

# Zoning Standards Table

<b>Land Uses</b>	<b>Core</b>	<b>Interface</b>	<b>Notes</b>
Allowable Uses	Mixed-use, Ground floor commercial required for Primary Frontage	Mixed-use, Ground floor commercial required for Primary Frontage	Auto-oriented uses require special exception use approval
<b>Development Standards</b>	<b>Core</b>	<b>Interface</b>	<b>Notes</b>
Allowable Density	400% Base FAR 700% with Premiums 900% with Housing Premiums	200% Base FAR 400% with Premiums	Above grade SHARED parking structures for required parking NOT included in FAR
Allowable Heights	24 stories, 240' Max. 2 stories, 24' Min.	5 stories, 60' Max. 2 stories, 24' Min.	See Massing Standards for streetwall and offset requirements
Allowable Site Coverage	100%	80% with 10% USEABLE open space	See Frontage Standards for R Massing District setback requirements
Allowable Setbacks	See Frontage and Massing Standards	See Frontage and Massing Standards	
<b>Parking Standards</b>	<b>Core</b>	<b>Interface</b>	<b>Notes</b>
Off-street Parking	None for (by-right) Base FAR, Min. 1/1,000 SF for residential Premium FAR and 2/1,000 SF for commercial Premium FAR	None for (by-right) Base FAR, Min. 1/1,000 SF for residential Premium FAR and 2/1,000 SF for commercial Premium FAR	Parking to be provided on-site or by a fee-in-lieu payment
Parking Facilities	Max. 20 spaces in surface parking lot(s) Max. 25% of lot area		At-grade structured parking must be wrapped with occupiable space at street level.  Structured private parking not subject to parking stall depth and width requirements
<b>Premiums</b>	<b>Core</b>	<b>Interface</b>	<b>Notes</b>
Premiums are bonuses that allow additional floor area (FAR) over the "by right" or "Base FAR" limit if the development provides certain public benefits. All projects must meet City-defined energy efficiency standards as a prerequisite for receiving any of the premiums noted.	<ul style="list-style-type: none"> <li>Public or shared parking</li> <li>Affordable housing (below 80% AMI)</li> <li>Residential</li> <li>Historic preservation</li> <li>Transferred Development Rights (TDRs)</li> <li>Sustainable design/Green construction/LEED Certification</li> </ul>	<ul style="list-style-type: none"> <li>Affordable housing (below 80% AMI)</li> <li>Residential</li> <li>Historic preservation</li> <li>Transferred Development Rights (TDRs)</li> <li>Sustainable design/Green construction/LEED Certification</li> </ul>	

**Core Area**  
**Base FAR** 400%  
**Premiums** 700%  
**Affordable Housing** 900%  
**Premium**  
**Max. Ht.** 240'



**Interface Area**  
**Base FAR** 200%  
**Premiums** 400%  
**Max. Ht.** 60'

