

Summary of Ford Master Plan and Zoning Text Amendments

	Description	Staff Recommendation	Zoning Committee Recommendation
1a	Addition of Townhome to the Allowable Building Type in the F1 Zoning district	Recommend	Recommend approval of staff recommendation 3-1 (Ochs)
1b	Adjust Townhome minimum lot width from 30' to 20'	Recommend with new footnote that it's a per unit figure	Recommend approval of staff recommendation 4 - 0
1c	Adjust Townhouse maximum building width from 150' to 350'	Recommend	Recommend to adjust Townhouse maximum building width from 150' to 350' for F2-F4, but not F1 districts 4 - 0
1d	Adjust Townhouse Maximum lot coverage by building from 50% to 60%	Lot coverage increase not needed; add note that it applies to the entire parcel, not lot under each unit	Recommend approval of staff recommendation with added language from footnote (b) <i>The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking, and access constitutes "common" properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.</i> 4 - 0
1e	Adjustments to the Townhouse minimum setbacks, for properties only adjacent to the shared bike/ped paths, from 10' to 4'	Recommend against	Recommend approval of staff recommendation 3-1 (Ochs)
2a	Adjustment to allow Multi-Family Medium building types in the F2 zoning district	Recommend-eliminating Multi-Family Medium Low and Medium with Multi-family	Recommend approval of staff recommendation 4 - 0
2b	Adjustment to allow Multi-Family Medium building types in the F5 zoning district	Recommend-eliminating Multi-Family Medium Low and Medium with Multi-family	Recommend approval of staff recommendation 4 - 0

2c	Adjustment to allow Supportive Housing in the F6 zoning district	Recommend	Recommend approval of staff recommendation 4 – 0
3a	Adjustment to the minimum commercial in the F6 zoning district to 0%	Recommend	Recommend approval of adjustment to minimum commercial in the F6 zoning district to 5% 3-1 (Rangel Morales)
3b	Adjustment to allow Religious Institution, Place of Worship in the F1 zoning district.	Recommend	No recommendation to Planning Commission
4a	Adjustment to the Maximum Lot Coverage by Buildings allowed from 70% to 95% for all applicable building types listed in Table 6.2	Recommend against; add underground parking exclusion instead	Recommend approval of staff recommendation of a new foot note: <i>Portions of a parking structure that are less than one story above grade, as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations.</i> 4 - 0
4b	Adjustment to allow all usable rooftop space to count towards the Minimum Lot Coverage for Open Space.	Recommend	Recommend approval of staff recommendation with amended language. Where a rooftop surface above the third floor includes Functional Green Roof Area, <u>visible from the public right-of-way if below the third floor</u> , adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least one (1) foot from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses. 4 - 0
5	Adjustment to the Woodlawn Ave roadway section.	Recommend	Recommend denying adjustment to the Woodlawn Ave roadway section 4 - 0

6	Addition of F Districts to Section 64.502 of the Zoning Code	Recommend	Recommend approval of staff recommendation 4 - 0
7	Adjust Lot District Boundary Adjustments to Match Platted Streets	Recommend	Recommend approval of staff recommendation 4 - 0