



To: City Council
From: Councilor Gentile
Date: November 15, 2023
RE: Regarding #38-22 VCOD proposed amendments

Dear Colleagues,

1. The maximum height of the first floor in the proposed new Overlay Districts shall be 16 feet
2. The proposed MRT zones shall require:
 - a. Minimum lot size of 6,000 square feet
 - b. Minimum lot frontage of 65 feet
 - c. Maximum sloped roof height of 38 feet
 - d. The allowed square footage for the first two floors combined shall be 3,000 square feet
3. Design guidelines; Restore the following language that was originally included in Version 1.0 Zoning Ordinance released November 22, 2022:
 - Building Design Guidelines
 - Building Entrances:
For buildings with residential uses on the ground floor fronting a public right of way, individual unit entrances are required.
4. Amend the proposed zone in section 9.2.43 to read:
 - A special permit is required for:
Any construction or substantial reconstruction of one or more buildings in the VCOD zones of 20,000 square feet or larger, except as modified through Adaptive Reuse
5. Include our current half story definition in the text covering the proposed new Overlay Districts
 - The definition shall read:
Story, half. A story directly under a sloping roof where the area with a ceiling height of 7 feet or greater is less than 2/3 of the area of the story next below.

Sincerely,
Councilor Gentile