

# Washtenaw Ave. Area TC1 District Rezoning

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PUBLIC MEETING

NOVEMBER 16, 2023

PITTSFIELD ELEMENTARY SCHOOL



# Meeting Agenda

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6:30 Open House

7:00 Presentation

7:15 Questions and Comments

7:35 Open House

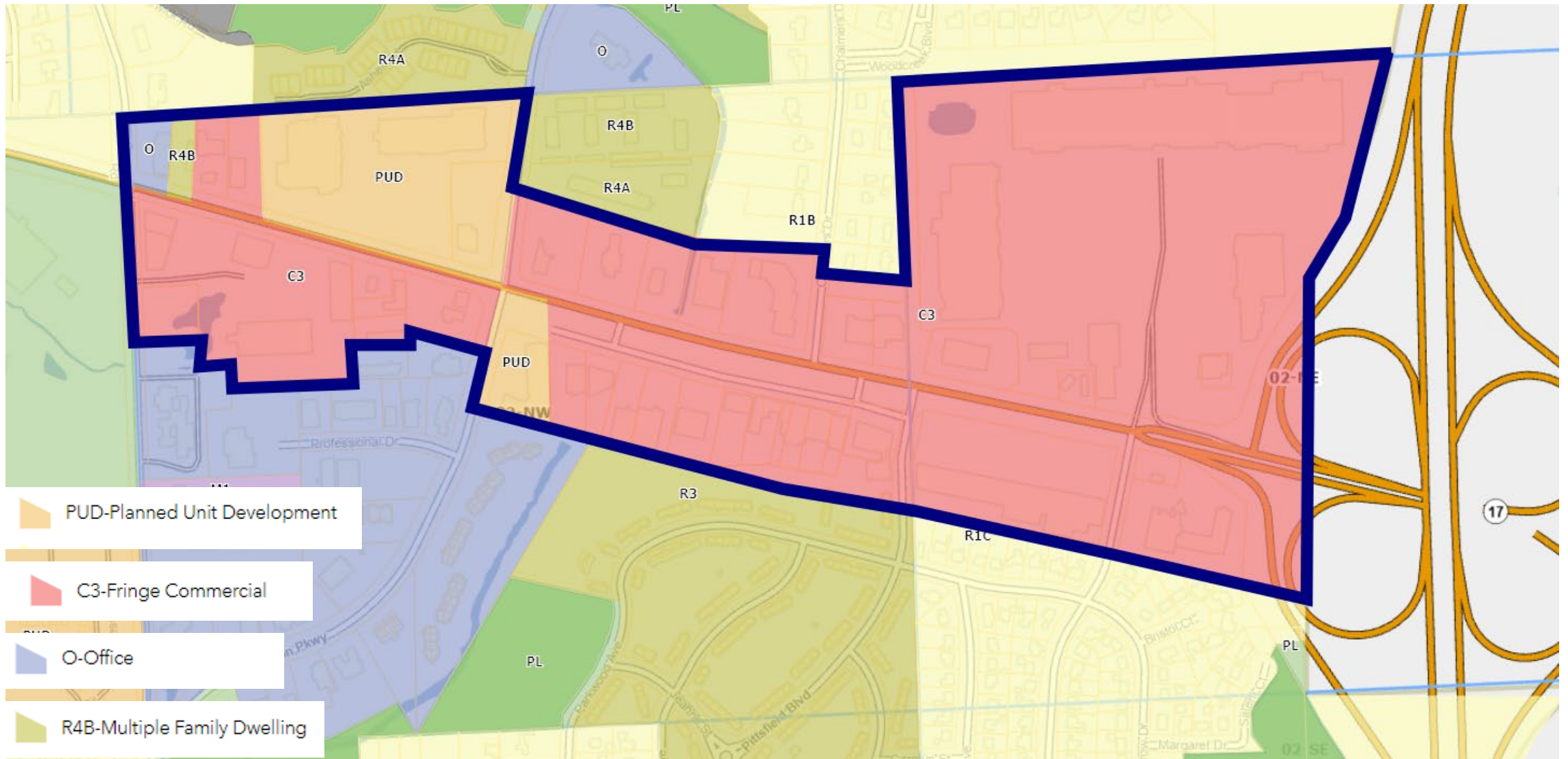


# Purpose

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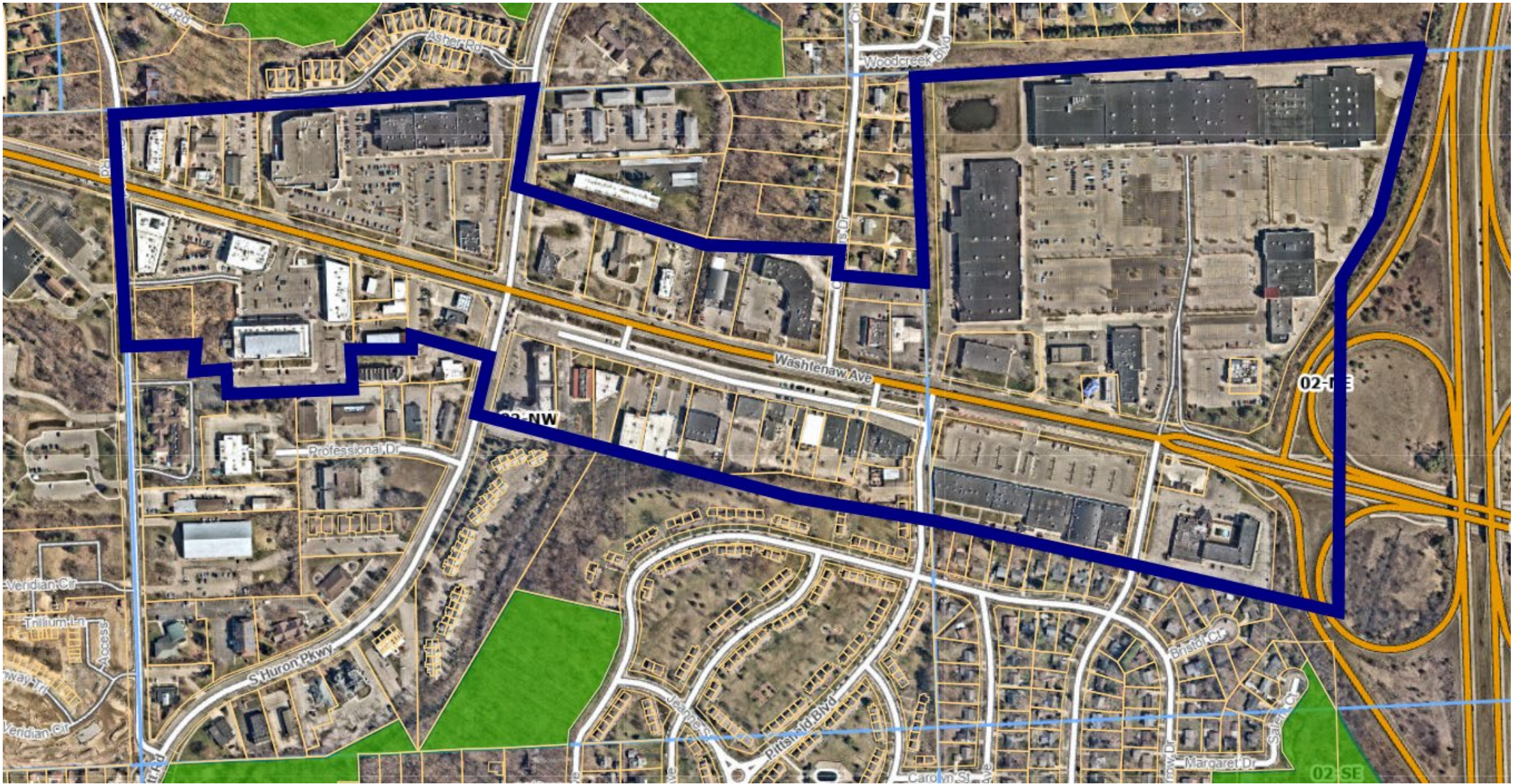
1. Introduce and explain the proposed rezoning.
2. Review the development standards and requirements of the proposed district.
3. Answer questions about the map boundaries and basic development standards.
4. Hear comments and feedback on the proposed boundaries.





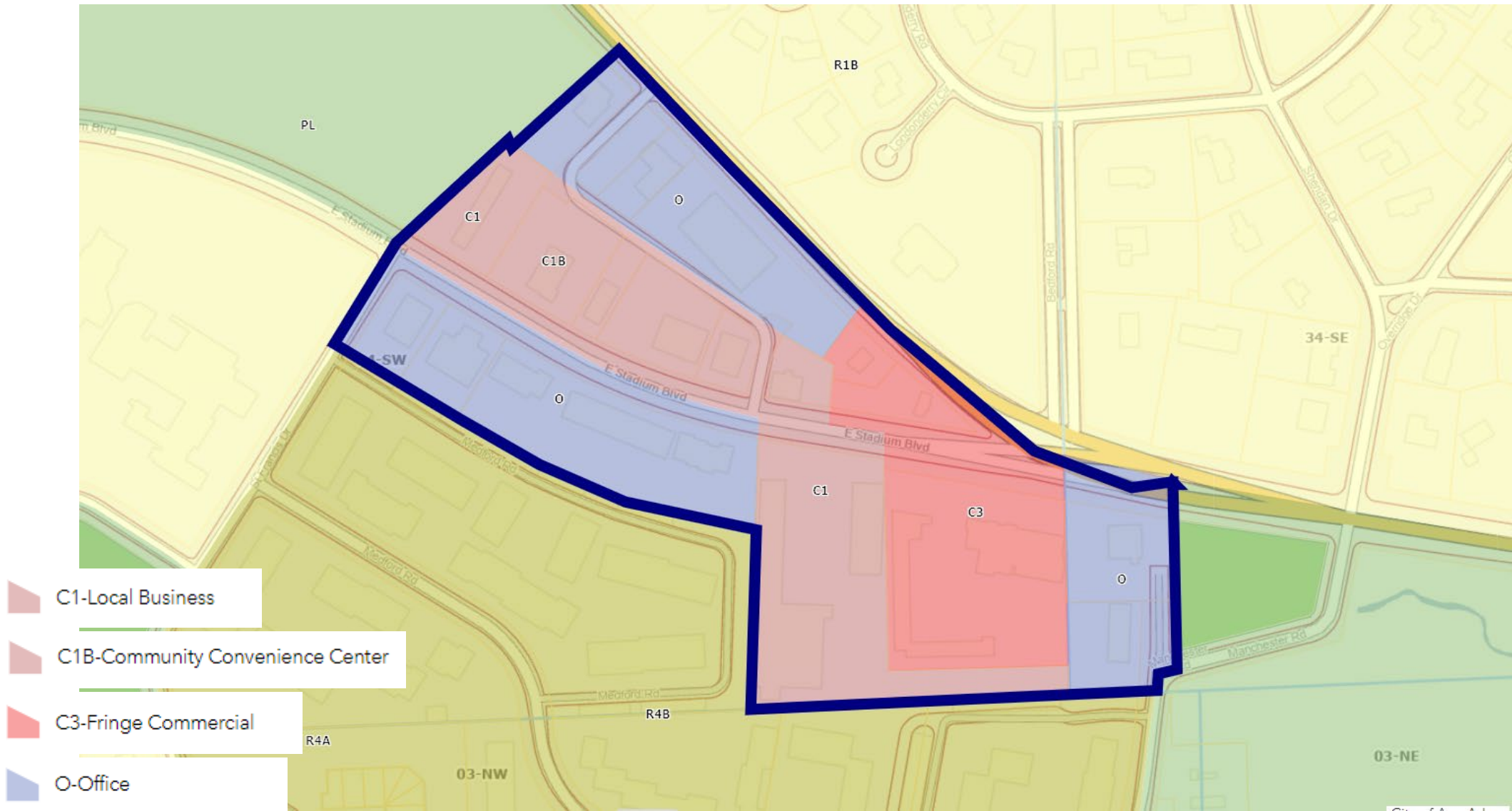
## Washtenaw East Proposed Rezoning Area with Current Zoning Districts





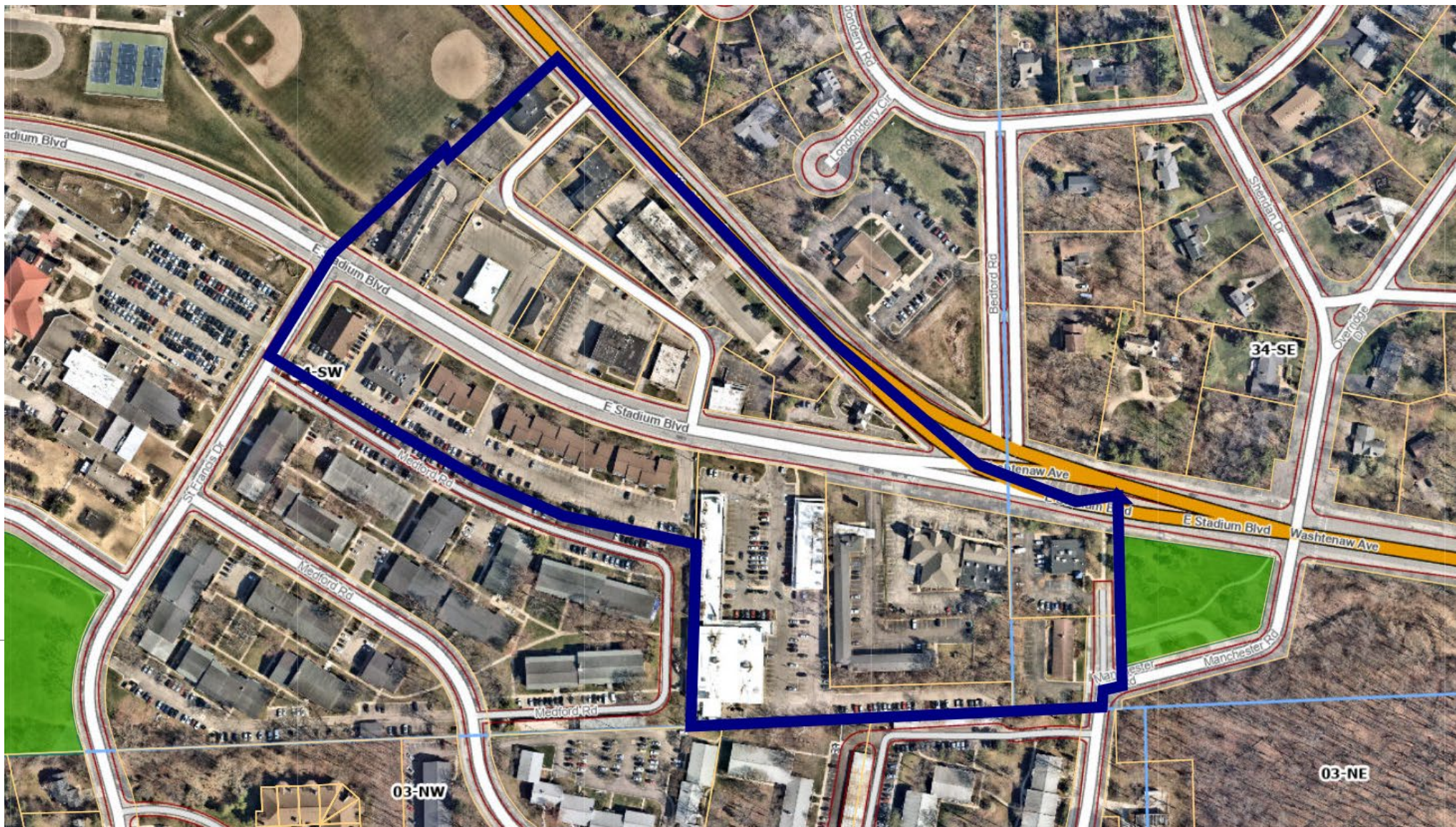
# Washtenaw East Proposed Rezoning Area with Aerial Photo





# Washtenaw/Stadium Proposed Rezoning Area with Current Zoning Districts





## Washtenaw/Stadium Proposed Rezoning Area with Aerial Photo



# TC1 Permitted Uses



Residential

Multi-family homes (apartments, townhouses)



Office

General, Medical/Dental, Financial



Commercial and Services

General Retail, Restaurants/Bar/Food Service, Personal Services, Hotel, Entertainment



Research and Development

Laboratory, Technical Development, Testing





# Other District Permitted Uses

## C3 Fringe Commercial

- Residential (all kinds)
- Offices (all kinds)
- Retail (all kinds)
- Restaurants/Bar
- Services and Repair (all kinds)
- Drive-Thrus by special exception

## C1 Local Commercial

- Residential (all kinds)
- Offices (all kinds)
- General Retail
- Restaurants/Bar
- Personal Services
- Hotel
- And maximum 8,000 square feet per use

## C1B Community Convenience

- Residential (all kinds)
- Offices (all kinds)
- General Retail
- Restaurants/Bar
- Personal Services
- Hotel

## O Office

- Residential (all kinds)
- Offices (all kinds)
- Restaurants/Bar
- Personal Services
- Hotel
- Drive-Thrus by special exception



# TC1 Development Standards

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## REGULAR DIMENSIONAL STANDARDS

- No maximum Floor Area Ratio (FAR)
- Front Setback minimum 0 ft or 18 ft
- Front Setback maximum 15, 20, or 28 ft
- Minimum Height 2 stories
- Maximum Height 55 to 300 feet\*



# TC1 Development Standards

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## ADDITIONAL DIMENSIONAL STANDARDS

- No more than two **curb cuts**.
- **Parking lots** must be next to or **behind** buildings
- **Surface area of parking lot** must be 100-125% of building footprints, additional spaces must be in parking structures or buildings.
- Site over 62,500 square feet (about 1.5 acres) must be **designed in blocks**.
- **Building frontage** must be 70% of lot width or block width.
- Maximum building size is **250 feet wide** and **360 feet diagonal**.
- Buildings must have **functional entrance** facing street.
- **Sidewalks** required adjacent to all sides of a building with an entrance.
- Dwelling units not permitted within 100 feet of a **signalized intersection**.
- Buildings (except townhouses and apartment buildings) must meet the **downtown building design requirements** for minimum first-story height, street-level transparency and windows.



# Other District Development Standards

## C3 Fringe Commercial

- 200% FAR
- 10' to 25' front setback
- 30' side/rear setback when...
- 55' height

## C1 Local Commercial

- 100% FAR
- 10' to 25' front setback
- 30' side/rear setback when ...
- 35' height
- (8,000 sq ft limit)

## C1B Community Convenience

- 150% FAR
- 10' to 25' front setback
- 30' side/rear setback when...
- 50' height

## O Office

- 75% FAR
- 15' to 40' front setback
- 30' side/rear setback when ...
- 55' to ∞ height



# Current & TC1 District Heights

Residential: 30 ft

C1: 35 ft

C1B: 50 ft

C3: 55 ft

O: 55 ft, then unlimited

TC1: 55 ft, 75 ft, 120 ft, 300 ft



# Parking Space Limits Comparison

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## FOR CURRENT USES

### Retail, Small-Medium Shopping Center, General Offices

- 1 space per 265 sq ft or 250 sq ft

### Financial and Medical/Dental Offices

- 1 space per 180 square feet

## IN THE TC1 DISTRICT

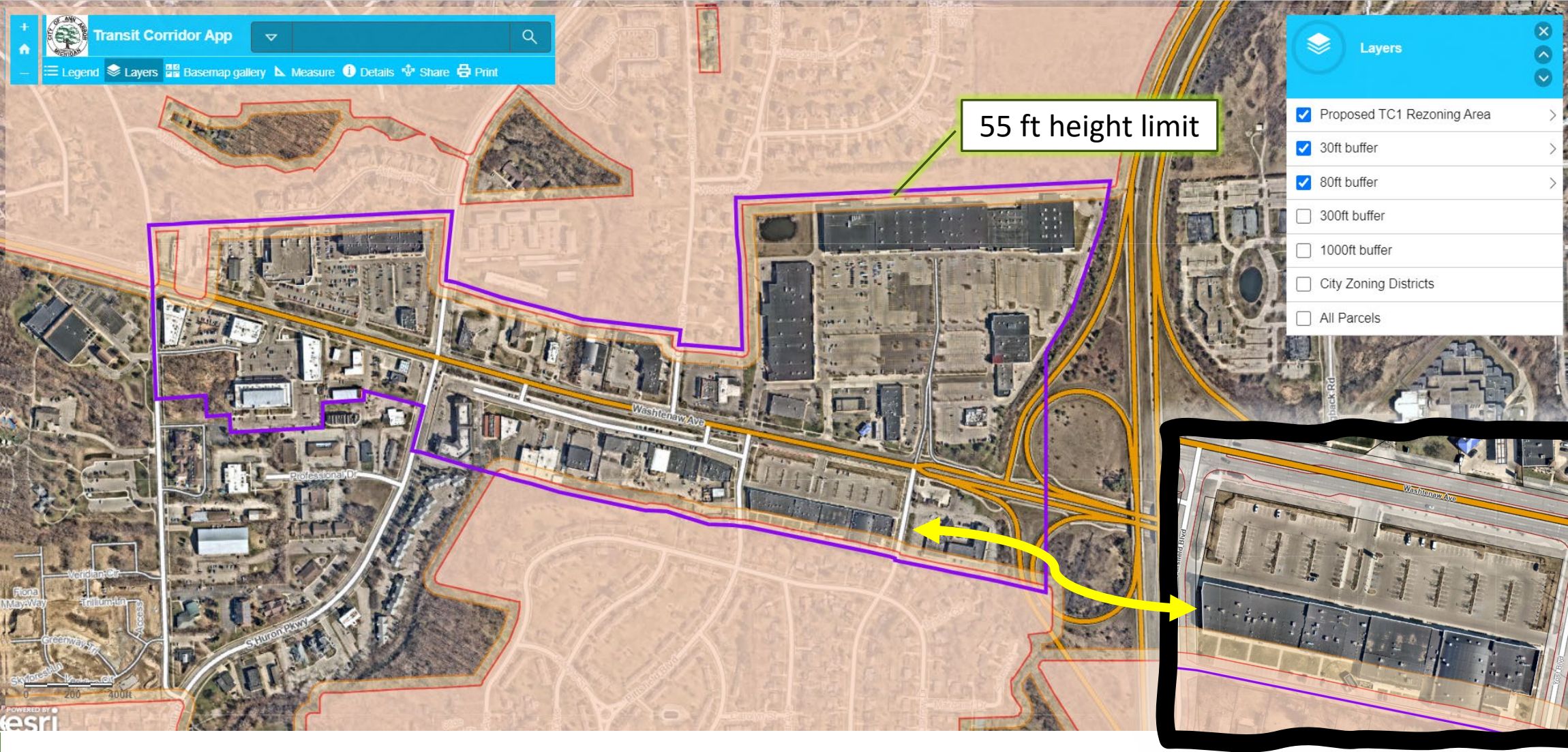
### All Development

- 1 space per 333 sq ft

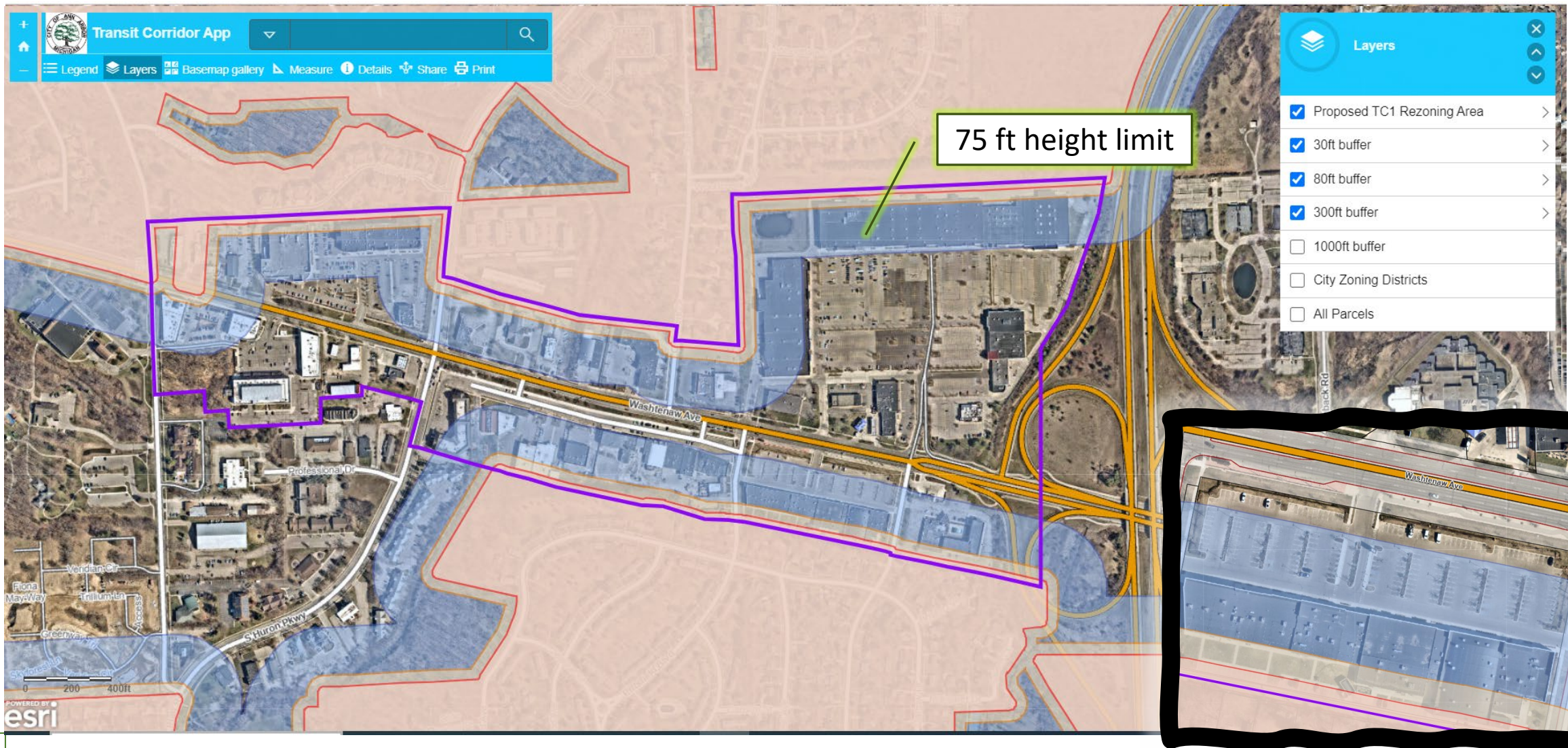
**TC1 =** Allows 25% less for retail, shopping centers, general offices  
Allows 40% less for financial and medical/dental offices



# TC1 Height Limit Buffers

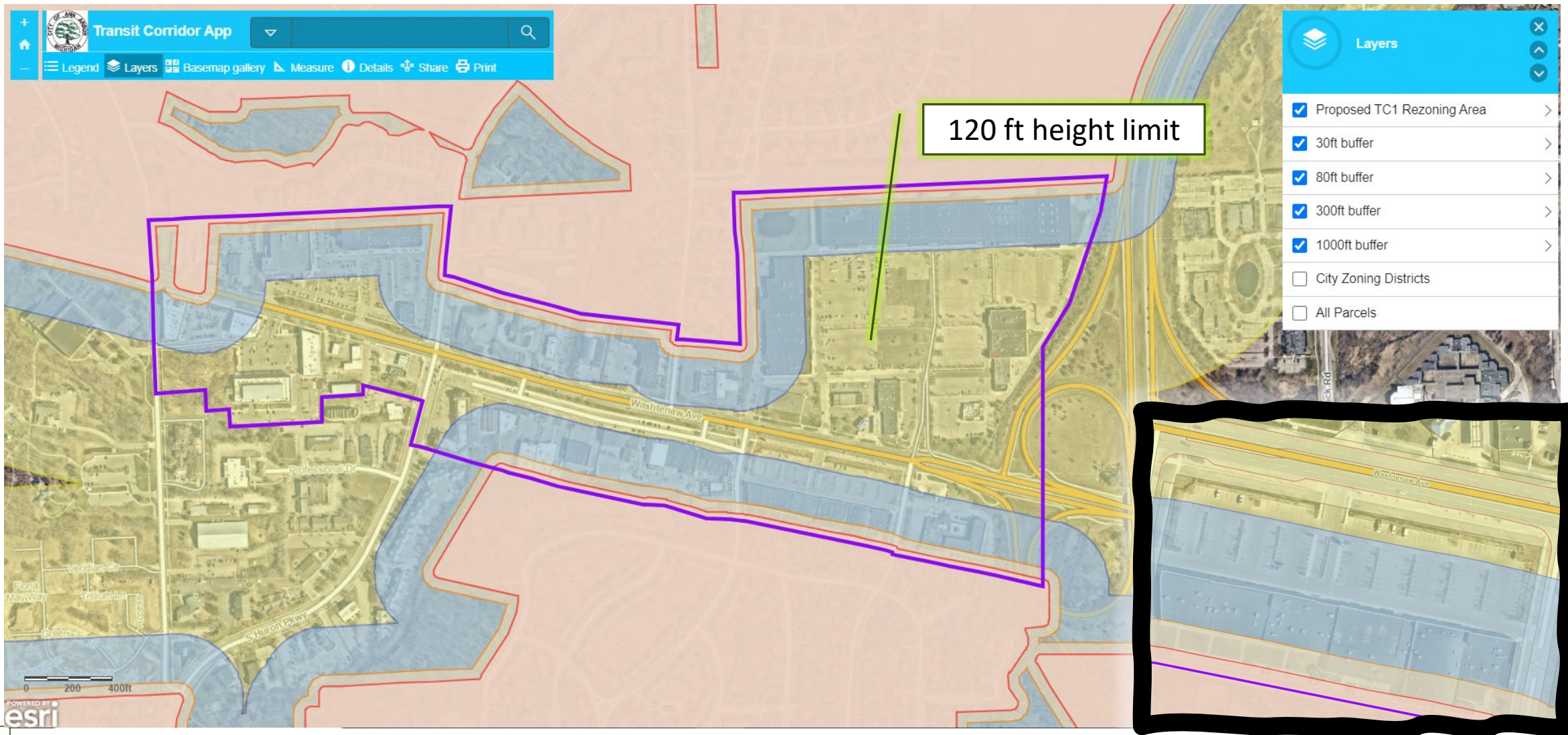


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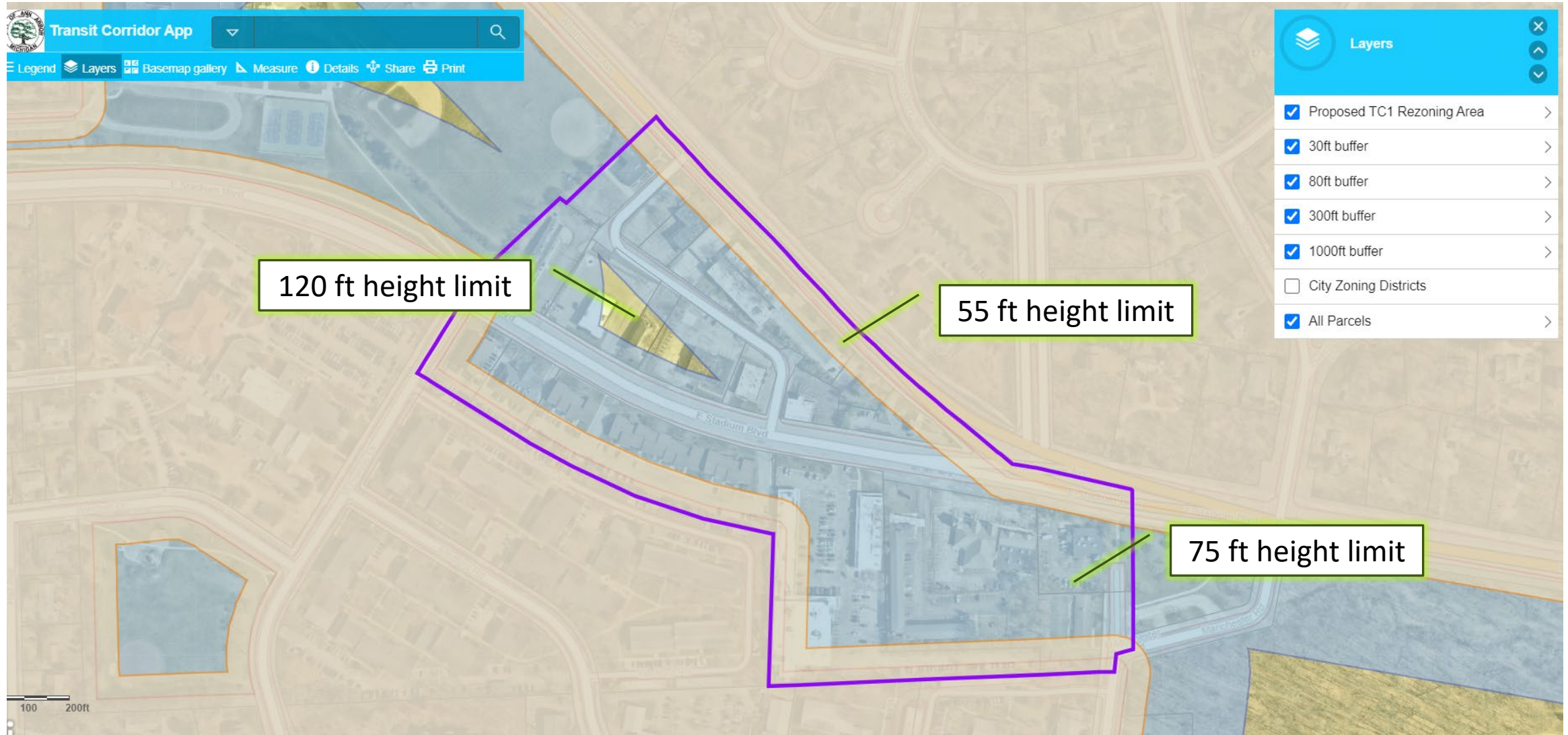




# TC1 Height Limit Buffers



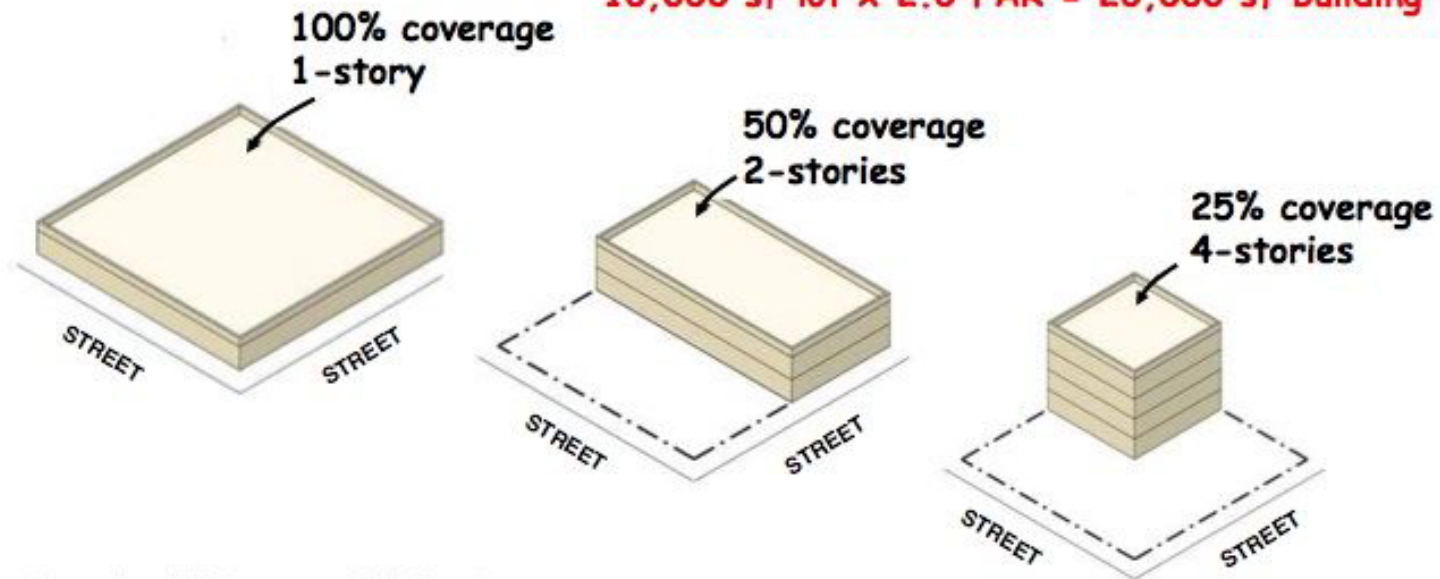
# TC1 Height Limit Buffers



# FAR Illustrated

Every zoning district has a **floor area ratio (FAR)**.  
Multiplying the FAR by the **lot size** will give you the permitted **floor area (size)** of a building.

**10,000 sf lot x 1.0 FAR = 10,000 sf building**  
**10,000 sf lot x 2.0 FAR = 20,000 sf building**



*Images from NYC Department of City Planning*

*Community Board Training Series – Land Use 101  
Office of the Manhattan Borough President Scott M. Stringer*



# Floor Area Ratio: FAR

