

## AREA, HEIGHT AND PLACEMENT Summary of Proposed Changes

Below is a summary of the primary proposed changes to Chapters 55 (Zoning) and 59 (Off-street Parking) regarding Area, Height and Placement standards. For a complete chart and proposed text amendments see the project webpage at:

<http://www.a2gov.org/government/communityservices/planninganddevelopment/planning/Pages/AreaHeightPlacementProject.aspx>

Note that the proposed amendments do not include any changes for downtown zoning districts.

### 1. Proposed reductions in minimum front setbacks and proposed new maximum front setbacks. Table below:

Zoning District	Existing Min. Front	Proposed Min./Max.
R2A (Two-Family)	25'	25'min/40'max
R2B (Two-Family Student)	25	25'min/40'max
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'	no min/25'max
C1B (Community Convenience Center)	25'	no min/25'max
C2B (Business Service)	40'	10'min/40'max
C3 (Fringe Commercial)	40'	10'min/40'max
M1 (Limited Industrial)	formula	25'min/no max

### 2. Proposed increases in height for commercial and multifamily districts. Table below:

Zoning District	Existing Max. Height	Proposed Max. Height
R3 (Townhouse)	30'	35'
R4A (Multifamily)	30'	35'*
R4B (Multifamily)	30'	35'*
R4D (Multifamily)	60'	120'
R5 (Hotel-Motel)	40'	120'
O (Office)	40'	no cap**
RE (Research)	formula	no cap**
ORL (Office/Research/Limited Ind.)	50'	no cap**
C1 (Local Business)	25'	35'***
C1B (Community Convenience Center)	25'	50'
C2B (Business Service)	60'	65'
C3 (Fringe Commercial)	35'	no cap**
M1 (Limited Industrial)	35'	45'

**3. Proposed increases in Floor Area Ratio (FAR) for commercial districts. Table below:**

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

**4. Proposed new single-family zoning district (R1E)**

The new district would require a minimum lot size of 4,000 square feet and a 15-foot minimum front setback. The following table shows how the existing residential zoning districts (R1A—R1D) relate to the proposed new single-family zoning district (R1E)

<b>Zoning Dist.</b>	<b>Min. Lot Size</b>	<b>Min. Front Setback</b>	<b>Min. Lot Width</b>
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

**5. Proposed residential uses allowed in the research (RE) zoning district.**

This proposed amendment would allow residential uses in the research districts in order to encourage mixed land uses that would foster non-motorized activity, support transit and use land infrastructure more efficiently.

**Notes:**

\* 45' maximum height if parking is provided under the building.

\*\* Except 50' maximum height for any portion of the site within 100 feet of residentially zoned land.

\*\*\* Except 50' maximum height for sites larger than 40,000 square feet.