



Code Amendments & New Objective Design Standards for Multi-Family & Residential Mixed-Use Development in Commercial Zones

Zoning Code Text Amendment Case No. PZC-0009-2023

City Council
February 27, 2024

Commercial Zoning Districts

Amendments to GMC 30.12 Commercial Districts:

- Multi-family (MF) & Mixed-Use (MU) currently permitted based on the R-1250 standards
- Eliminate application of R-1250 standards
- Provide new MF/MU standards
- New objective design standards section for MF/MU residential projects in commercial zones

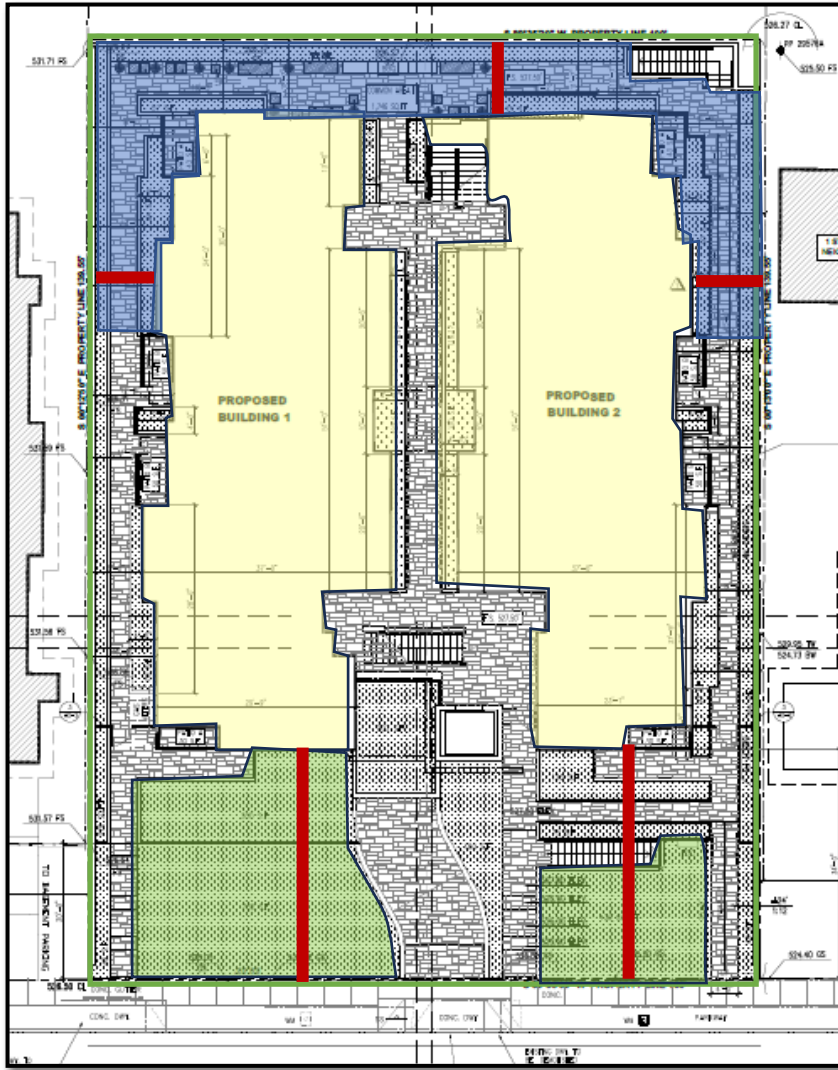


MF/MU Development Standards Updates

- **Density** – No change to # of du/ac (up to 43 du/ac)
- **FAR** – Eliminate 1.2 maximum
- **Lot Coverage** – Increase from 50% to 85%
- **Setbacks** – Eliminate different minimums/averages (“wedding cake setbacks”) for each floor; street front setback - 12-foot minimum from curbface to build-to line
- **Open Space** – Reduce to 140 SF per unit (from 40 SF private, 200 SF common)
- **Height** – Correspond to existing commercial height limit (from 2 or 3 stories max.)



Changes from R-1250 Standards

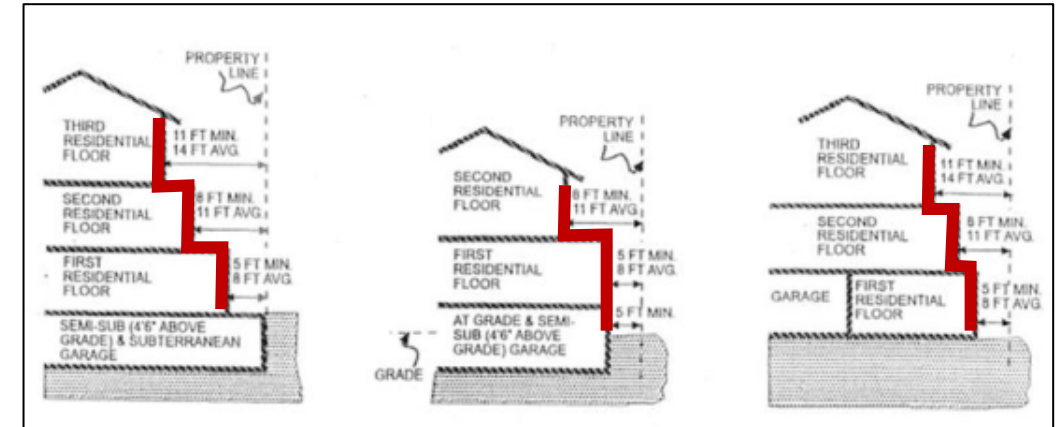


Lot Coverage
Increased

Setbacks
Decreased

Common Open
Space Reduced

Wedding Cake
Setbacks Eliminated



	<i>Current R-1250 Zoning Standards</i>	<i>Proposed Amendments</i>
Residential Density	Max. 1 unit for each 1,250 sq. ft. of lot area; 1 unit for each 1,000 sq. ft. of lot area on lots > 90 feet in width	Same, no change
Floor Area Ratio	Maximum 1.2	Eliminated
Lot Coverage	Maximum 50%	Increased to 85%
Setback, Street Front	20 ft. minimum & 23 ft. average for garage or 1 st residential floor; 23 ft. min. & 26 ft. average for the 2 nd & 3 rd residential floors	12' min.; Reduced to be in keeping with typical mixed-use buildings
Setback, Street Side & Setback, Interior	5 ft. minimum & 8 ft. average for the 1 st residential floor; 8 ft. min. & 11 ft. average for the 2 nd residential floor; 11 ft. min. & 14 ft. average for the 3 rd residential floor	Reduced to be in keeping with typical mixed-use buildings; Minimum 5-foot interior only
Interior when abutting the ROS, R1R or R1 zones	8 ft. minimum & 11 ft. average for the 1 st residential floor; 11 ft. min. & 14 ft. average for the 2 nd residential floor; 17 ft. min. & 20 ft. average for the 3 rd residential floor	New objective design standards require step-backs to ensure appropriate transitions
Minimum Permanently Landscaped Open Space	25% of lot area	25% of required common area & planters along the front
Height Limits	Max. of 3 stories / 36 ft.; on lots having a lot width of 90 feet or less - max. of 2 stories / 26 ft.	Applicable height limit for the corresponding "C" zone / height district
Open Space	Minimum 40 SF of private open space & 200 SF of common open space per unit	Reduced to 140 SF per unit (private, common or both)

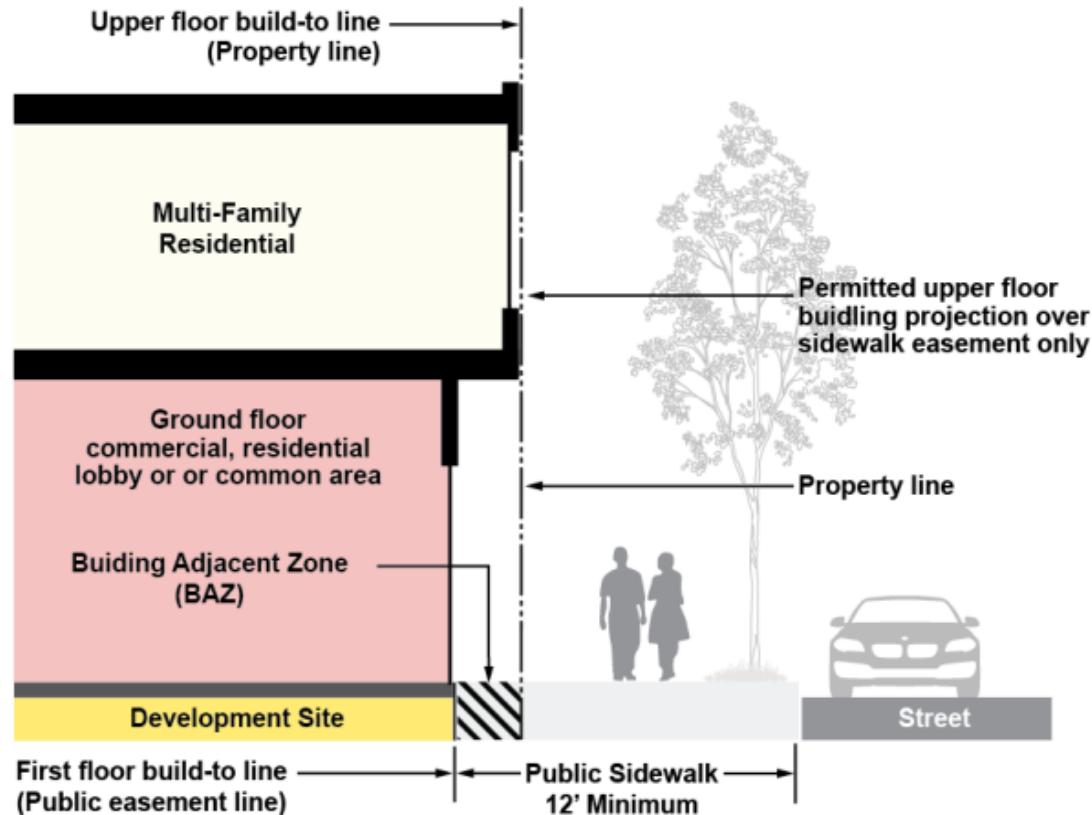


New MF/MU Objective Design Standards

- Objective standards: measurable, verifiable - not subjective like guidelines
- Organized in familiar format: site planning, massing/scale, architectural detailing, etc.
- Modulation standards introduced to reduce boxy massing
- Architectural design standards to ensure quality development



MF/MU Site Planning



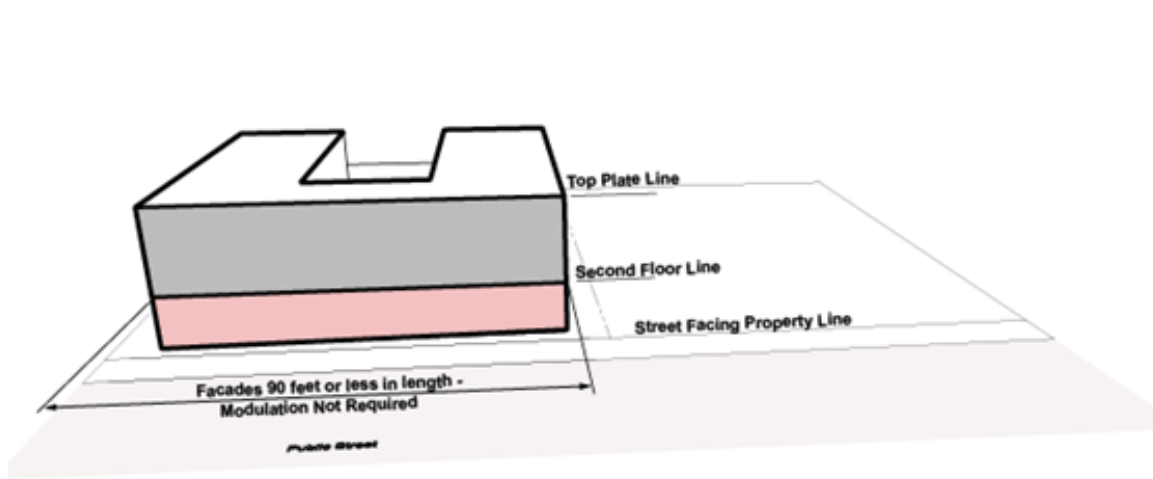
- Eliminate substantial, landscaped R-1250 street front setback
- Require minimum 12-foot setback from face of curb to “build-to” line
- Reduced building front setback activates commercial streetscape and still provides clearance, accessible sidewalk, street trees

MF/MU Massing & Scale

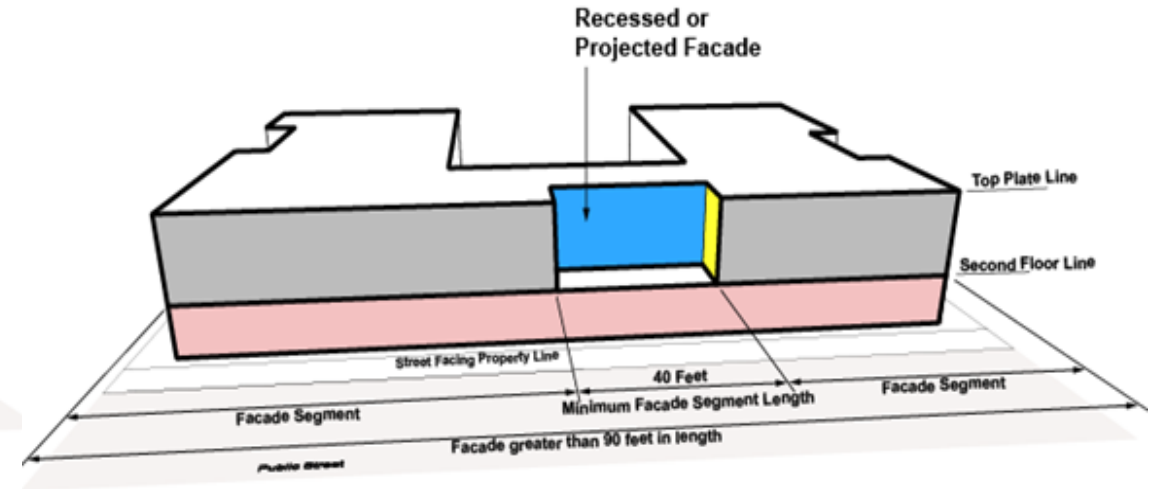
- Horizontal Modulation
- Vertical Modulation
 - Neighborhood Transition Standard
 - Sloping Site Transition Standard
- Façade Articulation – Options Menu



Massing & Scale – Horizontal Modulation



No horizontal modulation required for facades less than 90 feet in width

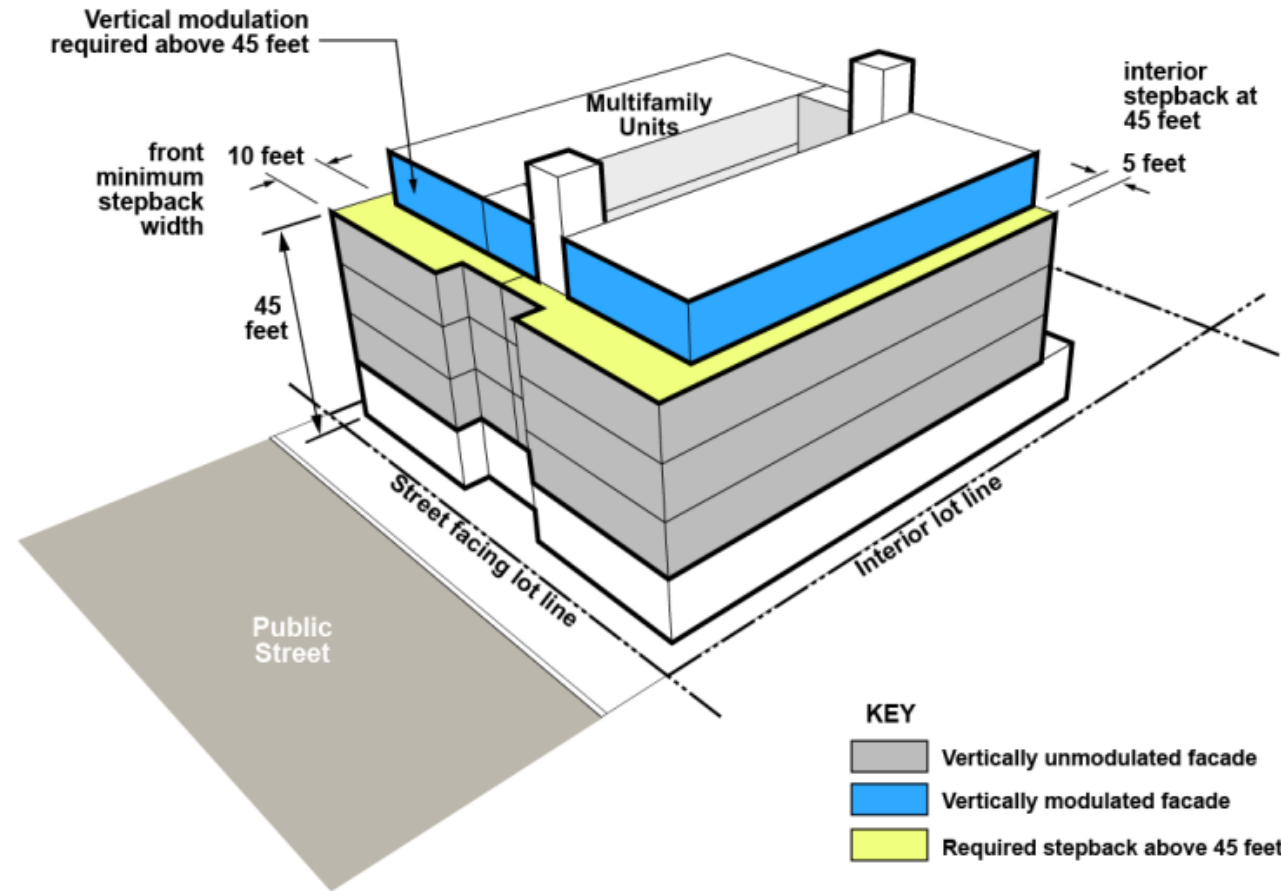


Horizontal modulation required for facades greater than 90 feet in width

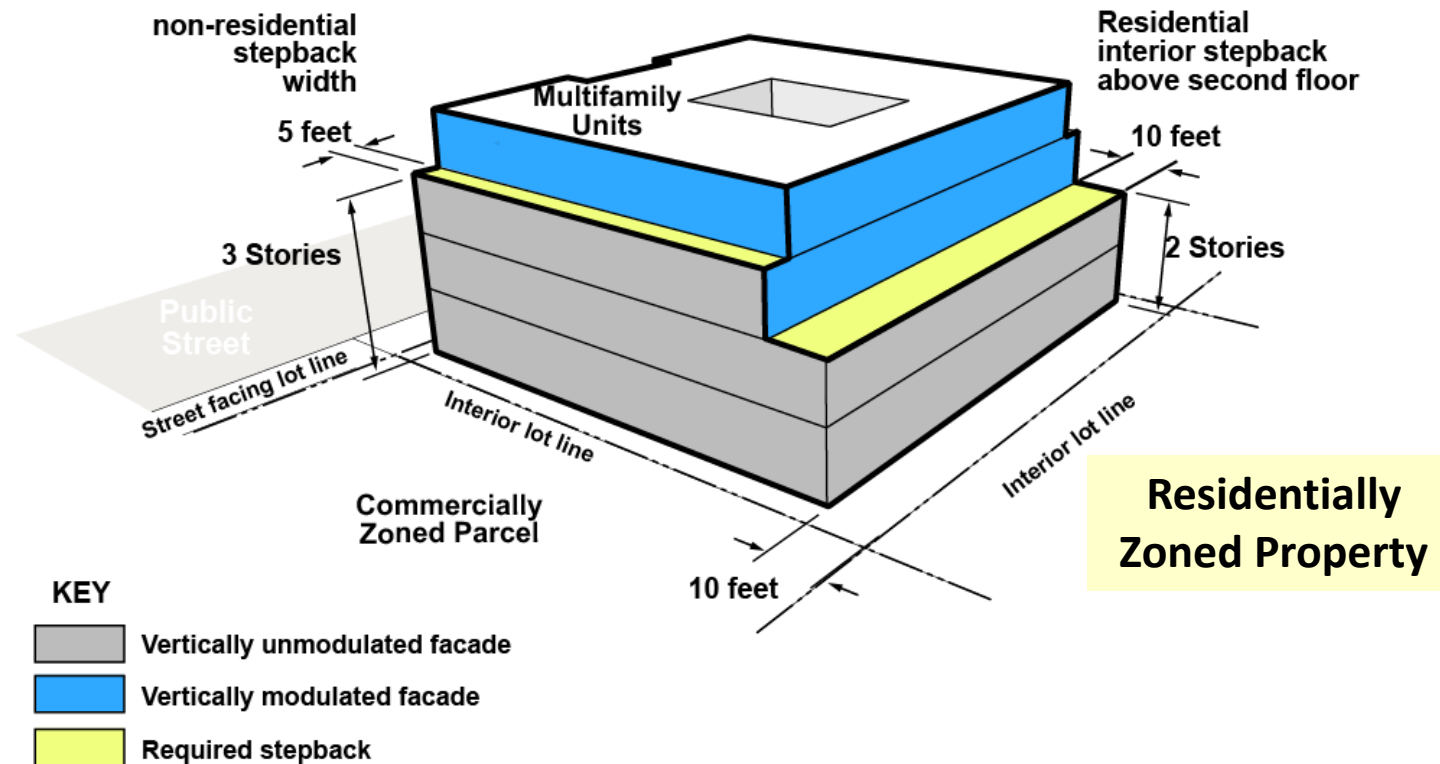
KEY

- Unmodulated floor areas
- Modulated floor areas
- 10 feet minimum modulated facade depth
- Ground floor commercial or residential lobby/common area

Massing & Scale – Vertical Modulation

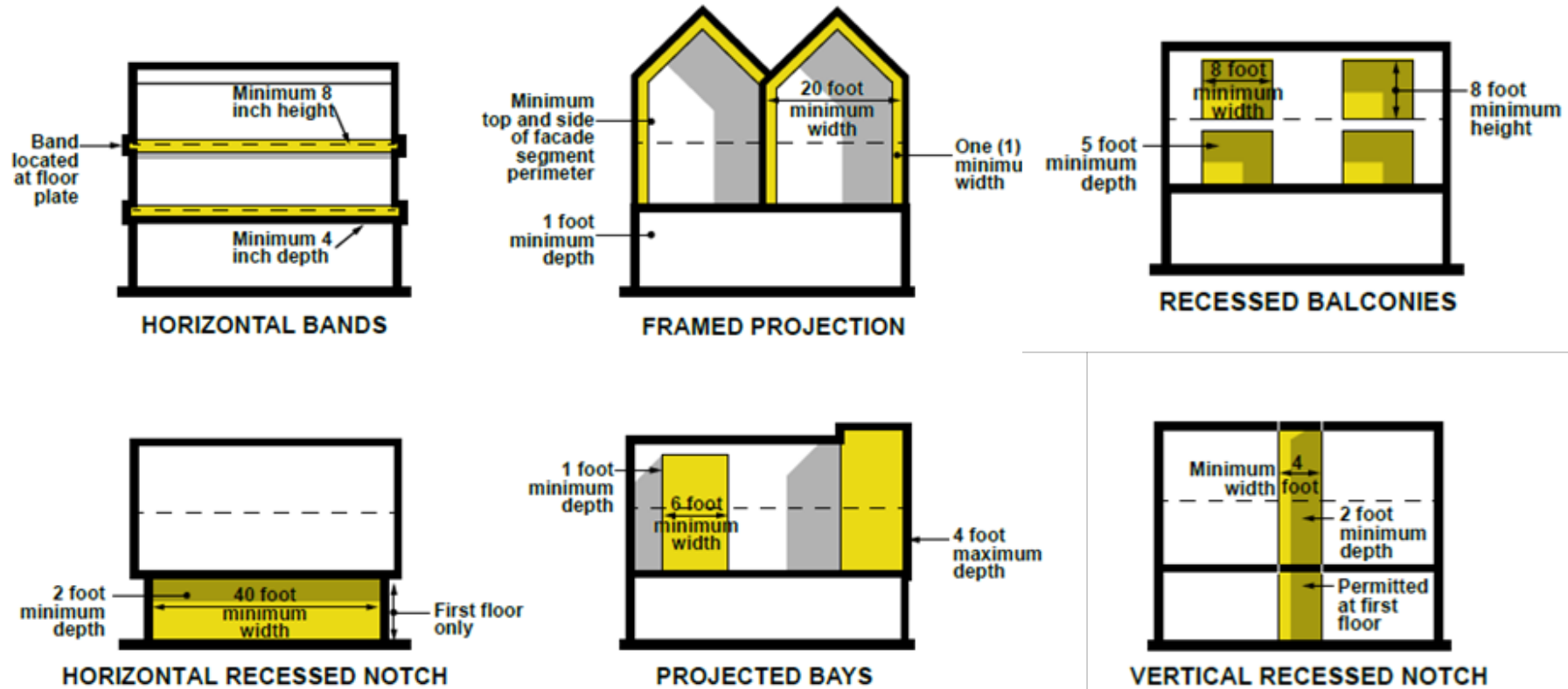


Massing & Scale – Vertical Modulation

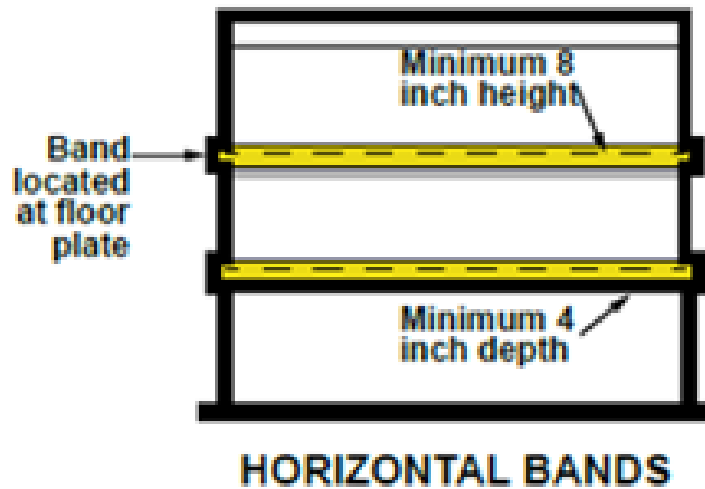


Neighborhood Transition Standard

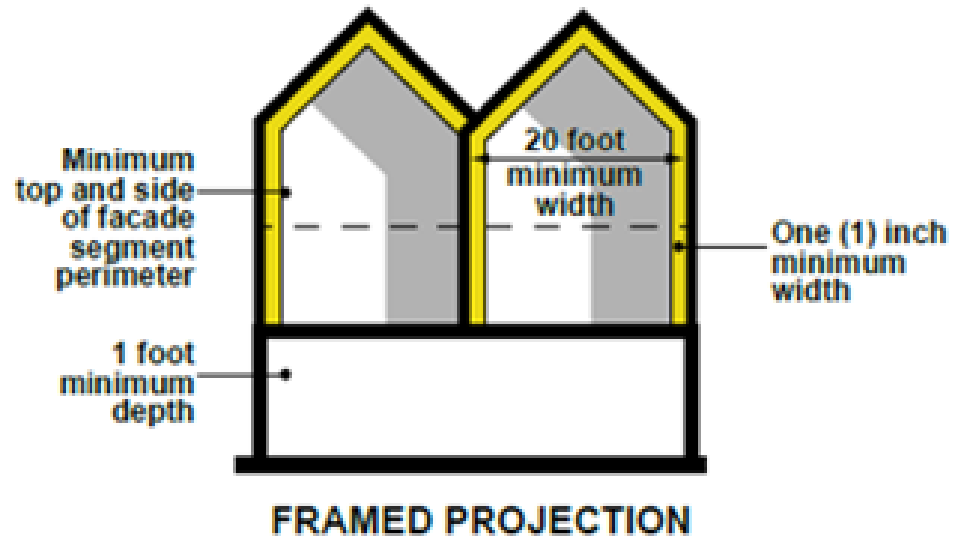
Massing & Scale – Articulation Modulation



Massing & Scale – Façade Articulation



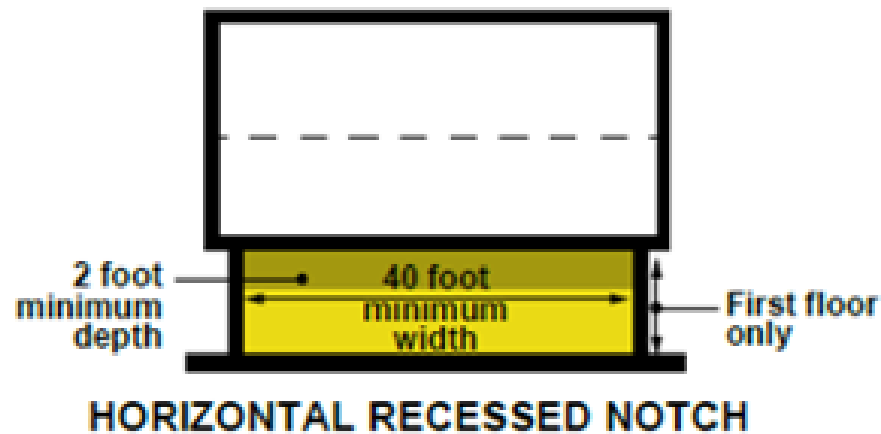
Massing & Scale – Façade Articulation



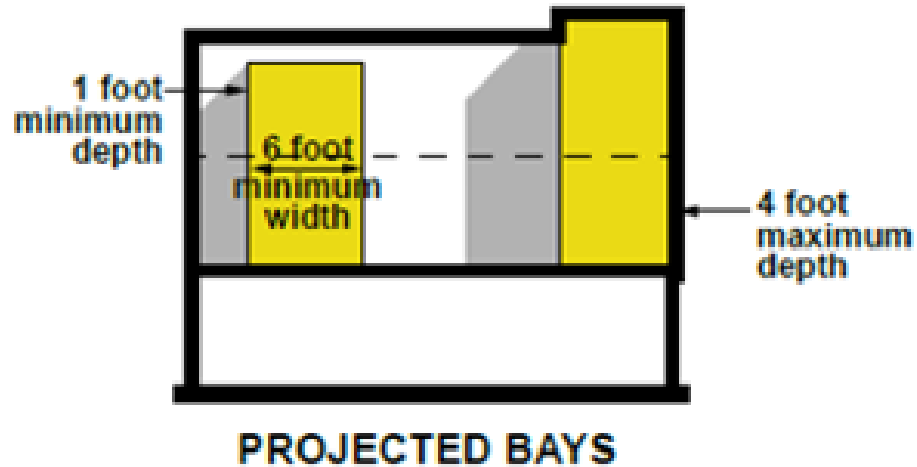
Massing & Scale – Façade Articulation



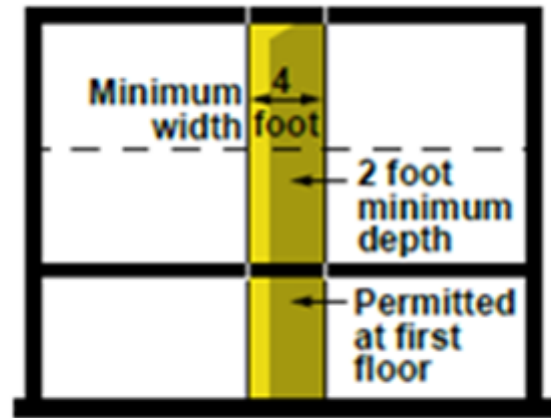
Massing & Scale – Façade Articulation



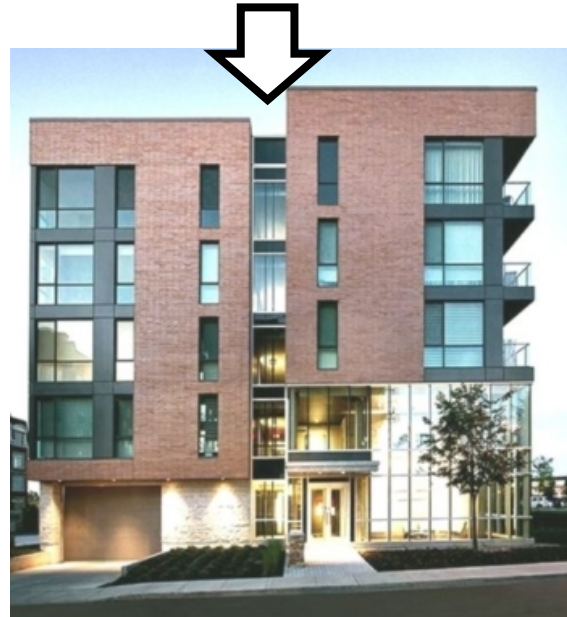
Massing & Scale – Façade Articulation



Massing & Scale – Façade Articulation



VERTICAL RECESSED NOTCH



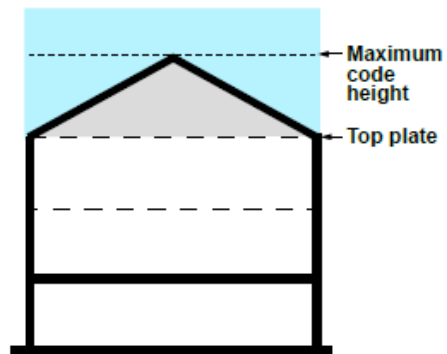
MF/MU Architectural Elements

- Façade Materials – Primary and Accent Exterior Cladding
- Façade Colors – Primary and Accent Exterior Colors
- Roof Forms, Materials and Colors
- Fenestration
- Balconies – Location, Materials, Colors
- Awnings and Canopies
- Vents, Gutters and Downspouts

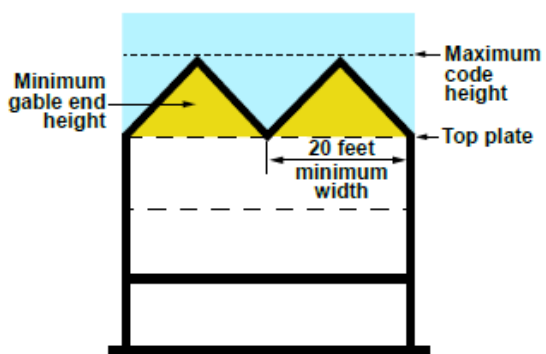


Architectural Elements

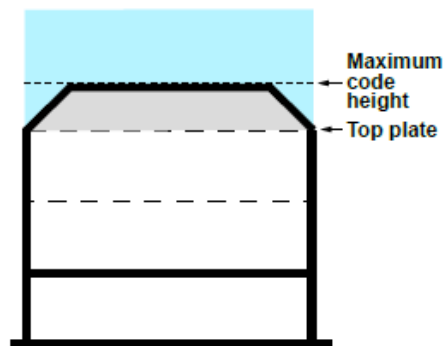
Roofline Options



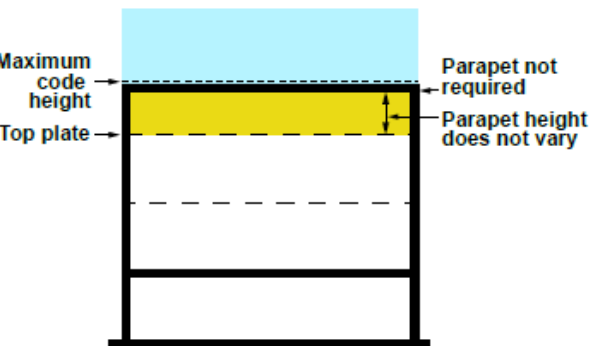
HIPPED PITCHED



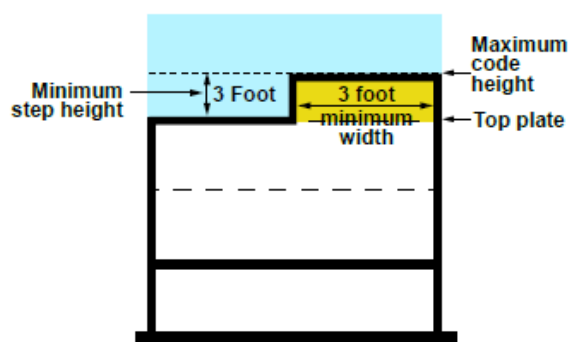
GABLED END



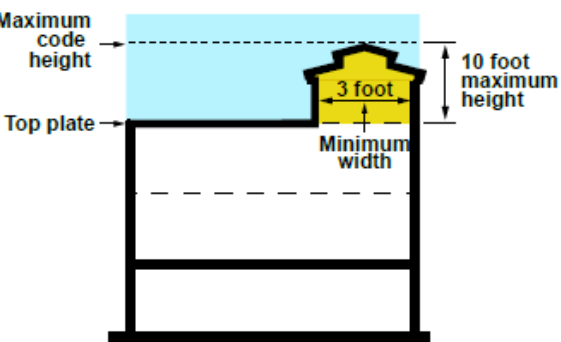
MANSARD



UNIFORM



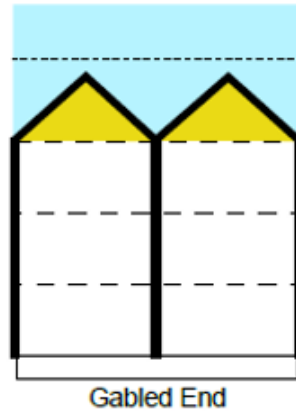
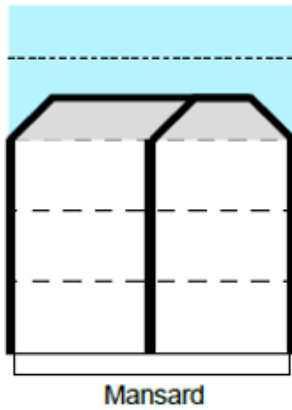
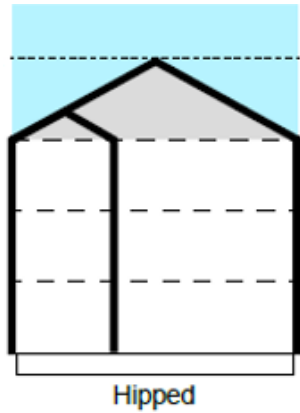
STEPPED



ACCENT

Roofline Options

Roof Form Options – Pitched Roofs

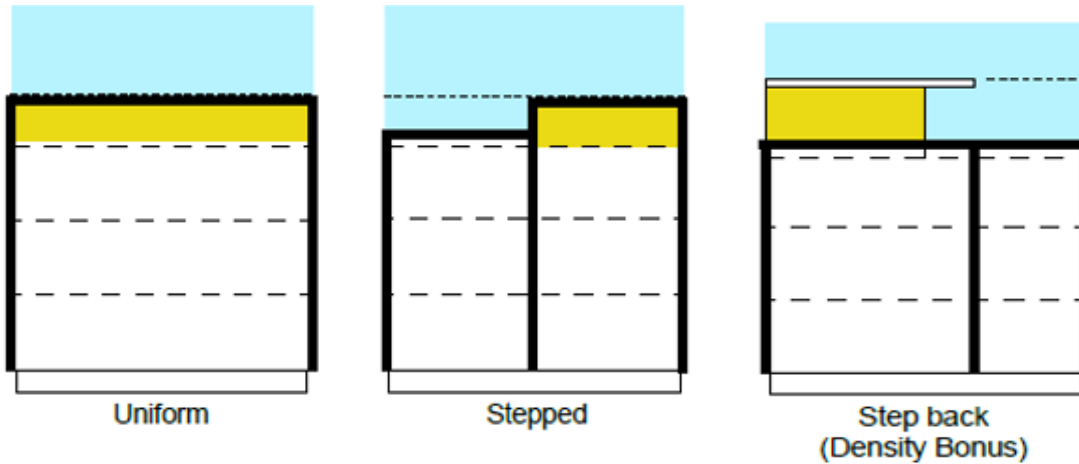


← Top Plate

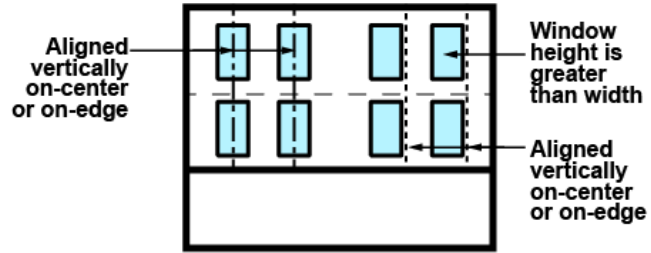


Roofline Options

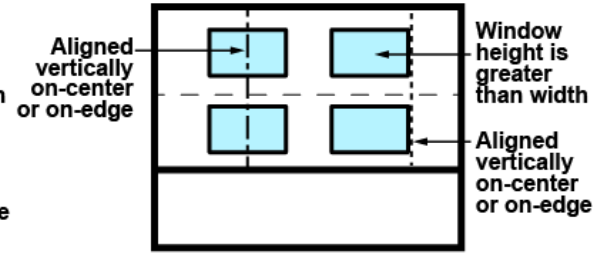
Roof Form Options – Flat Roofs



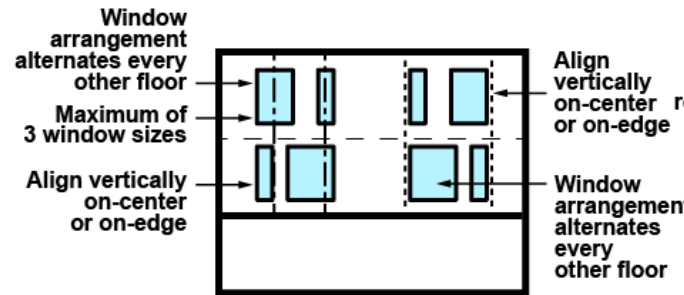
Architectural Elements Fenestration Options



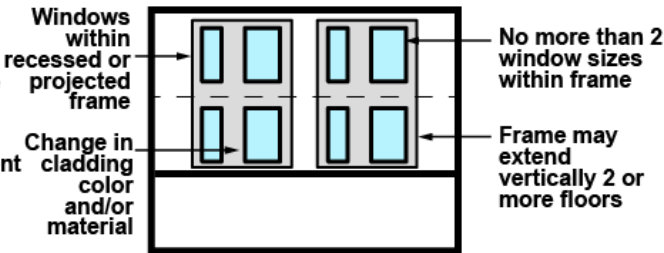
VERTICAL STACKED



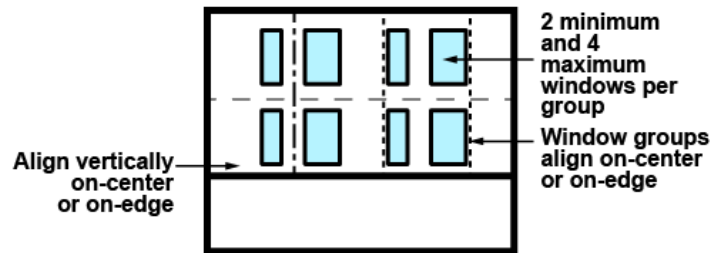
HORIZONTAL STACKED



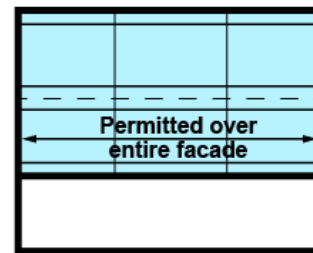
PATTERN OFFSET



FRAMED GROUPED

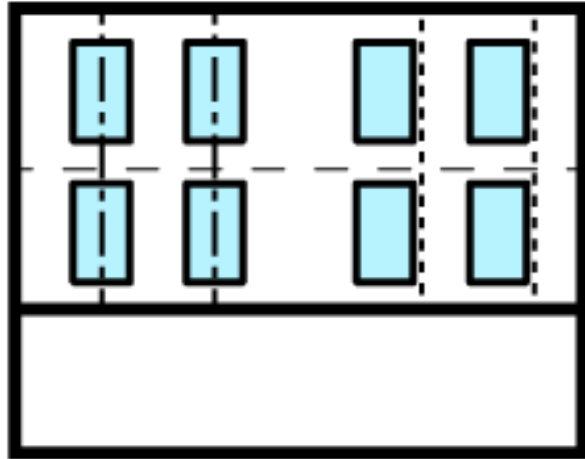


UNFRAMED GROUPED



CURTAIN WALL

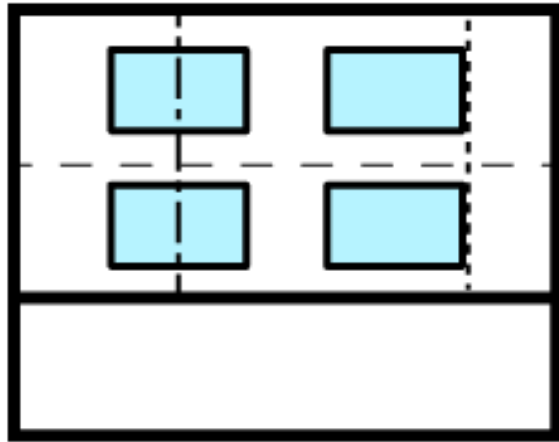
Fenestration Options



Vertical Stacked



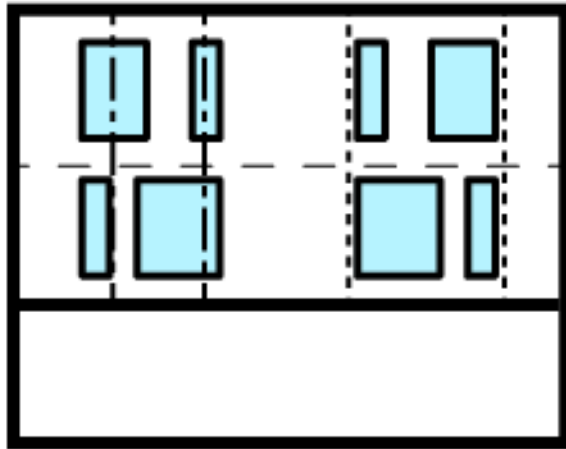
Fenestration Options



Horizontal Stacked



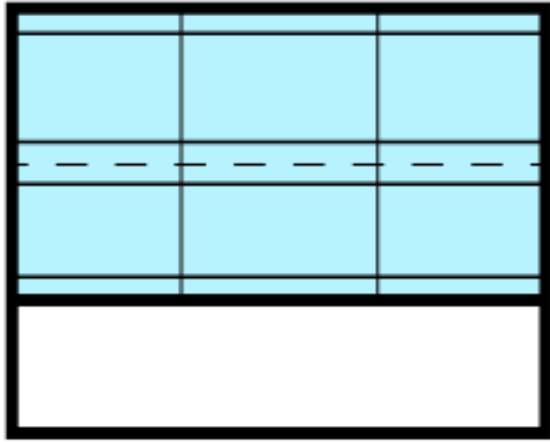
Fenestration Options



Pattern Offset



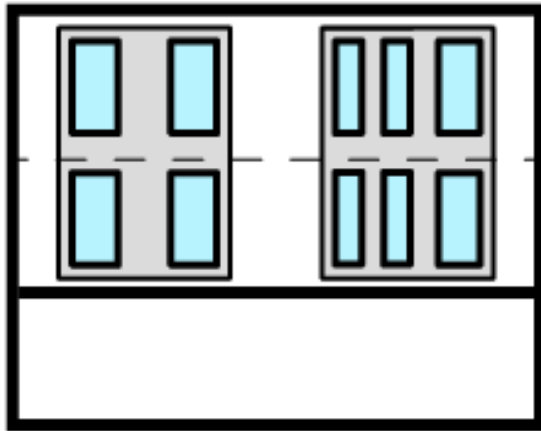
Fenestration Options



Curtain Wall



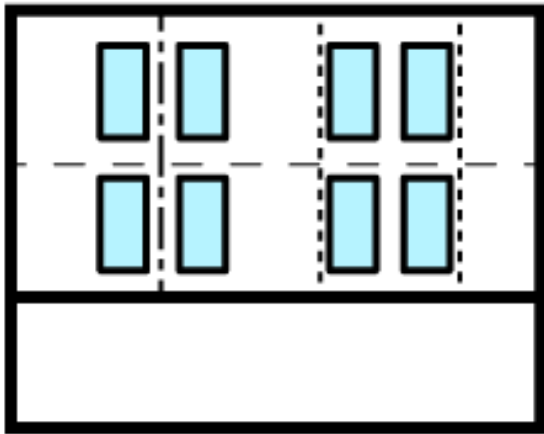
Fenestration Options



Grouped Framed



Fenestration Options



Grouped Unframed



MF/MU Additional Standards

- Ground Floor Residential Treatment (residential entries, transparency, etc.)
- Freestanding Walls, Fences and Gates
- Utilities - Underground and At-Grade
- Outdoor Lighting
- Private Storage Space



Questions? Suggestions?





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