

R-1 (Single-Family Residential) Zoning District
106 Cliff Avenue – Primary Structure

| Development Standards – Primary Structure | | | | |
|--|--|--|---|--|
| Building Height | | | | |
| R-1 Regulation | Existing | | Proposed | |
| 27 ft. (Historic) | 38 ft. 7 in. (turret) 32 ft. 1 in. (roofline) | | 38 ft. 7 in. (turret) 32 ft. 1 in. (roofline) 41 ft. (chimney) 27 ft. 8 in. (new roofline) Variance Required | |
| Floor Area | | | | |
| | Existing | | Proposed | |
| First Story Floor Area | 1,150 sq. ft. | | 1,467 sq. ft. | |
| Second Story Floor Area | 812 sq. ft. | | 1,247 sq. ft. | |
| Third Story Floor Area | 527 sq. ft. | | 255 sq. ft. | |
| Setbacks | | | | |
| | R-1 regulation | | Existing | Proposed |
| Front Yard 1st Story | 15 ft. | | 8 ft. 4 in. | 13 ft. Existing nonconforming |
| Front Yard 2nd Story | 20 ft. | | 15 ft. 8 ft. 4 in. (deck) | 15 ft. Existing nonconforming 8 ft. 4 in. (1 st story deck) Existing nonconforming |
| Front Yard 3rd Story | 20 ft. | | 17 ft. 8 in. | 17 ft. 8 in. Existing nonconforming |
| Side Yard 1st Story | 10% lot width | Lot width 54 ft. 3 in. 5 ft. 5 in. min. | North: 6 ft. South: 9 ft. 2 in. | North: 6 ft. South: 9 ft. 2 in. |
| Side Yard 2nd Story | 15% of width | Lot width 54 ft. 3 in. 8 ft. 2 in. min. | North: 6 ft. South: 9 ft. 2 in. | North: 6 ft. Existing nonconforming 8 ft. 2 in. (2 nd story deck) South: 9 ft. 2 in. |
| Side Yard 3rd Story | | | North: 15 ft. 4 in. South: 9 ft. 2 in. | North: 15 ft. 4 in. South: 9 ft. 2 in. |
| Rear Yard 1st Story | 20% of parcel depth | Lot depth 135 ft. 8 in. 25 ft. min. | 75 ft. 8 in. | 55 ft. 11 in. |
| Rear Yard 2nd Story | | | 75 ft. 8 in. | 65 ft. 5 in. 55 ft. 11 in. (2 nd story deck) |
| Rear Yard 3rd Story | | | 79 ft. 10 in. | 79 ft. 10 in. |

R-1 (Single-Family Residential) Zoning District
 106 Cliff Avenue – Detached Garage

| Development Standards – Detached Garage | | |
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| | R-1 Regulation | Proposed |
| Floor Area | | 457 sq. ft. |
| Maximum Height | 15 feet. | 15 ft. 10 in. Height Exception Required |
| Front Setback | 40 ft. | 104 ft. 10 in. |
| Side Setback | 3 ft. | North: 52 ft. 2 in. South: 2 in. |
| Rear Setback | 3 ft. | 5 ft. 3 in. |

R-1 (Single-Family Residential) Zoning District
 106 Cliff Avenue – ADU

| Development Standards – Accessory Dwelling Unit | | |
|--|-----------------------|---|
| | R-1 Regulation | Proposed |
| Maximum Floor Area | 800 square feet | 698 sq. ft. |
| Maximum Height | 16 ft. | 12 ft. 11 in. |
| Front Setback | 15 ft. | 92 ft. 8 in. |
| Side Setback | 4 ft. | North: 5 ft. 2 in. South: 25 ft. 1 in. |
| Rear Setback | 4 ft. | 5 ft. |