

COMPARISON OF ZONING DISTRICTS

STANDARDS	C-2 (§623) - C-3 (§C624)	ARTS OVERLAY (§669)	FORM-BASED CODE
SETBACKS	<p>FRONT Minimum 20' permitted for up to 50% of structure, including projections 2 stories/30': 25' setback average 4 stories/56'</p> <p>INTERIOR</p> <p>REAR (when abutting R-4/R-5) 1 story (or 15') - 10' 2 story (or 30') - 15' 3 story (or 42') - 30' 4 story (or 56') - 45'</p> <p>LARGE SCALE From all property lines: Minimum 60'</p>	<p>FRONT No change</p> <p>INTERIOR May be reduced by a maximum of twenty-five percent of that required by the underlying zoning district, excluding those with historic preservation overlays.</p> <p>REAR No change</p>	DETERMINE THROUGH PUBLIC PROCESS
HEIGHT	Maximum of 30'. Up to 4 stories or 56' may be granted by City Council	Not addressed	DETERMINE THROUGH PUBLIC PROCESS
PARKING (§702)	<p>COMMERCIAL Varies depending on use. Most common uses are: Office: 1 space per 300 sf Restaurants/coffee shops/bars [including outdoor dining] : 1 space per 50' sf Retail: 1 space per 300 sf'</p> <p>RESIDENTIAL 1.3 spaces per efficiency unit 1.5 spaces per 1 or 2 bedroom unit 2.0 spaces per 3 or more bedroom unit</p> <p>INDUSTRIAL/WAREHOUSE: 1 space per 1.5 workers</p>	No additional parking with change in use	<p>DOWNTOWN URBAN FORM Proposal:</p> <p>RESIDENTIAL 1 space per unit</p> <p>COMMERCIAL 1 space per 500 sf</p>
LOT COVERAGE	50% of net lot area exclusive of the 6' of roof overhang, carports or covered patios	Not addressed	DETERMINE THROUGH PUBLIC PROCESS
DEVELOPMENT STANDARDS (§507 TAB A)	<p>BUILDING TYPES: No standards exist.</p> <p>BUILDING FORM [or façade design]: A few standards exist as presumptions, the only required standard applies to large scale retail under building massing: "Building facades along street frontages shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhang/canopies. These embellishments create detail at a pedestrian scale and provide transitional elements to the public streetscape. "</p>	Not addressed	DETERMINE THROUGH PUBLIC PROCESS