

**SUMMARY OF PROPOSED
AREA, HEIGHT AND PLACEMENT AMENDMENTS**

Below is a summary of the major proposed changes to Chapters 55 (Zoning) and 59 (Off-street Parking) regarding Area, Height and Placement standards. Note that these proposed amendments do not include any changes for downtown zoning districts.

1. New single-family zoning district (R1E)

The new district would require a minimum lot size of 4,000 square feet and a 15-foot front setback.

<u>Zoning Dist.</u>	<u>Min Lot Size</u>	<u>Min Front Setback</u>	<u>Min Lot Width</u>
R1A	20,000 sq/ft	40-feet	90-feet
R1B	10,000 sq/ft	30-feet	70-feet
R1C	7,200 sq/ft	25-feet	60-feet
R1D	5,000 sq/ft	25-feet	40-feet
R1E	4,000 sq/ft	15-feet	34-feet

2. Reductions in minimum front setbacks and establishment of maximum front setbacks

<u>Zoning District</u>	<u>Existing Min. Front</u>	<u>Proposed Min/Max</u>
R3 (Townhouse)	40'	15'min/40'max
R4A (Multifamily)	40'	15'min/40'max
R4B (Multifamily)	25'	15'min/40'max
R4D (Multifamily)	40'	15'min/40'max
R4E (Multifamily)	25'	15'min/40'max
R5 (Hotel-Motel)	50'	15'min/50'max
O (Office)	25'	15'min/40'max
RE (Research)	75'	25'min/50'max
ORL (Office/Research/Limited Ind.)	75'	25'min/50'max
C1 (Local Business)	25'	10'min/25'max
C1B (Community Convenience Center)	25'	10'min/25'max
C2B (Business Service)	40'	10'min/25'max
C3 (Fringe Commercial)	40'	10'min/25'max
M1 (Limited Industrial)	formula	15'min/no max
M2 (Heavy Industrial)	50'	15'min/no max

3. Increases in allowable height for commercial districts and multifamily districts

<u>Zoning District</u>	<u>Existing Max. Height</u>	<u>Proposed Max. Height</u>
R3 (Townhouse)	30'	35'
R4A (Multifamily)	30'	35' [*]
R4B (Multifamily)	30'	35' [*]
R4D (Multifamily)	60'	120'
R5 (Hotel-Motel)	40'	50' ^{***}
O (Office)	40'	55' ^{****}
RE (Research)	formula	55' ^{****}
ORL (Office/Research/Limited Ind.)	50'	55' ^{***}
C1 (Local Business)	25'	35'/3 stories ^{***}
C1B (Community Convenience Center)	25'	50'/4 stories ^{***}
C2B (Business Service)	60'	55'/4 stories ^{***}
C3 (Fringe Commercial)	35'	55'/4 stories ^{***}

4. Increases in Floor Area Ratio (FAR) for commercial districts

<u>Zoning District</u>	<u>Existing FAR</u>	<u>Proposed FAR</u>
O (Office)	40%	75%
RE (Research)	30%	75%
ORL (Office/Research/Limited Ind.)	40%	75%
C1 (Local Business)	40%	100%
C1B (Community Convenience Center)	40%	150%
C3 (Fringe Commercial)	50%	200%
M1 (Limited Industrial)	60%	75%

5. Residential uses allowed in the RE zoning district with Special Exception Use approval

* 45' maximum height if parking is provided below at least 35% of the building; an additional 1' of rear and side setback is required for each foot of height above 30' when abutting residentially zoned land.

** 80' maximum height if parking is provided below at least 35% of the building.

*** Plus one foot of additional rear and side setback for each foot of building height above 30' when abutting residentially zoned land.