

UPTOWN – RECOMMENDED ZONE DESIGNATIONS – JUNE 2016

| Proposed Land Use Plan | | | Current Zone | Recommended Zoning | | | | | Orientation |
|------------------------|-------------------------|-----------------------|--------------------------------------|--------------------|---------------------------|----------------------|---------------------------------|---------------------|-------------|
| Designation | | Density Range (du/ac) | | Zone ¹ | S.F. of lot area per Unit | Max. Density (du/ac) | Max. Height ² (Feet) | Max. FAR/ FAR Bonus | |
| Residential | Low | 5-9 | RS-1-7 | RS-1-7 | 5,000 | 9 | 24/30 | varies | --- |
| | Low Medium | 10-15 | MR-3000 RM-1-1 | RM-1-1 | 3,000 | 15 | 30 | 0.75 | --- |
| | Medium | 16-29 | MR-1500 RM-2-5 | RM-2-5 | 1,500 | 29 | 40 | 1.35 | --- |
| | Medium High | 30-44 | MR-1000 | RM-3-7 | 1,000 | 44 | 40 | 1.80 | --- |
| | High | 45-73 | MR-800B | RM-3-9 | 600 | 73 | 50 | 2.70 | --- |
| | 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 / 1.5 | Pedestrian |
| | | 0-29 | CN-3 CN-4 CV-3 CL-5 CL-6 | CN-1-3 | 1,500 | 29 | 30 | 1.0 / 0.75 | Pedestrian |
| | | 0-44 | CN-2A CL-2 CL-5 MR-1000 | CN-1-4 | 1,000 | 44 | 60 | 1.0 / 1.2 | Pedestrian |

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|------------------------|----------------------|-----------------------|---|--------------------|---------------------------|----------------------|---------------------------------|-------------|-------------|
| Designation | | Density Range (du/ac) | | Zone ¹ | S.F. of lot area per Unit | Max. Density (du/ac) | Max. Height ² (Feet) | Max. FAR | |
| Commercial | Community Commercial | 0-29 | CN-1 | CC-3-5 | 1,500 | 29 | 100 | 2.0 / 2.0 | Pedestrian |
| | | 0-73 | CN-1A CN-2A NP-1 CL-5 CV-2 MR-3000 | CC-3-8 | 600 | 73 | 100 | 2.0 / 2.5 | Pedestrian |
| | | 0-109 | CN-1A CV-1 NP-1 | CC-3-9 | 400 | 109 | 0 | 2.0 / 3.0 | Pedestrian |
| | Office-Commercial | 0-29 | NP-3 | CC-1-3 | 1,500 | 29 | 30 | 0.75 / 0.75 | Pedestrian |
| | | 0-44 | NP-2 | CC-3-6 | 1,000 | 44 | 65 | 2.0 / 2.0 | Pedestrian |
| | | 0-73 | NP-1 | CC-3-8 | 600 | 73 | 100 | 2.0 / 2.5 | Pedestrian |
| | | 0-109 | NP-3 | CC-3-9 | 400 | 109 | 0 | 2.0 / 3.0 | Pedestrian |
| | | | | | | | | | |
| Institutional | Fire Station | --- | --- | Abutting | --- | --- | --- | --- | --- |
| | Hospital | --- | --- | Abutting | --- | --- | --- | --- | --- |
| | Library | --- | --- | Abutting | --- | --- | --- | --- | --- |
| | School | --- | --- | Abutting | --- | --- | --- | --- | --- |
| Parks & Open Space | Open Space | 1-4 | RS-1-1, RS-1-2, RS-1-4, RS-1-5 | 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 - See Chapter 13 of the Municipal Code for additional development regulations associated with the proposed base zones.

² - Maximum building heights will be superseded by the Community Plan Implementation Overlay Zone (CPIOZ). See the Urban Design Element of the Draft Uptown Community Plan for applicable areas and associated building heights.