

SCALE (HEIGHT)

MU zones would emphasize the maximum height. Ideally, there are only four different maximum heights.

- **MU-3: 40 feet** to allow for three-story walkups, live-work units, or mixed-use buildings at a height limit that matches the newly adopted R1 zone. This would apply just to the smallest neighborhood commercial areas that reside in a low density residential context (surrounded by the R1 zone).
- **MU-2: 75 feet** to allow for five-story mixed-use buildings. This allows for 20-foot ground floor and 10-foot, 6-inch upper floors with some extra flexibility. Apply this to all CC zones that included 40-foot limits and were raised up to 55 feet in the interim housing code.
- **MU-1 & MU-TOD: 90 feet as base** to allow for seven-story mixed-use buildings or six-story office or research buildings. This assumes an allowance for 20-foot concrete-framed ground floor and 10-foot, 6-inch floor-to-floor heights for wood-framed upper floors, with some built-in flexibility. Apply this to all CC zones that included 55 foot limits and were raised up to 70 feet in the interim housing code.
- **MU-1 & MU-TOD: 150 feet in select areas** - This height allows the market to catch up and allow for unique developments or construction types (including mass timber).

Dimensional Standards

Table 2. Current and proposed dimensional standards. Note: The black underlined standards reflect those of the interim housing regulations.

Standard	Existing Zones			Proposed Zones				Use Conditions & Comments
	CC1	CC2	CC4	MU-TOD	MU1	MU2	MU3	
HEIGHT – based on center designation type (feet)								
General				70-150 _x	70-150 _x	75	40	X Zone provides for variable height limits within the range as specified on the Zoning Map.
Neighborhood Center	40 <u>55</u>	40 <u>55</u>	40 <u>55</u>	These designations would no longer impact MU zone height standards				
District Center	55 <u>70</u>	55 <u>70</u>	40 <u>55</u>					
Employment Center	150	150	70					
Building Height Transition Requirement	For all development within 150’ of any single-family or two-family residential zone, height limit starts at 30’ at the residential zone boundary and additional building height is added at a ratio of 1’ vertical to 2’ horizontal. <u>The interim housing ordinance revised the ratio of 1:1.</u>			For development on properties adjacent to lower intensity residential zones, height limit starts at 30’ at the residential zone boundary and additional building height is added at a ratio of 1:1.				<p><i>Utilize the same approach as in the interim housing ordinance (1:1) starting at 30’.</i></p> <p><i>Alternative considerations:</i></p> <ul style="list-style-type: none"> <i>(a) Start height limit at 45’ and then go up at the 1:1 ratio</i> <i>(b) Start height at the same 30’ and then go up at an increased 1.25:1 ratio or 1.5:1 ratio.</i> <i>(c) Start height limit at 45’ and then go up at an increased 1.25:1 ratio or 1.5:1 ratio.</i>

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Standard	Existing Zones			Proposed Zones				Use Conditions & Comments
	CC1	CC2	CC4	MU-TOD	MU1	MU2	MU3	
FLOOR AREA RATIO (FAR)								
Minimum FAR	None <u>1.0</u> _x	None <u>1.0</u> _x	None <u>0.5</u> _x	1.0 _y	None	None	None	<p><i>Retain the 1.0 minimum FAR only in the MU-TOD zone and apply to all development types except civic/public uses. Suggest exempting small lot development from this standard.</i></p> <p>x Applies only to development where a minimum of 50% of the floor area is residential.</p> <p>y Development on lots under 20,000sf are exempt</p>
Maximum basic allowable FAR by use								
Non-residential	0.5	0.2	_x None	None	None	None	None	<p><i>Avoid FAR limitations, similar to most recent interim zoning ordinance changes.</i></p> <p>x In the CC4 zone the FAR for all nonresidential uses may not be greater than the FAR for the residential uses located on the same parcel. Nonresidential uses are limited to a maximum of three thousand square feet per parcel.</p> <p>y Applies only to development where a minimum of 50% of the floor area is residential.</p>
Residential	1.0 <u>None</u>	0.5 <u>None</u>	1.0 <u>None</u>	None	None	None	None	
Combined	1.5 <u>None</u> _y	0.7 <u>None</u> _y	1.0 <u>None</u> _y	None	None	None	None	
Maximum FAR by use with public amenities								
Non-residential	1.0	0.8	None	None	None	None	None	
Residential	2.0 <u>None</u>	1.5 <u>None</u>	1.5 <u>None</u>	None	None	None	None	
Combined	3.0 <u>None</u> _y	2.3 <u>None</u> _y	1.5 <u>None</u> _y	None	None	None	None	

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Standard	Existing Zones			Proposed Zones				Use Conditions & Comments
	CC1	CC2	CC4	MU-TOD	MU1	MU2	MU3	
SETBACKS (minimum feet)								
Street lot line	0	0	x	0 _y	0 _y	0 _y	0 _y	<p>Suggest pointing to proposed block frontage standards, which emphasize that the form (possibly the use too) dictates the minimum setback.</p> <ul style="list-style-type: none"> γ Buildings are subject to block frontage standards as set forth in Table 5. x When abutting RSF and RTF zoned lots, the minimum structure setback from street lot line is the same as the abutting residential zoning district for the first 60 ft. from the boundary of the abutting residential zoning district.
Setbacks from Curb/Sidewalk Width	12	12	12		12 _y	12 _y	12	<p>Continue current standard until more specific streetscape standards can be developed. The footnote allows for limited cantilevering out to or close to the ROW edge.</p> <ul style="list-style-type: none"> γ The upper floors may cantilever out to the ROW edge, up to a maximum of 4'.
RSF and RTF zoned lots (adjacent to)	10	10	10		5	5	5	Use a basic 5', as the building height transition requirement addresses the biggest compatibility component between these two zones.
Interior lot line	0	0	0		0	0	5	For MU-3, the setback should be consistent to the permanent changes associated with the interim housing ordinance (it's currently 5').
CC, O, NR or similar zones	0'	0'	0'					