

**Downtown Planning Comparisons  
- Floor Area and Height Limits -**

**Floor Area Limits/Premiums**

Calthorpe Report (2006)			Downtown Plan (1988)		Current Zoning		
Area	Max. FAR by right	Max. FAR w/ prem.	Area	Max. FAR	Zone	FAR by right	FAR w/ premiums
Downtown Core/Liberty	660%	860-960%	Core	None	C2A	400%	660%
Huron Corridor	660%	860-960%	Core	None	C2A	400%	660%
Kerrytown/North Main	400%	500-600%	Interface	Reduce from Core	C2B/R	300%	600%
South Main/William	300%	400-500%	Interface	Reduce from Core	C2A/R	300%	660%
South University	500%	600-700%	South University	Reduce from Core	C2A	400%	660%
West Downtown	500%	600-700%	Interface	Reduce from Core	C2B/R	300%	600%

**Potential premiums identified in Calthorpe Report (CR) and Downtown Plan (DP):**

- |  |   |
|--|---|
| Residential (DP)                         | Transfer of development rights (CR, DP) |
| Affordable housing (CR, DP)              | Underground parking (CR, DP)            |
| Ground floor retail (CR, DP)             | Green Building components (CR)          |
| Open space/pedestrian amenities (CR, DP) | Urban design elements (DP)              |
| Tower design (CR)                        | Transitions in scale (DP)               |

**Height Limits**

Calthorpe Report (2006)			Downtown Plan (1988)		Current Zoning		
Area	Min. Height Rec.	Max. Height Rec.	Area	Height Rec.	Zone	Min. Height	Max. Height
Downtown Core/Liberty	3	10	Core	None	C2A	2	None
Huron Corridor	3	10	Core	None	C2A	2	None
Kerrytown/North Main	3	5	Interface	Add limits	C2B/R	None	None
South Main/William	3	5	Interface	Add limits	C2A/R	2	None
South University	3	8	South University	Add limits	C2A	2	None
West Downtown	2	8	Interface	None	C2B/R	None	None