

Residential districts

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1. Housing options

Currently, each residential district allows for single-family and two-family homes, while AR-2 and AR-3 allow for conditional approval of multi-family for up to six units and AR-4 allows for larger multi-family by right. The zoning requirement for a minimum two off-street spaces per unit discourages the conversion of single-family homes to multi-family.

- Should future development/redevelopment of multi-family homes be limited to certain areas?
- How can housing in Aspinwall best meet current and future needs?

2. Limiting lot sizes

Each zoning district specifies a **minimum** lot size per development type. For instance, you need a lot of at least 5,000 square feet to build a single-family home in AR-1 or 2,000 sf in AR-3. Currently, there is no **maximum** lot size, meaning that it's possible to buy multiple lots to spread out.

- Should we cap maximum lot size to protect neighborhood character or leave this as is?

3. Defining “family”

The ordinance currently limits the number of unrelated people living together as a household to **three**. Some communities now choose to make this more inclusive by including functional families (think *Golden Girls*), while still controlling congregate living separately (dorms, group homes, etc.)

- Should the ordinance allow for non-traditional families or stay as is?