

Permitted Uses and Development Standards

Steering Committee Meeting #8

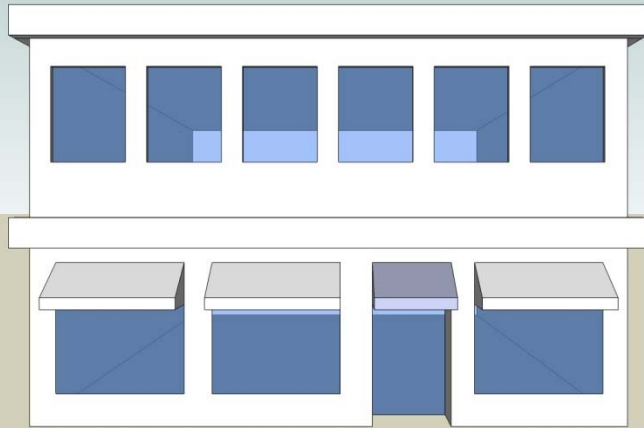
April 9, 2013



Transparency



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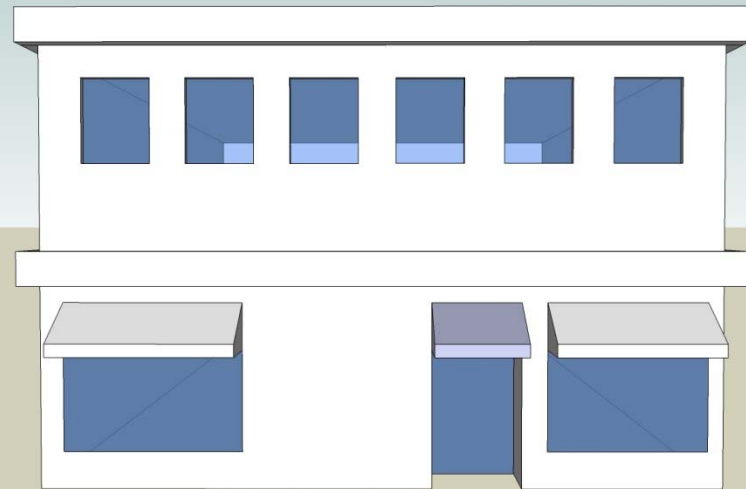


40%

60%

25%

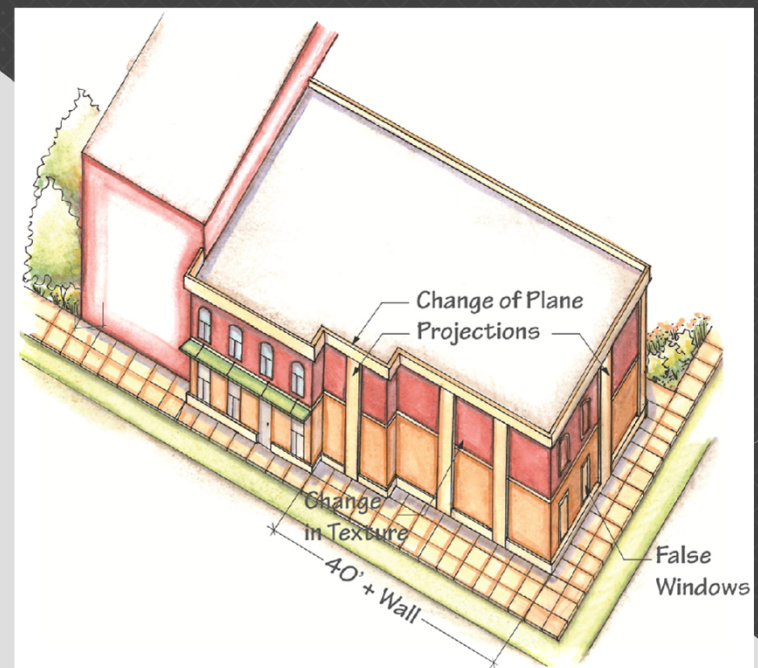
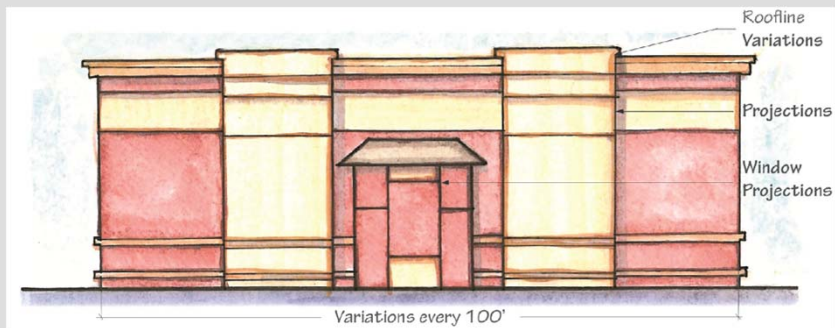
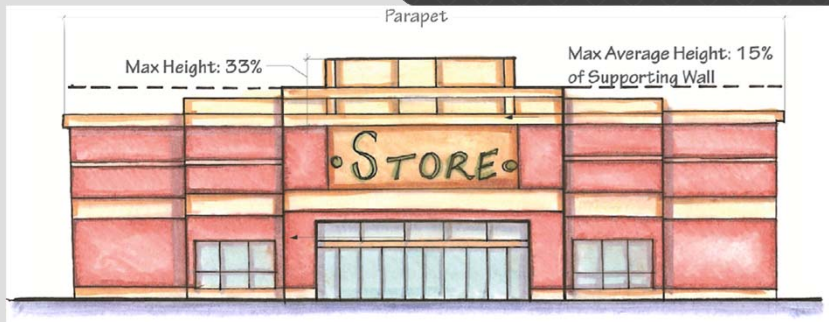
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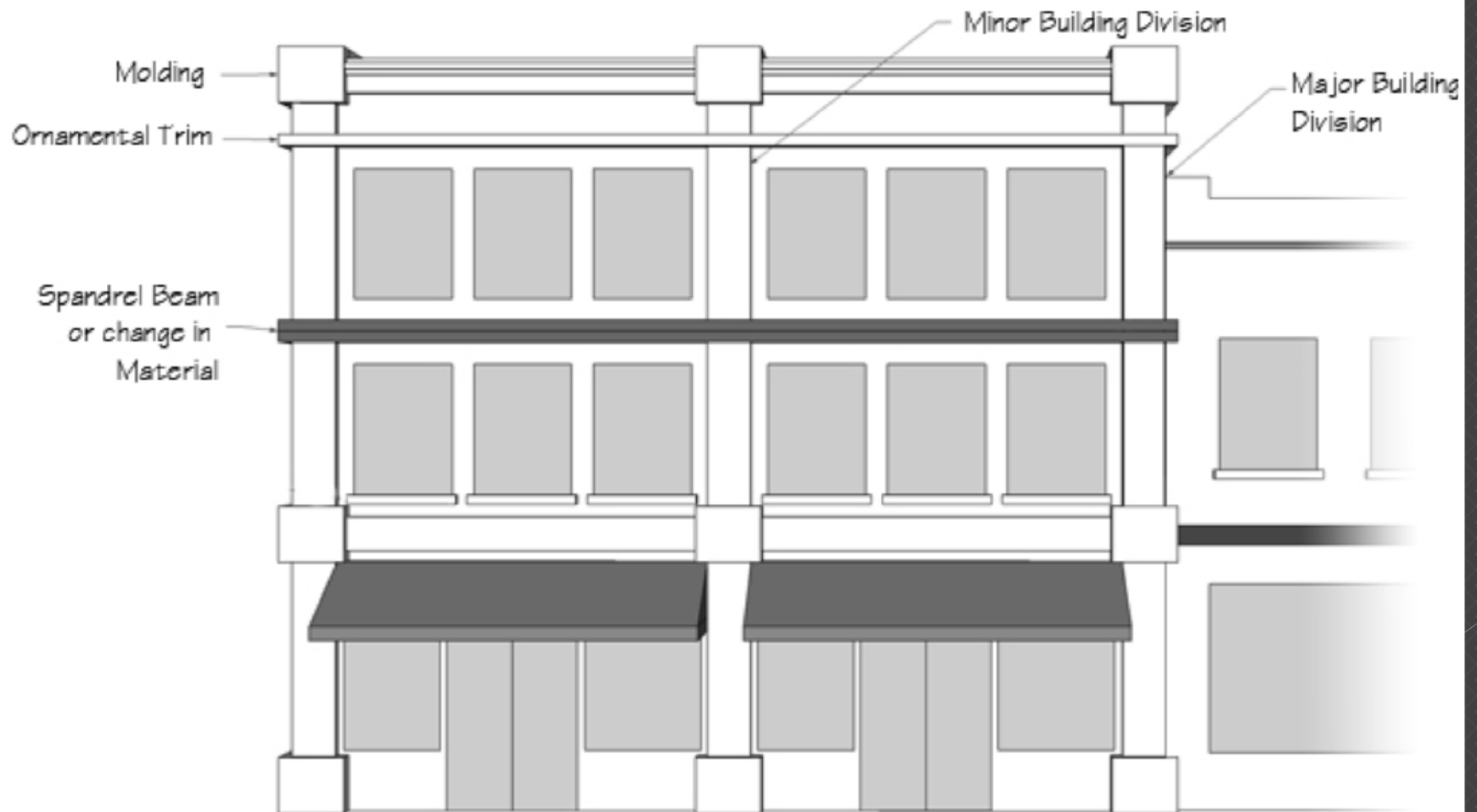
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Articulation



Articulation



Local Examples



Local Examples



Local Examples



Local Examples



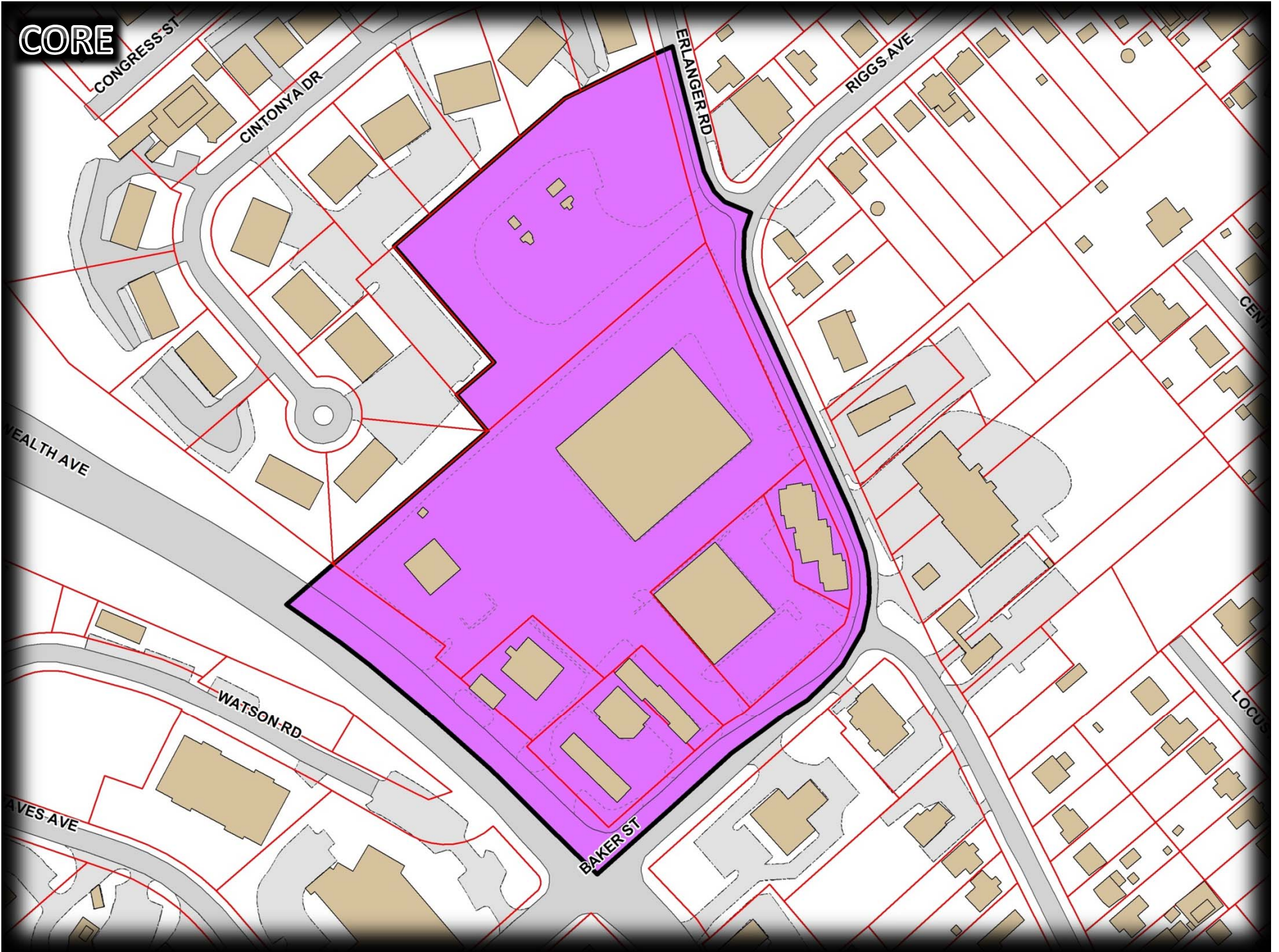
Local Examples



Local Examples



CORE



CORE

PERMITTED BUILDING FORMS

- Mixed Use
- Commercial
- Public and Civic

MAXIMUM BUILDING FOOTPRINT

- 15,000 square feet

BUILDING HEIGHT

- 50'

SETBACKS

- FRONT (min/max)
 - 0'/75'
- SIDE
 - 5' adjacent to a residential zone or use, otherwise none required
- REAR
 - 10' adjacent to a residential zone or use, otherwise none required

OFF-STREET PARKING

- A 10% minimum reduction in the number of required spaces is required and a maximum allowable reduction of 50% shall be permitted.

MINIMUM TRANSPARENCY FACING RIGHT-OF-WAY

- Ground Story
 - 60%
- Upper Stories
 - 40%

PERMITTED USES

Mixed Use Building Form

- Dwelling, multi-family (top floors only)
- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Professional office
- Personal improvement service
- Retail sales and service

Commercial Building Form

- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Building maintenance services
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Lodging
- Professional office
- Personal improvement service
- Retail sales and service

Public and Civic Building Form

- Nursery school
- Child-care center
- Cultural exhibits and libraries
- Religious assembly
- Entertainment

CORE FLEX



CORE FLEX

PERMITTED BUILDING FORMS

- Multi-family
- Mixed Use
- Commercial
- Public and Civic

MAXIMUM BUILDING FOOTPRINT

- Mixed Use, Commercial, Public and Civic
 - 15,000 square feet
- Multi-family
 - 15 units max (x du/na)??

BUILDING HEIGHT

- 50'

SETBACKS

- FRONT (min/max)
 - 0'/75'
- SIDE
 - 5' adjacent to a residential zone or use, otherwise none required
- REAR
 - 10' adjacent to a residential zone or use, otherwise none required

Off-Street Parking

- A 25% maximum allowable reduction in the number of off-street is permitted.

PERMITTED USES

Multi-family Building Form

- Dwelling, multi-family

Mixed Use Building Form

- Dwelling, multi-family (top floors only)
- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Professional office
- Personal improvement service
- Retail sales and service

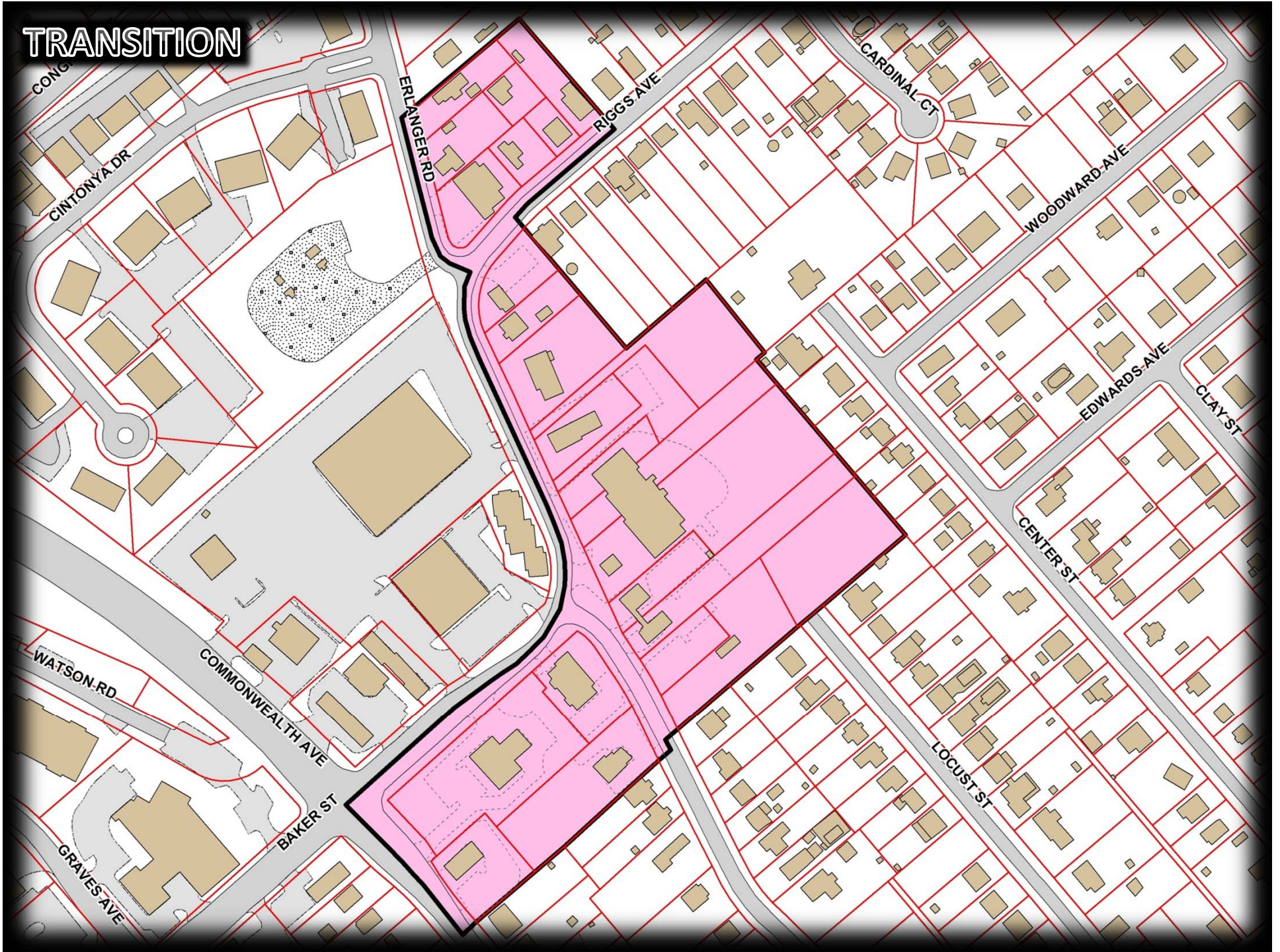
Commercial Building Form

- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Building maintenance services
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Lodging
- Professional office
- Personal improvement service
- Retail sales and service

Public and Civic Building Form

- Nursery school
- Child-care center
- Cultural exhibits and libraries
- Religious assembly
- Entertainment

TRANSITION



TRANSITION

PERMITTED BUILDING FORMS

- Multi-family
- Live/Work
- Mixed Use
- Commercial
- Public and Civic

MAXIMUM BUILDING FOOTPRINT

- Multi-family
 - 15 units max (x du/na)??
- Live/Work
 - 8 units max
- Mixed Use, Commercial, Public and Civic
 - 7,000 square feet

BUILDING HEIGHT

- 50'

SETBACKS

- Multi-family
 - FRONT (min/max)
 - 0'/75'
 - SIDE
 - 5' adjacent to a residential zone or use, otherwise none required
 - REAR
 - 5' adjacent to a residential zone or use, otherwise none required
- Live/Work, Mixed Use, Commercial, Public and Civic
 - FRONT (min/max)
 - 0'/75'
 - SIDE
 - 5' adjacent to a residential zone or use, otherwise none required
 - REAR
 - 10' adjacent to a residential zone or use, otherwise none required

Off-Street Parking

- A 10% maximum allowable reduction in the number of off-street is permitted.

PERMITTED USES

Multi-family Building Form

- Dwelling, multi-family

Live/Work Building Form

- Dwelling, attached, single-family
- Dwelling, detached, single-family
- Nursery school
- Child-care center
- Professional office
- Personal improvement service

Mixed Use Building Form

- Dwelling, multi-family (top floors only)
- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Professional office
- Personal improvement service
- Retail sales and service

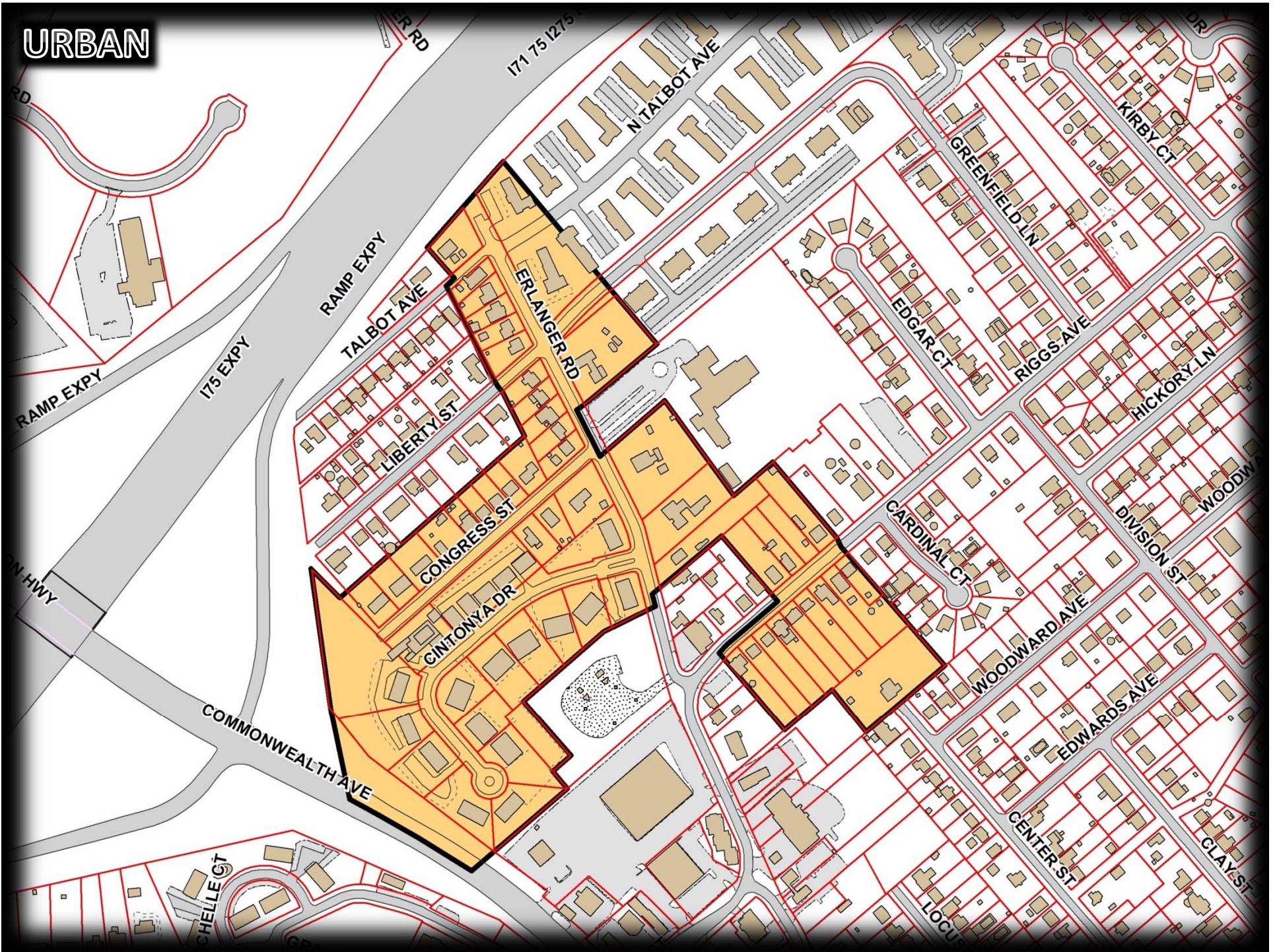
Commercial Building Form

- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Building maintenance services
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Lodging
- Professional office
- Personal improvement service
- Retail sales and service

Public and Civic Building Form

- Nursery school
- Child-care center
- Cultural exhibits and libraries
- Religious assembly
- Entertainment

URBAN



URBAN

▶ PERMITTED BUILDING FORMS

- Attached Single-Family
- Duplex
- Triplex/Duplex
- Multi-Family
- Mixed Use
- Public and Civic

▶ MAXIMUM BUILDING FOOTPRINT

- Attached Single-Family, Live/Work
 - 8 units max
- Duplex, Triplex/Duplex
 - None
- Multi-family
 - 15 units max (x du/na)??
- Mixed-use
 - 4,000 square feet
- Public and civic
 - 7,000 square feet

▶ BUILDING HEIGHT

- Attached single-family, duplex, triplex/quadplex
 - 35 feet
- Multi-family, live/work, mixed-use, public and civic
 - 50 feet

▶ SETBACKS

- Attached single-family, duplex, triplex/quadplex, multi-family, mixed-use
 - FRONT (min/max)
 - 10'
 - SIDE
 - 5'
 - REAR
 - 5'
- Live/work, public and civic
 - FRONT
 - 10'
 - SIDE
 - 5'
 - REAR
 - 5', 10' adjacent to a residential zone or use

▶ Off-Street Parking

- A 10% maximum allowable reduction in the number of off-street is permitted.

PERMITTED USES

▶ Attached Single-Family Building Form

- Dwelling, attached, single-family

▶ Duplex Building Form

- Dwelling, attached, single-family
- Dwelling, two-family

▶ Triplex/Quadplex

- Dwelling, attached, single-family
- Dwelling, multi-family

▶ Multi-Family Building Form

- Dwelling, multi-family

▶ Live/Work Building Form

- Dwelling, attached, single-family
- Dwelling, detached, single-family
- Nursery school
- Child-care center
- Professional office
- Personal improvement service

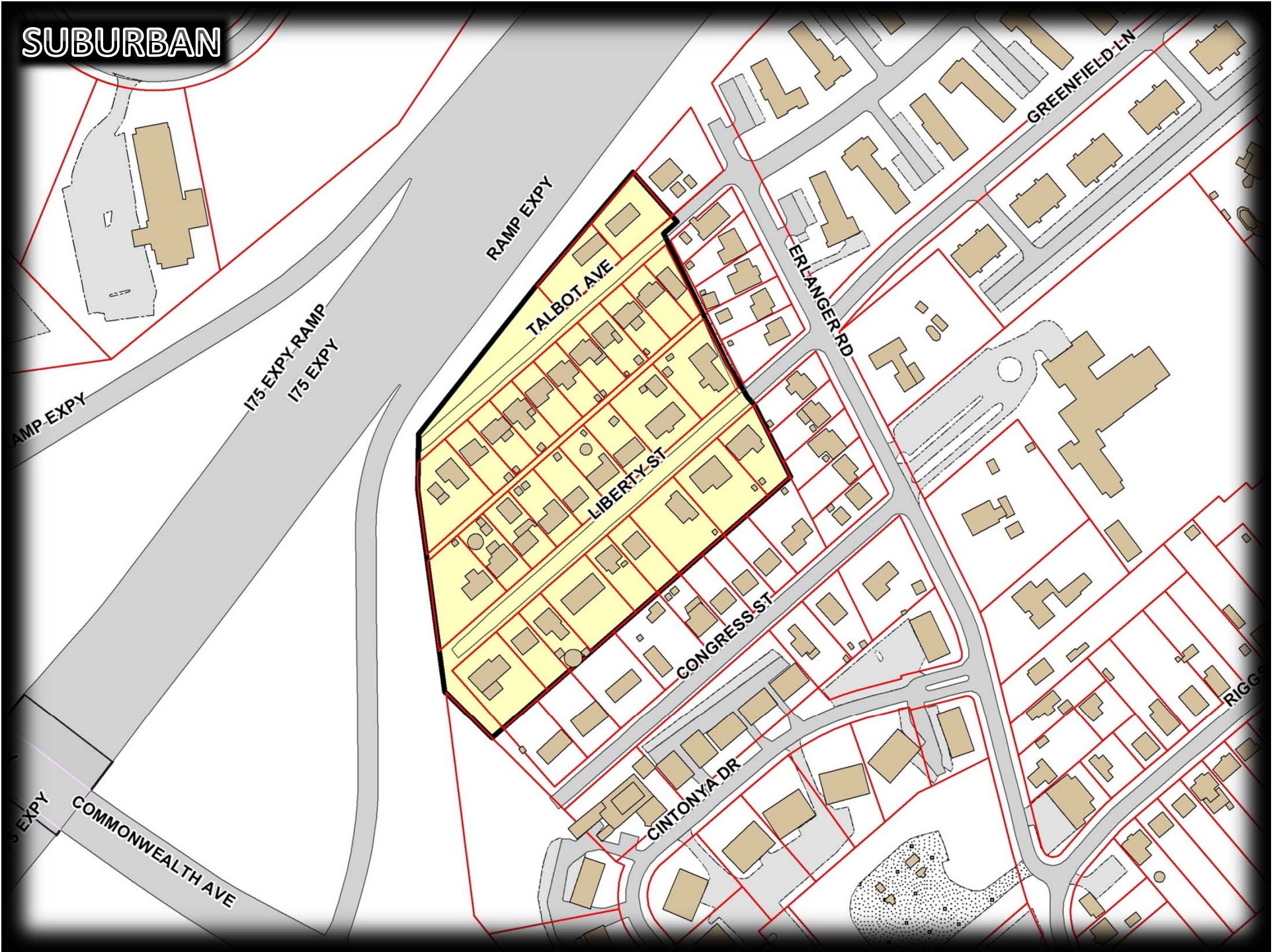
▶ Mixed Use Building Form

- Dwelling, multi-family (top floors only)
- Nursery school
- Child-care center
- Clubs (Lodge or Private Club)
- Business support services
- Repair or laundry service, consumer
- Sit-down restaurants
- Financial services
- Professional office
- Personal improvement service
- Retail sales and service

▶ Public and Civic Building Form

- Nursery school
- Child-care center
- Cultural exhibits and libraries
- Religious assembly

SUBURBAN



SUBURBAN

PERMITTED BUILDING FORMS

- Detached Single-Family
- Attached Single-Family
- Duplex
- Triplex/Duplex
- Public and Civic

MAXIMUM BUILDING FOOTPRINT

- Detached single-family, Duplex, Triplex/Duplex
 - None
- Attached Single-Family
 - 8 units max
- Public and civic
 - 7,000 square feet

BUILDING HEIGHT

- Detached single-family, attached single-family, duplex, triplex/quadplex
 - 35 feet
- Public and civic
 - 50 feet

SETBACKS

- FRONT (min/max)
 - 25'
- SIDE
 - 5'
- REAR
 - 20'

PERMITTED USES

Detached Single-Family Building Form

- Dwelling, detached, single-family

Attached Single-Family Building Form

- Dwelling, attached, single-family

Duplex Building Form

- Dwelling, attached, single-family
- Dwelling, two-family

Triplex/Quadplex Building Form

- Dwelling, attached, single-family
- Dwelling, multi-family

Public and Civic

- Nursery school
- Child-care center
- Cultural exhibits and libraries
- Religious assembly