

**Existing and Proposed Requirements in Traditional Neighborhood and Industrial Districts**

		<b>B3* - General Commercial</b>	<b>TN2 - Traditional Neighborhood</b>	<b>TN3 - Traditional Neighborhood</b>	<b>TN4 - Traditional Neighborhood</b>	<b>IR - Industrial Restricted</b>	<b>I1 - Light Industrial</b>
<b>Floor Area Ratio (FAR)</b> = sq. ft. of building area divided by sq. ft. of parcel area	Existing	Max 2.0	Non-residential or mixed-use: 0.5-2.0 with surface parking; 0.5-3.0 with structured parking	Non-residential or mixed use: 30-44 dwelling units per acre and 1.0-3.0 FAR	n/a	2.0	2.0
	Proposed	no change	Reduce min. FAR to 0.3 citywide, but keep min. 0.5 FAR in station areas	1.0 FAR at light rail transit station areas for sites of 25,000 sq. ft. or more; min. 0.5 FAR on sites under 25,000 sq.ft. or outside light rail transit station areas	Multifamily, non-residential, or mixed-use: 1.0 FAR at station areas for sites of 25,000 sq. ft. or more; min. 0.5 FAR on sites under 25,000 sq. ft. or outside station areas.	no change	no change
<b>Building Heights</b> (minimums and maximums)	Existing	30 ft. max. May exceed max. if stepped back from setback lines a distance equal to the height which the structure exceeds the max. height.	35 ft. [about 2-3 stories] max; Buildings should look like they are more than one story; up to 45 ft with a CUP if within 600 ft. of a transit stop	2 stories min.; 45-55 ft. max. [about 3-4 stories]; up to 90 ft with a CUP	n/a	3 stories or 50 ft.; height up to 75 ft. permitted with CUP	50 ft.; higher height permitted when structure is set back the distance by which the maximum is exceeded
	Proposed	no change	no change	25 ft. min. rather than 2 stories. No change to maximum	Min. 25 ft. and up to 75 ft. [about 6 stories] without stepbacks. Height greater than 75 ft. is permitted if set back 20 ft. from the street and any other primary façade, and 20 ft. from the rear property line, on top of a base podium, up to 150 ft. [about 12 stories] max. Height over 150 ft. (no max) permitted with a CUP.	no change	no change
<b>Building Setbacks</b> (the number of feet the edge of the building is set back from the property line)	Existing	Front: 0 ft.; Side: 0 ft.; Rear: 0 ft. or with room for off-street loading as required in 63.400.	Residential 15-25 ft.; Non-residential or mixed-use: front: 0-10 ft.; Side: 0 ft.; Rear: 0-15 ft.	Residential 15-25 ft.; Non-residential or mixed-use: front: 0-10 ft.; Side: 0 ft.; Rear: 0-15 ft.	n/a	Front 0; Side 0; Rear 0	Front 0; Side 0; Rear 0
	Proposed	no change	Residential setback: 10-25 ft.; Non-residential and mixed use: 0-10 ft. except on University Ave., where front yard setback is a min. of 4 ft. An additional 6 ft. may be added if used for outdoor seating/active space, for a total setback of 10 ft.. Rear setback on University is 13 ft. from the centerline of the alley.	Residential setback: 10-25 ft.; Non-residential and mixed use: 0-10 ft. except on University Ave., where front yard setback is a min. of 4 ft. An additional 6 ft. may be added if used for outdoor seating/active space, for a total setback of 10 ft.. Rear setback on University is 13 ft. from the centerline of the alley.	Residential setback: 10-25 ft.; Non-residential and mixed use: 0-10 ft. except on University Ave., where front yard setback is a min. of 4 ft. An additional 6 ft. may be added if used for outdoor seating/active space, for a total setback of 10 ft.. Rear setback on University is 13 ft. from the centerline of the alley.	no change	no change
<b>Parking Requirements</b>	Existing	Varies by use; general reduction citywide per newly dopted parking code	Recently adopted changes to the citywide parking requirements. Now most retail and office uses are 1 space/400 sq. ft.	Recently adopted changes to the citywide parking requirements. Now most retail and office uses are 1 space/400 sq. ft.	n/a	Varies by use; slight reduction in requirement for industrial and manufacturing uses, otherwise no significant changes.	Varies by use; slight reduction in requirement for industrial and manufacturing uses, otherwise no significant changes
	Proposed	no change	Eliminate parking requirement in station areas.	Eliminate parking requirement in station areas.	Recently adopted changes to the citywide parking requirements. Now most retail and office uses are 1 space/400 sq. ft. No parking requirement in station areas.	no change	no change

		B3* - General Commercial	TN2 - Traditional Neighborhood	TN3 - Traditional Neighborhood	TN4 - Traditional Neighborhood	IR - Industrial Restricted	I1 - Light Industrial
<b>Parking Placement</b>	Existing	No specific requirements	Parking must be placed in a building, underground, in rear yard or side yard; variance needed for parking in front of the building. Surface parking cannot occupy more than 50% of total lot frontage.	Parking must be placed in a building, underground, in rear yard or side yard; variance needed for parking in front of the building. Surface parking cannot occupy more than 30% of total lot frontage.	n/a	Subject to TN design standard regarding parking location and design - limits location to the rear of building, with limited side yard parking permitted.	No requirements for placement
	Proposed	no change	Same as above, but surface parking cannot exceed 60 ft. of lot frontage in LRT station areas.	Same as above, but surface parking cannot exceed 60 ft. of lot frontage citywide.	Parking must be placed in a building, underground, in rear yard or side yard; variance needed for parking in front of the building. Surface parking cannot exceed 60 ft. of lot frontage citywide.	no change	no change
<b>Use Restrictions</b>	Existing	Nearly all commercial uses permitted; see principal use table in Sec. 66.421. Residential uses restricted to no more than 50% of the first floor.	Residential uses and many commercial uses permitted. Most auto-related uses restricted.	Residential uses and many commercial uses permitted. Most auto-related uses restricted. Drive-throughs not permitted.	n/a	Per code	Per code
	Proposed	no change	Add auto service station as a conditional use; no drive-throughs adjacent to station platforms; add reception hall as conditional use and add mixed residential and commercial use, mail order house and business sales and service as permitted uses.	Add reception hall as conditional use and mixed residential and commercial use, mail order house and business sales and service as permitted uses.	Multifamily residential uses and many commercial uses permitted. No one and two-family dwellings, and no new auto-oriented uses.	Add auto body shop, auto service station and auto repair station as conditional uses; add indoor auto sales as permitted use.	no change
<b>Design Requirements</b>	Existing	General Building and Design Standards in Sec. 63.110 apply	TN design standards	TN design standards	n/a	Subject to TN design standards: anchor the corner, front yard landscaping, building façade articulation, materials & detailing, screening of equipment, parking location & design, parking lot lighting, street trees, sidewalks.	General Building and Design Standards in Sec. 63.110 apply.
	Proposed	no change	TN design standards (with proposed revisions)	TN design standards (with proposed revisions)	TN design standards (with proposed revisions)	Add building height & treatment of one story bldgs, entrance location, door & window openings, and entrance location for transit access.	no change

\*B3 requirements are shown for reference purposes only as the majority of existing zoning in the Central Corridor is currently B3.

**Non-conforming uses and buildings**

Existing uses that are legally non-conforming under the existing regulations/Central Corridor Overlay District or become legally non-conforming under the new zoning can remain indefinitely. Existing buildings with permitted uses can expand without fully meeting the new requirements. However, existing uses that become legally non-conforming must apply for expansions of non-conforming use in order to expand their buildings.

**Terms**

**Floor area ratio (FAR).** The total floor areas in sq. ft. of all buildings or structures on a zoning lot divided by the area in sq. ft. of said lot

**Building Setback.** The number of feet the façade of a building is set back from the property line

CUP - Conditional Use Permit