

UPTOWN - RECOMMENDED ZONE DESIGNATIONS - MARCH 2016

Proposed Land Use Plan			Current Zone	Recommended Zoning					Orientation
Designation	Density Range (du/ac)	Zone		S.F. of lot area per Unit	Max. Density (du/ac)	Max. Height ¹¹ (Feet)	Max. FAR		
Residential	Low	5-9	RS-1-7	RS-1-7	5,000	9	24/30 ⁽¹⁾	0.60 ⁽²⁾	---
	Low Medium	10-15	MR-3000 RM-1-1	RM-1-1	3,000	15	30 ⁽³⁾	0.75	---
	Medium	16-29	MR-1500 RM-2-5	RM-2-5	1,500	29	40 ⁽⁵⁾	1.35 ⁽⁴⁾	---
	Medium High	30-44	MR-1000	RM-3-7	1,000	44	40	1.80 ⁽⁶⁾	---
	High	45-73	MR-800B	RM-3-9 ⁽⁹⁾	600	73	50	2.25 ⁽⁶⁾	---
	Very-High	73-109	MR-400 MR-800B	RM-4-10	400	109	None	3.60	---
Commercial	Neighborhood Commercial	0-15	West Street Lewis PDO	CN-1-1	3,000	15	30	1.0	Pedestrian
		0-29	CN-3 CN-4 CV-3 CL-5 CL-6	CN-1-3 ⁽⁸⁾	1,500	29	30	1.0	Pedestrian
		0-44	CN-2A CL-2 CL-5 MR-1000	CN-1-4 ⁽⁸⁾	1,000	44	60	1.0	Pedestrian

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Commercial	Community Commercial	0-29	CN-1	CC-3-5	1,500	29	100	2.0	Pedestrian
		0-44	CN-1A	CC-3-6	1,000	44	65	2.0	Pedestrian
		0-73	CN-1A CN-2A NP-1 CL-5 CV-2 MR-3000	CC-3-8 ^(8,9)	600	73	100	2.0	Pedestrian
		0-109	CN-1A CV-1 NP-1	CC-3-9 ^(8,9)	400	109	0	2.0	Pedestrian
	Office-Commercial	0-29	NP-3	CC-3-4	1,500	29	30	1.0	Pedestrian
		0-44	NP-2	CC-3-6	1,000	44	65	2.0	Pedestrian
		0-73	NP-1	CC-3-8	600	73	100	2.0	Pedestrian
		0-109	NP-3	CC-3-9	400	109	0	2.0	Pedestrian
Institutional	Fire Station	---	---	Abutting	---	---	---	---	---
	Hospital	---	---	Abutting	---	---	---	---	---
	Library	---	---	Abutting	---	---	---	---	---
	School	---	---	Abutting	---	---	---	---	---
Parks & Open Space	Open Space	1-4	RS-1-1 RS-1-2	OR-1-1	40,000	1	30	0.45	---
		---	OC-1-1	OC-1-1	---	---	---	---	---
	Park	---	OP-1-1	OP-1-1	---	---	---	---	---
		---	OP-2-1	OP-2-1	---	---	---	---	---

- (1) Angled building plane required at front, side, and street side. Begins at 24 feet in height and angles to 30 feet in height at a 45 degree angle for lot less than 75 feet wide and at a 30 degree angle for lots 75 to 150 feet wide.
- (2) Applies to lots 4,001 to 5,000 s.f. For every 1,000 s.f. greater than 5,000 the FAR decreases by 0.01 (ex. a 6,500 s.f. lot has a FAR of 0.59). For lots smaller than the FAR increases to 0.65 for lots from 3,001 to 4,000 s.f and to 0.70 for lots less than 3,000 s.f.
- (3) Angled building plane required. At front the mangled plane begins at 19 feet for the minimum front setback (15-foot front setback for a maximum of 50% of the width of the building envelope) and the angle plane begins at 24 feet in height at the standard setback (20 feet). The angled building plan at the side setback begins at 24 feet in height.
- (4) Minimum of one-quarter of the FAR is to be reserved for required parking. If underground parking is provided then the amount equal to the gross floor area of the parking may be added area of the FAR but shall not exceed the maximum FAR.
- (5) Angled building plane required. Begins at 30 feet in height and angles to 40 feet in height at a 60 degree angle.
- (6) Minimum of one-third of the FAR is to be reserved for required parking. If underground parking is provided then the amount equal to the gross floor area of the parking may be added area of the FAR but shall not exceed the maximum FAR.
- (7) Max FAR increases with height/stories 1.80 FAR at up to 4 stories (48 feet) increasing by an FAR of 0.05 for every additional story up to a maximum 2.10 Far for 10 or more stores (120 feet or greater).
- (8) Residential use and residential parking would be prohibited in the front half of the lot.
- (9) New zones to achieve mixed use density of 73 and 109 du/ac.
- (10) Potential to apply a residential zone for the CC land use designation in between the nodes. Section 131.0423 would be revised citywide to allow up to 100% of the ground floor to be commercial subject to the limited types of commercial uses permitted. The RM-3-8 in the transition would also allow the limited commercial.
- (11)- Maximum building height and allowances will be dictated by CPIOZ for particular areas within the Uptown Community.