with less than 60 seats, and 1 parking space per 4 seats in excess of 60 seats.     | Unless part of a separate parking district, restaurants require 1 parking space per 4 seats.                                                                                                                                        |
| <b>c</b>                                         | No parking requirement for retail store, grocery store or personal service establishments (these uses limited to 3500 SF). | Unless part of a separate parking district, these uses require one space per 200-300 square foot of floor area.                                                                                                                     |
| <b>4</b>                                         | <b>Lot Aggregation</b>                                                                                                     |                                                                                                                                                                                                                                     |
|                                                  | Elimination of lot aggregation requirements.                                                                               | West Avenue Overlay District restricts lot aggregation to no more than 2 contiguous lots.                                                                                                                                           |
| <b>5</b>                                         | <b>Yard Elevation</b>                                                                                                      |                                                                                                                                                                                                                                     |
|                                                  | Elimination of the requirement for minimum yard elevation.                                                                 | Minimum yard elevation of 6.56 feet NGVD required.                                                                                                                                                                                  |
| <b>6</b>                                         | <b>Setback Requirements</b>                                                                                                |                                                                                                                                                                                                                                     |
| <b>a</b>                                         | Front – 5 feet.                                                                                                            | Front – 20 feet.                                                                                                                                                                                                                    |
| <b>b</b>                                         | Side Facing a Street – 5 feet.                                                                                             | Side Facing a Street – The greater of 10 feet or 8% of lot width.                                                                                                                                                                   |
| <b>c</b>                                         | Side Interior – Zero                                                                                                       | Side Interior – The greater of 10 feet or 8% of lot width.                                                                                                                                                                          |
| <b>d</b>                                         | Rear - 5 feet                                                                                                              | Rear – 10 % of lot depth.                                                                                                                                                                                                           |
| <b>7</b>                                         | <b>Lot Coverage</b>                                                                                                        |                                                                                                                                                                                                                                     |
|                                                  | Reduce or remove maximum lot coverage for lots greater than 65 feet in width.                                              | Maximum lot coverage of 45% for lots greater than 65 feet in width. May be waived by DRB or HPB.                                                                                                                                    |
| <b>8</b>                                         | <b>Landscape Requirements</b>                                                                                              |                                                                                                                                                                                                                                     |
|                                                  | An exemption from complying with the minimum landscape requirements of the City Code.                                      | Currently, minimum landscape standards are set forth in chapter 126 of the city code.                                                                                                                                               |