

Comparison of Multifamily & Commercial Districts Development Standards
May 29, 2015

Development Standards	Old Code	Adopted New Code	Proposed Ordinance AO 2015-059	Comments
R-4 District				
Maximum Building Height *	Unlimited	45 feet; conditional height increase to 60 feet through administrative site plan review w/ requirements for participation in FAR incentives, and ground floor uses	Unlimited, w/ no development requirements	Department amendments propose to increase conditional height to 70 ft. Height limits in new code provide neighborhood compatibility and reflect mid-rise MF construction.
Height Transition for Neighborhood Compatibility	None	Required when located within 200 ft of a lower intensity zoned residential property	None	Department amendments propose to expand exceptions provisions. Mitigates impacts of bulk and shadowing on lower density residential – this is lost in the proposed ordinance.
Floor Area Ratio (FAR)	2 for residential developments with 11 units or more	1 by-right; 2 with bonus features from FAR incentives menu	2 outright w/no development requirements	Department amendments propose to increase the by-right FAR from 1 to 1.5. FAR bonus system mitigates the impacts of high density.
Private Open Space	100 square feet per unit	120 square feet per unit	100 square feet per unit	Department MF amendments propose reducing open space to 100 sf per unit; “high quality” open space reduction to 75 sf per unit is possible

* FAA approach zone height restrictions apply across the board.

Development Standards	Old Code	Adopted New Code	Proposed Ordinance AO 2015-059	Comments
R-4A District				
Maximum Building Height *	Not a zoning district found in the old code. The nearest zone was the R-4. The old R-4 did not allow as much density or commercial use as R-4A.	45 feet; conditional increase to 90 feet through administrative site plan review w/ requirements to address air and light, participation in FAR incentives, ground floor uses, floor area provided for height is to used as residential	Unlimited and no requirements; except floors above 90 feet shall be for residential uses	Height limits in new code provide neighborhood compatibility, and reflect the tallest mid-rise MF building construction anticipated. Proposed locations for R-4A are primarily residential zoned areas near Midtown and Downtown.
Height Transition for Neighborhood Compatibility		Required when located within 200 ft of a lower intensity zoned residential property	None	Department amendments propose to expand exceptions provisions. Mitigates impacts of bulk and shadowing on lower density residential – this is lost in the proposed ordinance.
FAR		1 by-right; 3 w/ bonus from FAR incentives menu	3 outright	Department amendments propose to increase by-right FAR to 1.5. FAR bonus system mitigates the impacts of very high density in R-4A.
Private Open Space		120 square feet per unit	100 square feet per unit	Department MF amendments propose reducing open space to 100 sf per unit; “high quality” open space reduction to 75 sf per unit is possible

* FAA approach zone height restrictions apply across the board.

Development Standards	Old Code	Adopted New Code	Proposed Ordinance AO 2015-059	Comments
B-3 District				
Maximum Building Height *	Unlimited	Unlimited in Midtown; 45 feet elsewhere w/ increase to 60 allowed through administrative site plan review or 75 feet through conditional use review in commercial centers and urban centers such as town centers designated in the comprehensive plan	60 feet; unlimited height exceeding 60 feet allowed by administrative site plan review in commercial centers and urban centers such as town centers designated in the comprehensive plan	Height limits in adopted new code provide better neighborhood compatibility, concentrate high-rise towers in major employment centers, and reflect mid-rise building construction anticipated outside of Midtown.
Height Transition for Neighborhood Compatibility	None	Required when located within 200 ft of a residentially-zoned property (except R-4, R-4A)	None	Department amendments propose to expand exceptions provisions. Mitigates impacts of shadowing on lower density residential – this is lost in the proposed ordinance
FAR	Residential uses comply with R-4 FAR of 2 (for developments with 11 units or more)	Residential and mixed-use projects: 1 by-right; 2 with bonus features from FAR incentives menu	Residential uses comply with R-4 FAR of 2 Mixed-use residential may have unlimited FAR	FAR bonus system mitigates the impacts of high density.

* FAA approach zone height restrictions apply across the board.

Development Standards	Old Code	Adopted New Code	Proposed Ordinance AO 2015-059	Comments
RO District				
Maximum Building Height *	Unlimited	45 feet; conditional height increase to 65 feet in certain kinds of locations, where property is not located adjacent to medium density or lower density residential designated areas	65 feet; unlimited height exceeding 65 feet subject to a conditional use review and approval criteria with the following modifications: -adds sites adjacent to R-2A, R-2M and R-3 zoned properties to list of allowable locations for unlimited building height	Height limits in adopted new code provide neighborhood compatibility.
Height Transition for Neighborhood Compatibility	None	Required when located within 200 ft of a lower intensity zoned residential property	None	Department amendments propose to expand exceptions provisions. Mitigates impacts of shadowing on lower density residential—this is lost in proposed ordinance.
FAR	Residential uses comply with R-4 FAR of 2 (for developments with 11 units or more)	Residential uses comply with R-4 FAR provisions	Residential uses comply with R-4 FAR of 2	
R-3 District				
Maximum Building Height *	35 feet	35 feet	35 feet	
Private Open Space	400 square feet per unit	400 square feet per unit	250 square feet per unit	Department MF amendments propose reducing open space to 280 sf per unit; “high quality” open space reduction to 210 sf per unit is possible
Side Yard Setback, for mf dwellings w/ 3-4 units	10 feet	10 feet	5 feet	Proposed change may be appropriate when abutting lot is in same or higher density zoning district
Rear Yard Setback, for mf dwellings w/ 3-4 units	20 feet	20 feet	10 feet when there is alley access	

* FAA approach zone height restrictions apply across the board.

Development Standards	Old Code	Adopted New Code	Proposed Ordinance AO 2015-059	Comments
Front Yard Setback, for mf dwellings w/ 3-4 units	20 feet	20 feet	10 feet when there is alley access	Proposed change is not appropriate for infill development where a 20-foot front setback is the established pattern on the block; may be appropriate where it can be applied to an entire block (new code allows reduction to 15 feet where it is applied to an entire block)
All Districts				
On property parking and maneuvering requirements for off-street parking and loading (can't back into public street)	Turning and maneuvering (except for single family and duplex) must be entirely on private property	Exempts single, 2-family, townhouse, and mobile homes on individual lots from requirements	Adds multifamily with 3-4 units to exemption list as long as property has alley access, on a low-volume street, or on a dead-end street; and concurrence by Traffic Engineer	Traffic Engineer is open to proposal but would rather have measurable and specific standards rather than a discretionary review of each proposal.

* FAA approach zone height restrictions apply across the board.