

**AREA, HEIGHT & PLACEMENT**  
**July 8, 2010**  
**PROPOSED MODIFICATIONS TO DRAFT AMENDMENTS**

The proposed amendments address the major concerns expressed during the public outreach process last summer. The following is a summary of the substantive modifications that are proposed. In addition, the attached summary provides a comparison between the existing requirement and the proposed requirement.

**HEIGHT**

**Restore height limitations for O, RE, ORL, and C3**

- Office: not to exceed 55' and 4 stories (from uncapped)
- RE: not to exceed 55' and 4 stories (from uncapped)
- ORL: not to exceed 55' and 4 stories (from uncapped)
- C3: not to exceed 55' and 4 stories (from uncapped)

**Reduce maximum height in R5 (Hotels).**

- From 120' to 50' or 80' with parking below at least 35% of the building

**Add restriction to height limitation in R4 districts**

- The proposed 45' height limit can now only be achieved for those buildings with parking under at least 35% of a building

**Reduce maximum height in the C2B (Business Service) from 60' to 55'**

**FLOOR AREA RATIO**

**Reexamine proposed increases to Retail FAR**

- Reduce FAR in C1 to 100% from 200% (existing maximum: 40%)
- Reduce FAR in C1B to 150% from 200% (existing maximum: 40%)
- FAR in C3 to remain at 200% (existing maximum: 50%)

## **NEIGHBORHOOD IMPACTS**

### **Reduce impacts where residential abuts non-residential**

- Increase side and rear setbacks where non-residential abuts residentially zoned land from 20' to 30' wherever 20' was required
- Require additional 1 foot side and rear setback for each 1 foot of building height above 30' (e.g. a new 55' building abutting residential would need to be set back 55' from the residential property line)
- Restore the 100' setback requirement for RE (Research) for side and rear setbacks
- Proposed adding modifications to Chapter 62 (Landscaping & Screening) in the following manner: a) add multiple family uses to those uses requiring a conflicting land use buffer when abutting residential property; b) increase the number of required trees in the conflicting land use buffer from 1 tree per 20 lineal feet to 1 tree per 15 lineal feet. This change is being coordinated with Public Services (Systems Planning) which is currently pursuing amendments to Chapter 62

## **SETBACKS**

### **Re-examine front setbacks**

- C1: increase minimum to 10' from none (existing minimum: 25')
- C1B: increase minimum to 10' from none (existing minimum: 25')
- C2B: reduce maximum to 25' from 40' (no existing maximum)
- C3: reduce maximum to 25' from 40' (no existing maximum)
- M1/M1A: reduce minimum to 15' from 25' (no existing maximum)
- M2: reduce minimum to 15' from 50' (no existing maximum)

## **SETBACKS IN R2 DISTRICTS**

### **Revise maximum front setbacks for R2A/R2B**

- Eliminate proposed maximum front setbacks

## **OTHER**

### **Add maximum house size to R1E**

- Limit the size of new homes in the R1E district to 2,000 square feet to encourage affordable housing and housing diversity

### **Limit residential uses in RE (Research)**

- Require Special Exception Use permission for residential uses in RE. The Special Exception process requires special permission to ensure that a proposed residential use in the RE district will not create adverse conditions

### **Eliminate proposed amendments to the "Accessory Building" section of Chapter 55 related to the size of decks and the placement of garages**

- Proposed language on decks and garages is more appropriate for another amendment project

**Delete language in the C1A/R district (core zoning district in Packard/State/Hill area) that pertains to rear and side yards:**

- Delete the following language which discourages the development of residential buildings 5 stories or less: "When a building containing any residential uses does not exceed 5 stories in height, the total square footage of the front, rear and side yards shall not be less than 30% of the lot area". This language discouraged new construction that would be consistent in scale with existing character of Packard/State/Hill area