

Ordinance Revisions Committee – September 22, 2020 Meeting

Discussion of Amendments to C1A and C1A/R district¹

TABLE 5.17-4: MIXED USE ZONING DISTRICT DIMENSIONS												
NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .												
DISTRICT	MAXIMUM FAR (% OF LOT AREA)		MAXIMUM FLOOR AREA PER NON RESIDENTIAL USE (SQ. Ft.)	MIN. OPEN SPACE AND MAX. BUILDING COVERAGE (% OF LOT AREA)	REQUIRED SETBACK (FT.)				HEIGHT		MINIMUM LOT DIMENSIONS	
	NORMAL	WITH PREMIUMS			MINIMUM FRONT	MAXIMUM FRONT	MINIMUM SIDE	MINIMUM REAR	MINIMUM	MAXIMUM	AREA (SQ. FT.)	WIDTH (FT.)
O	75	N/A	None	None	15	40 [C][H]	0 or 30 [A] plus [B]		None	None or 55 ft./4 stories [D]	6,000	50
C1	100	N/A	8,000 [G]	None	10	25 [C] [H]	0 or 30 [A] plus [B]		None	35 ft./3 stories	2,000	20
C1B	150	N/A	None	None	10	25 [C] [H]	0 or 30 [A] plus [B]		None	50 ft./4 stories	3,000	20
C1A	200	Up to 400, see Section 5.18.6 N/A	None	None	None	None	Equal to abutting residential zoning district 0 or 30 [A] plus [B]		None	None or 100 ft. [D]	None	None
C1A/R	300	Up to 600, see Section 5.18.6 N/A	None	None	40None	None	Equal to abutting residential zoning district 0 or 30 [A] plus [B]		None	None or 100 ft. [D]	None	None
C2B	200	N/A	None	None	10	25 [C] [H]	0 or 30 [A] plus [B]		None	55 ft./4 stories	4,000	40
C3	200	N/A	None	None	10	25 [C] [H]	0 or 30 [A] plus [B]	20 plus [B]	None	55 ft./4 stories	6,000	60
D1	400	Up to 900, see Section 5.18.6	None	None	See Table 5.17-7		See Table 5.17-6		24 ft. and 2 stories [E][F]	Table 5.17-6	None	None
D2	200	Up to 400, see Section 5.18.6	None	Open Space 10 Building Coverage 80	See Table 5.17-7		See Table 5.17-6		24 ft. and 2 stories [E] [F]	Table 5.17-6	None	None

¹ Table 5.17-4 assumes corrections and changes of Ordinance to Amend Chapter 55 (“Charlie”) are approved as submitted to City Council on 11/5/20

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DISTRICT	MAXIMUM FAR (% OF LOT AREA)		MAXIMUM FLOOR AREA PER NON RESIDENTIAL USE (SQ. FT.)	MIN. OPEN SPACE AND MAX. BUILDING COVERAGE (% OF LOT AREA)	REQUIRED SETBACK (FT.)				HEIGHT		MINIMUM LOT DIMENSIONS	
	NORMAL	WITH PREMIUMS			MINIMUM FRONT	MAXIMUM FRONT	MINIMUM SIDE	MINIMUM REAR	MINIMUM	MAXIMUM	AREA (SQ. FT.)	WIDTH (FT.)

NOTES:

- [A] Where abutting residential zoning district.
- [B] Plus 1 foot additional setback for each foot of Building Height above 30 feet.
- [C] Applies to new Buildings constructed or site planned after January 16, 2011, otherwise none.
- [D] Applies to any area within 300 feet of residential zoning district.
- [E] Applies to new Buildings constructed or site planned after December 26, 2009, otherwise none.
- [E] Floor Area of second Story must be a minimum of 75% of the Floor Area of first Story.
- [G] Applies to each nonresidential use in a Building.
- [H] Applies to one Front Lot Line when the Lot has more than one.