

Proposed Downtown Zoning Districts – REVISED 5/16/07

| Zoning Changes | CORE | INTERFACE |
|---|---|---|
| Uses | Mixed uses allowed by right; Retail required on street level on designated shopping streets; Auto-oriented uses require special exception use approval | Mixed uses allowed by right, including residential; Auto-oriented uses require special exception use approval |
| Maximum floor area in % of lot area (FAR) | 400% by right 700% w/premiums 900% w/affordable housing premiums Below-grade floor area not counted in FAR calculation Above-grade parking structures used for required parking not counted in FAR calculation | 200% by right 400% w/premiums Below-grade floor area not counted in FAR calculation Above-grade parking structure used for required parking not counted in FAR calculation |
| Premiums * | Green building/LEED certification Public or shared parking Affordable housing (below 80% AMI) Residential ** Transferred development rights | Green building/LEED certification Affordable housing (below 80% AMI) Residential Transferred development rights |
| Height | None – maximum 2 stories, 24 feet minimum | 60 feet/5 stories maximum 2 stories, 24 feet minimum |
| Maximum lot coverage | 100% *** | 80%; with a minimum of 10% green space *** |
| Setback (front) min. | None *** | None *** |
| Setback (side or rear) min | None, except new construction abutting residential zones = 1 ft for every foot of building height to a maximum of 60 feet *** | None, except new construction abutting residential zones = 1 ft for every foot of building height to a maximum of 60 feet *** |
| Off-street parking (minimum) | No off-street parking required for by-right floor area. One space for each 1000 sq. ft of premium floor area, to be provided on-site or by a fee-in-lieu payment. Structured parking is not subject to parking staff and width requirements | No off-street parking required for by-right floor area. One space for each 1000 sq. ft of premium floor area, to be provided on-site or by a fee-in-lieu payment. Structured parking is not subject to parking staff and width requirements |
| Parking placement | At-grade structured parking must be wrapped with occupiable space at street level; Maximum 20 space in surface parking lot(s), but in no case may the parking lot(s) exceed 25% of the lot area | At-grade structured parking must be wrapped with occupiable space at street level |

* Premiums are bonuses that allow additional floor area over the “by right” FAR limit if the development includes certain amenities. As proposed, a development must meet City-defined energy efficiency standards (LEAP or LEED) as a prerequisite for receiving any of the premiums noted.

** Proposed changes would reduce the residential premium in the Core

*** Initial proposal, to be reviewed and revised as necessary through the Urban Design Guidelines process.