

AREA, HEIGHT AND PLACEMENT Summary of Proposed Changes

Below is a summary of the primary proposed changes to Chapters 55 (Zoning) and 59 (Off-street Parking) regarding Area, Height and Placement standards. For a complete chart and proposed text amendments see the project webpage at:

<http://www.a2gov.org/government/communityservices/planninganddevelopment/planning/Pages/AreaHeightPlacementProject.aspx>

Note that the proposed amendments do not include any changes for downtown zoning districts.

1. Proposed reductions in minimum front setbacks and proposed new maximum front setbacks. Table below:

Zoning District	Existing Min. Front	Proposed Min./Max.
R2A (Two-Family)	25'	25'min/40'max
R2B (Two-Family Student)	25	25'min/40'max
R3 (Townhouse)	40'	15'min/40'max
R4A (Multifamily)	40'	15'min/40'max
R4B (Multifamily)	25'	15'min/40'max
R4D (Multifamily)	40'	15'min/40'max
R4E (Multifamily)	25'	15'min/40'max
R5 (Hotel-Motel)	50'	15'min/50'max
O (Office)	25'	15'min/40'max
RE (Research)	75'	25'min/50'max
ORL (Office/Research/Limited Ind.)	75'	25'min/50'max
C1 (Local Business)	25'	no min/25'max
C1B (Community Convenience Center)	25'	no min/25'max
C2B (Business Service)	40'	10'min/40'max
C3 (Fringe Commercial)	40'	10'min/40'max
M1 (Limited Industrial)	formula	25'min/no max

2. Proposed increases in height for commercial and multifamily districts. Table below:

Zoning District	Existing Max. Height	Proposed Max. Height
R3 (Townhouse)	30'	35'
R4A (Multifamily)	30'	35'*
R4B (Multifamily)	30'	35'*
R4D (Multifamily)	60'	120'
R5 (Hotel-Motel)	40'	120'
O (Office)	40'	no cap**
RE (Research)	formula	no cap**
ORL (Office/Research/Limited Ind.)	50'	no cap**
C1 (Local Business)	25'	35***
C1B (Community Convenience Center)	25'	50'
C2B (Business Service)	60'	65'
C3 (Fringe Commercial)	35'	no cap**
M1 (Limited Industrial)	35'	45'

3. Proposed increases in Floor Area Ratio (FAR) for commercial districts. Table below:

Zoning District	Existing FAR	Proposed FAR
O (Office)	40%	75%
RE (Research)	30%	75%
ORL (Office/Research/Limited Ind.)	40%	75%
C1 (Local Business)	40%	200%
C1B (Community Convenience Center)	40%	200%
C3 (Fringe Commercial)	50%	200%
M1 (Limited Industrial)	60%	75%

4. Proposed new single-family zoning district (R1E)

The new district would require a minimum lot size of 4,000 square feet and a 15-foot minimum front setback. The following table shows how the existing residential zoning districts (R1A—R1D) relate to the proposed new single-family zoning district (R1E)

Zoning Dist.	Min. Lot Size	Min. Front Setback	Min. Lot Width
R1A	20,000 sq/ft	40-feet	90-feet
R1B	10,000 sq/ft	30-feet	70-feet
R1C	7,200 sq/ft	25-feet	60-feet
R1D	5,000 sq/ft	25-feet	40-feet
R1E	4,000 sq/ft	15-feet	34-feet

5. Proposed residential uses allowed in the research (RE) zoning district.

This proposed amendment would allow residential uses in the research districts in order to encourage mixed land uses that would foster non-motorized activity, support transit and use land infrastructure more efficiently.

Notes:

* 45' maximum height if parking is provided under the building.

** Except 50' maximum height for any portion of the site within 100 feet of residentially zoned land.

*** Except 50' maximum height for sites larger than 40,000 square feet.