



Zoning & Planning Committee Report

City of Newton

In City Council

Monday, April 25, 2022

Present: Councilors Crossley (Chair), Danberg, Ryan, Krintzman, Leary, Albright, Wright and Baker

Also Present: Councilors Lipof, Greenberg, Bowman, Laredo, Downs and Malakie

Planning and Development Board: Peter Doeringer (Chair), Kevin McCormick, Jennifer Molinsky, Kelley Brown, Lee Breckenridge (Alternate)

City Staff Present: Jen Caira, Deputy Director of Planning & Development; Barney Heath, Director of Planning & Development; Andrew Lee, Assistant City Solicitor; Nevena Pilipovic-Wengler, Community Planning/Engagement Specialist; Cat Kemmett, Planning Associate; Nathan Giacalone, Committee Clerk

#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Zoning & Planning Held 7-0 (Councilor Leary not voting)

Note: The Committee was joined for discussion on item #38-22 by members of the Utile Architecture & Planning Consulting team, Tim Love, John Trementozi and Lisa Hollywood, and Planning department staff. Mr. Love provided an overview of the proposed zoning, including a review of work presented to date, as shown on the attached presentation.

Utile first reviewed their recommended tiered zoning framework for village centers, which they created by utilizing the early test development kits to improve design outcomes. The proposed tiers are based upon existing zones MU4, BU3 and BU2, but are slightly modified to both assure viable development potential and achieve desirable urban forms. The tiers are meant to ensure appropriate scale, proportion and uses from the core business center out to the periphery of the village, where the streetscape must transition sensitively to purely residential areas. A more moderate intensity of use is proposed between the central core and periphery. Mr. Love stated that if the Committee finds this approach acceptable then Utile will test this framework on smaller villages as well.

Utile has worked with city staff to analyze how the proposed zoning framework compares to existing projects and buildings within village centers. Mr. Love explained that there are two driving reasons to modify the MU4, BU2 and BU3 zones. First, to allow for development that is economically viable, they propose lowering parking requirements (found to be unused), changing building heights, removing

maximum building area by right, removing minimum lot area per unit requirements, etc.), Secondly, to foster more desirable urban forms/ (appropriate scale and massing, more open space), Utile introduces regulating maximum building footprint, establishes a threshold for site plan review and introduces design standards, for example. Mr. Love explained that the revised MU4 district would be located in the heart of village centers, proximate to transit hubs. The revised BU3 would be located slightly farther from the center and the revised BU2 would be the farthest from the village center. The largest village centers may have three tiers of zones; smaller villages may only contain BU2 and/or BU3, depending on the fit. The standards for each zone tier are detailed in the attached presentation.

Mr. Love noted that with respect to regulating the number of stories they recommend defining a maximum half story height, (rather than a full top story) to encourage more interesting building design such as pitched roofs and stepped back upper stories. Specifically, they propose to require either a 10' step back on all sides or a pitched roof that must begin to slope no more than 2' above the floor (see diagram). Mr. Love noted that the maximum floor to ceiling heights have been carefully calibrated to meet realistic market assumptions to accommodate HVAC requirements for modern uses.

Utile also recommends restructuring of the review and permitting process. Specifically, projects on lots less than $\frac{3}{4}$ of an acre would require administrative site plan approval by the Planning Board, whose decision would be based on adherence to clear design standards. Projects on lots greater than $\frac{3}{4}$ acres would continue to be subject to special permits under the Council's current process. In order to adopt this recommendation and reduce the number of projects reviewed by special permit, carefully constructed design standards would be developed.

Mr. Love presented analyses on each of several actual sites in Newton Centre and explained how the design of what would be allowed under the proposed zoning framework scenarios, compares with what would be allowed today. The test fits (and analyses) can be seen on the attached presentation.

Utile and Planning staff are looking for the Committee to provide feedback on the recommendations, and to reach consensus on the approach. In which case, Utile will conduct further analyses, conduct some case studies from smaller village centers, and continue to illustrate alternate development scenarios under varying conditions.

Community Planning/Engagement Specialist Nevena Pilipovic-Wengler addressed the Committee on pending community engagement initiatives. She noted that "The Network" is a group of volunteers from within the community, who will be critical for connecting with residents. They will also help to evaluate the proposed zoning scenarios for clarity, and how well they may achieve the shared objectives resulting from the 2021 community engagement/ visioning process. Ms. Pilipovic-Wengler noted that there are over 90 applicants for The Network, spanning a wide range of the City's villages and groups. The group's kickoff meeting will be held virtually on Tuesday, May 17th, 2022 from 6:00 pm - 8:00 pm. Zoom links, additional meeting dates and times can be found at the following link:

<https://www.newtonma.gov/government/planning/village-centers>

Committee Discussion

In response to questions from the Committee, Mr. Love clarified that in an earlier draft of the recommended framework, some of the proposed dimensional standards for buildings proved to be too big for different parts of village centers. He explained that therefore those dimensions were adjusted so as to better apply the tier to a village center based on the neighborhood context. Mr. Love confirmed that the pro formas (used to assess economic viability) align with the draft financial model assumptions.

Mr. Love again clarified that under a half story definition, a pitched roof would be allowed up to a maximum top of roof ridge height of 18 feet above the floor, with a slope beginning no more than 2 feet above the floor. One committee member questioned whether the height allowance to the ridge of a pitched roof is excessive, while others noted that allowing the pitched roof creates an opportunity where developers won't have to choose between building height (Creating likely a flat roof) and interesting architecture. The Committee asked that Mr. Love provide some visual aids to depict how a roof might be built under the proposed zoning.

A Committee member questioned how reducing the office parking ratio by $\frac{1}{3}$ was generated. Mr. Love stated that the ratio is based on best practice planning policy and that it is a ratio that generally works well in walkable village centers. A Councilor suggested that using gross floor area as opposed to building footprint may be a good idea.

It was noted that the proposed design standards are to impose design controls on projects that are otherwise "by-right". There would be separate, additional special permit standards which have not yet been drafted. Mr. Love stated that many communities allow special permits without specific standards. Ms. Caira noted that the recommendations are still evolving and subject to additional changes.

The Chair noted that one of the major goals of the rezoning is to create pleasing forms (scale, massing, etc.). She noted that the Washington Place project was a first project subject to design criteria that required the building to appear as multiple buildings, where it is actually only one - creating some cost efficiencies and allowing a larger development, but still achieving a better scale than a single large building block.

Councilors were cognizant of the need to show that our by-right zoning will allow appropriate numbers of housing units in order to comply with the MBTA Communities Law, by way of an action plan that must be approved by the end of this year. Potential units can be reasonably estimated once a draft zoning framework is agreed to by the committee.

Mr. Love noted that a project like Washington Place would still be subject to the special permit process and the design details could be adjudicated through that process. He explained that the MBTA Communities Law explicitly contemplates Site Plan Review as an option, according to design criteria the community may develop. He also noted that lack of predictability can be a deterrent for developers.

Some committee members expressed concern relative to delegating special permits to the Planning Board for parcels containing less than $\frac{3}{4}$ of an acre, believing that the cost to the developer remains the same whether the P&D Board or the Council is the special permit granting authority. Councilors expressed support for further refinement on which lot sizes should be reviewed administratively.

With that, Councilor Krintzman motioned to hold the item which carried 7-0 (Councilor Leary not Voting). The Committee adjourned at 11:00 pm and will meet again on Monday, May 9, 2022.

Respectfully Submitted,

Deborah J. Crossley

4/25/2022

City of Newton Zoning & Planning Committee



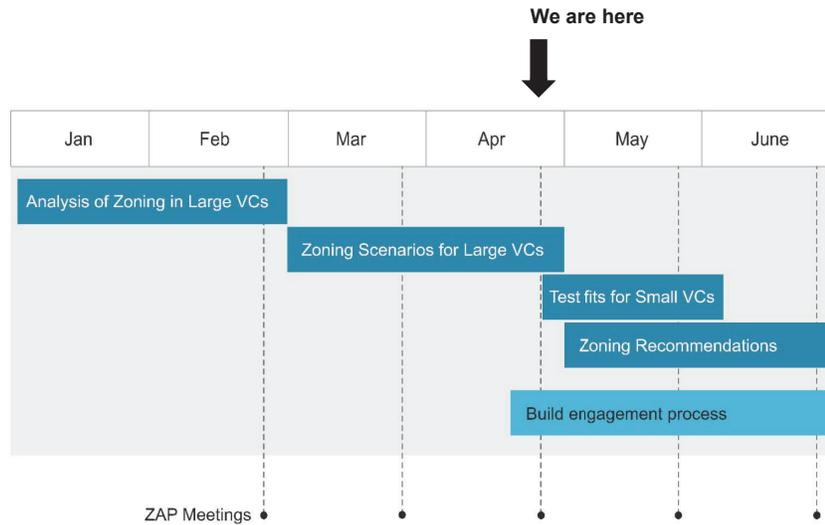
Village Center Rezoning Phase 2, Scenarios

Agenda

1. Where we are
2. Zoning Approach
3. Example revised zoning with test-fits
 - a. Revised Mixed Use District 4 (MU4)
 - b. Revised Business District 3 (BU3)
 - c. Revised Business District 2 (BU2)
4. Comparing revised zoning to buildings in Newton
5. Next Steps and Discussion

Where we are

Phase 2: Village Center Scenarios



Zoning Approach

Last Meeting: Ensuring viability and desirability in Village Centers

Viable Development

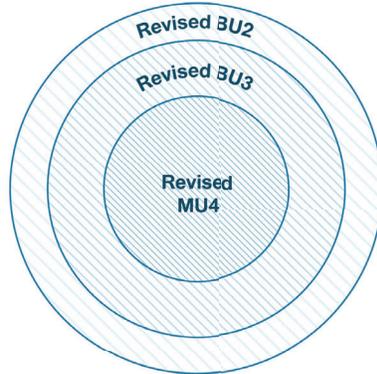
1. Lower parking requirements
2. Heights increase to allow for minimum standard floor-to-floor heights.
3. Remove maximum building area by-right. Instead, lot size is the threshold, with lots over a certain size requiring a special permit.
4. Remove minimum lot size

Desirable Urban Form

1. Introduce maximum building footprint size
2. Establish a minimum threshold for site plan review.
3. Introduce design standards.

Zoning Approach

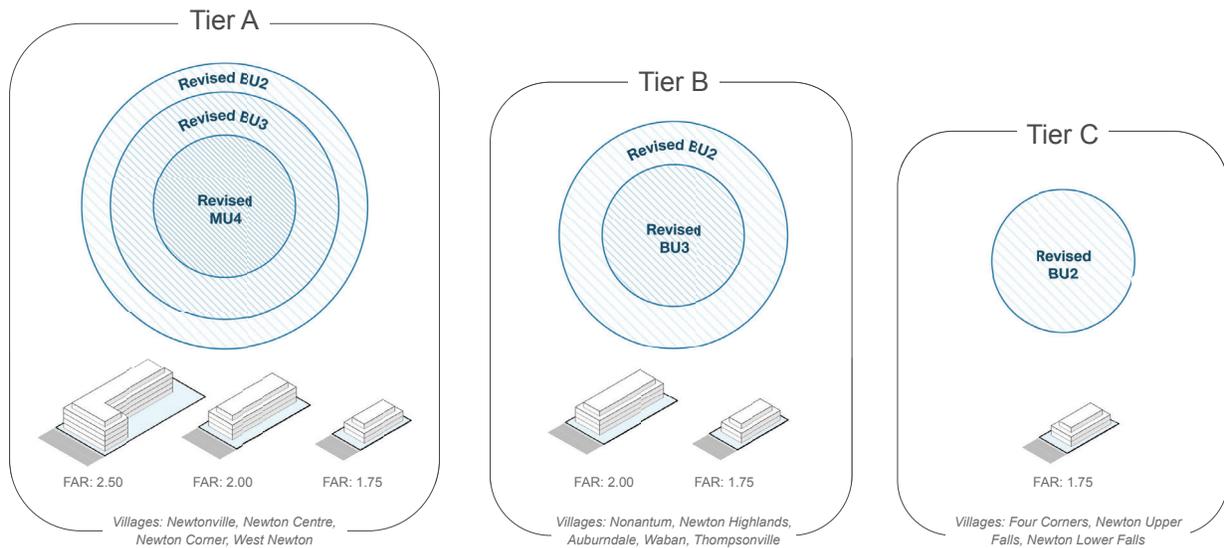
Last Meeting: Tiered Framework*



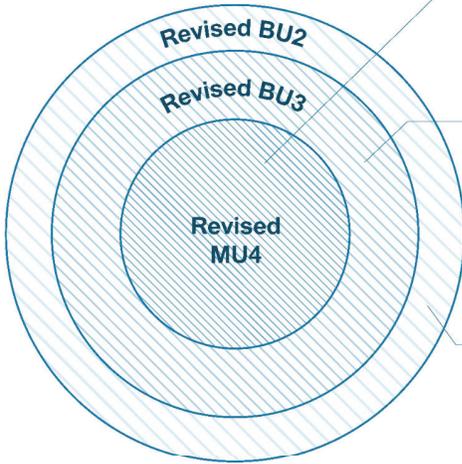
*This would require remapping the districts accordingly

Zoning Approach

Tiered Framework applied based on village center



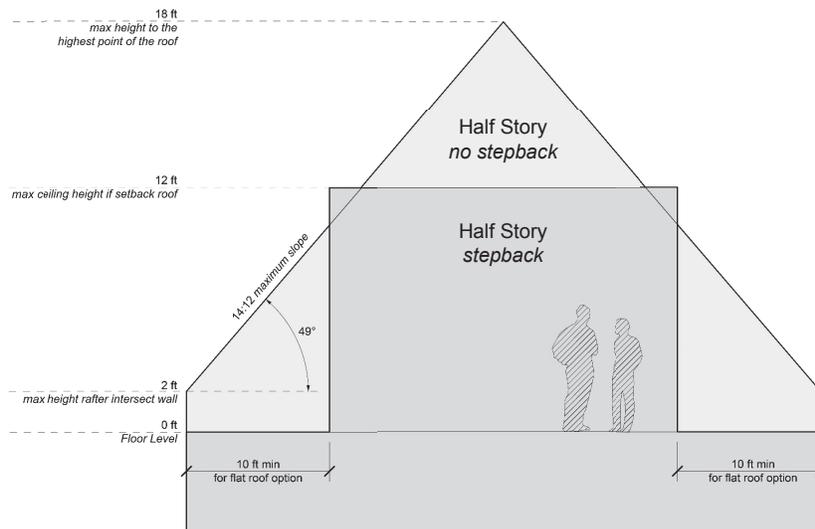
Zoning Approach



| Center | MU4 (Special Permit) | Revised MU4 |
|-------------------|------------------------------|--|
| FAR | 2.50 | 2.50 |
| Height | 5 stories; 60' | 4.5 stories; 75' commercial, 69' residential |
| Lot area per unit | -- | -- |
| Bldg Footprint | -- | 15,000 sf max |
| Parking Ratio | | |
| Retail | 1 per 300 sf | Exempt for ground floor commercial |
| Office | 1 per 250 sf | 1 per 700 sf |
| Multi-family | 1.25 per unit | 1 per unit |
| Allowed Uses | Retail, Office, Multi-family | Retail, Office, Multi-family |
| Periphery | BU3 (Special Permit) | Revised BU3 |
| FAR | 2.00 | 2.00 |
| Height | 4 stories; 48' | 3.5 stories; 62' commercial, 58' residential |
| Lot area per unit | 1,200 sf | -- |
| Bldg Footprint | -- | 10,000 sf max |
| Parking Ratio | | |
| Retail | 1 per 300 sf | Exempt for ground floor commercial |
| Office | 1 per 250 sf | 1 per 700 sf |
| Multi-family | 1.25 per unit | 1 per unit |
| Allowed Uses | Retail, Office | Retail, Office, Multi-family |
| Edge | BU2 (Special Permit) | Revised BU2 |
| FAR | 2.00 | 1.75 |
| Height | 4 stories; 48' | 2.5 stories; 49' commercial, 47' residential |
| Lot area per unit | 1,200 sf | -- |
| Bldg Footprint | -- | 5,000 sf max |
| Parking Ratio | | |
| Retail | 1 per 300 sf | Exempt for ground floor commercial |
| Office | 1 per 250 sf | 1 per 700 sf |
| Multi-family | 1.25 per unit | 1 per unit |
| Allowed Uses | Retail, Office | Retail, Office, Multi-family |

Zoning Approach

Heights and number of stories



| Revised Zone | Maximum Height | # of stories |
|--------------|-----------------------------------|--------------|
| MU4 | 75' commercial 69' residential | 4.5 |
| BU3 | 62' commercial 58' residential | 3.5 |
| BU2 | 49' commercial 47' residential | 2.5 |

A Note on Maximum Heights

"Commercial" heights account for ground floor retail, and office or other commercial uses on upper floors.

"Residential" heights account for ground floor retail, and residential uses on upper floors.

The assumptions that go into the overall floor heights are calibrated to allow for maximum standard market floor-to-floor heights:

- 18' for retail
- 13' for office
- 11' for residential
- 18' for half story (to allow for a pitched roof)

Zoning Approach

Project Approval Process: Existing



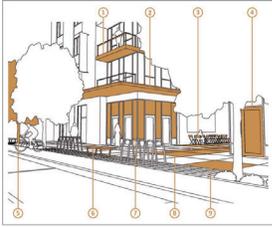
Zoning Approach

Project Approval Process: Proposed

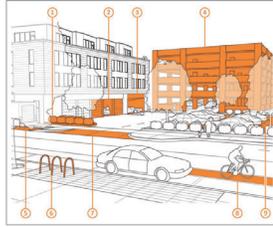


Design Standards

Public Realm Interface



Parking and Access



Sustainable Design



Facade Treatment



Building Massing



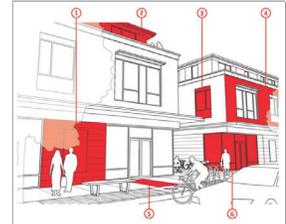
Building Height



Building Setbacks



Material Selection



Source: Watertown Design Guidelines, Gamble Associates, 2015

Details of the example revised zoning

1. Where we are
2. Zoning Approach
3. Example revised zoning with test-fits
 - a. Revised Mixed Use District 4 (MU4)
 - b. Revised Business District 3 (BU3)
 - c. Revised Business District 2 (BU2)
4. Comparing revised zoning to buildings in Newton
5. Next Steps and Discussion

The following pages present the revised zoning in relation to the existing zoning. The new rules are tested on parcels in Newton Centre to illustrate their impact. Select test-fits of the existing zoning from previous meetings are offered as a point of comparison.

Zoning Scenarios: Tier A

Revised Mixed Use District 4 (MU4)*



28 Austin St, Newtonville



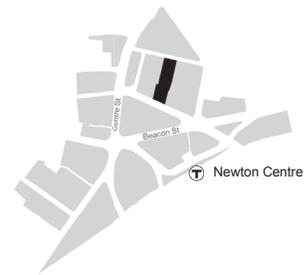
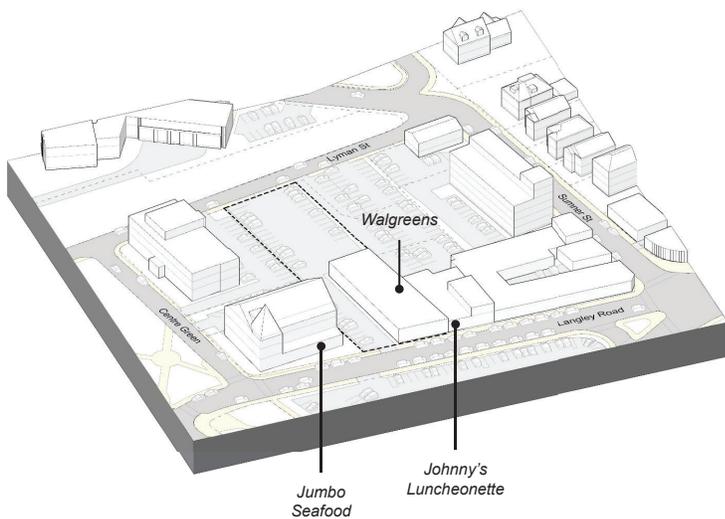
Trio, Newtonville

| Zoning Regulations | | Existing | | Proposed |
|--------------------------|--------------------------|--|--|---|
| | | MU4 By-Right | MU4 Special Permit | Revised MU4 |
| Building Size | FAR (max) | 1.5 | 2.5 | 2.5 |
| | Height (max) | 3 stories, 36' | 5 stories, 60' | 4.5 stories. 75' commercial 69' residential |
| | Lot area per unit (min) | 1,000 sf | -- | -- |
| | Building footprint (max) | -- | -- | 15,000 sf |
| Special Permit Threshold | Building area (max) | 19,999 sf | -- | -- |
| | Lot area (max) | -- | -- | ¼ acre |
| Lot Dimensions | Lot area (min) | 10,000 sf | 10,000 sf | -- |
| | Open space (min) | 5% of lot area for parcels over 1 acre | 5% of lot area for parcels over 1 acre | -- |
| Setbacks | Lot Frontage (min) | 75% of lot facing a public way shall contain building(s) | 75% of lot facing a public way shall contain building(s) | 75% of lot facing a public way shall contain building(s) |
| | Setback: Front | 0' -10' 40'+ ht setback 1:1 | 0' -10' 40'+ ht setback 1:1 | 0' -10' |
| | Setback: Side (min) | None unless: • Abutting a residential district, then 20' • 40'+ ht setback 1:1 | None unless: • Abutting a residential district, then 20' • 40'+ ht setback 1:1 | 0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'. |
| | Setback: Rear (min) | same as side setback | same as side setback | 15' if abutting residential. Otherwise 10'. |
| Parking Ratio | Retail | 1 per 300 sf | 1 per 300 sf | Exempt for ground floor commercial |
| | Office | 1 per 250 sf | 1 per 250 sf | 1 per 700 sf |
| | Multi-family | 2 per unit | 1.25 per unit | 1 per unit |
| Allowed Uses | | Retail Office Multi-family | Retail Office Multi-family | Retail Office Multi-family |

*Projects above approved by Special Permit

Zoning Scenarios: Tier A

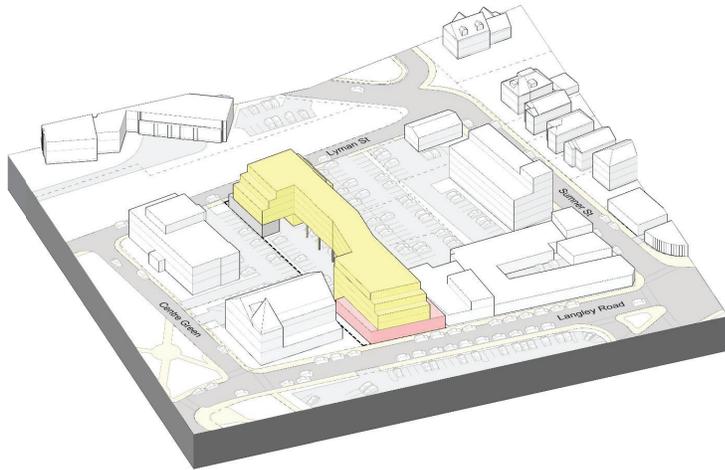
Existing: Site 35,900 sf Current zoning: BU1 Zoning to test: Revised MU4



Zoning Scenarios: Tier A

Existing MU4: Special Permit

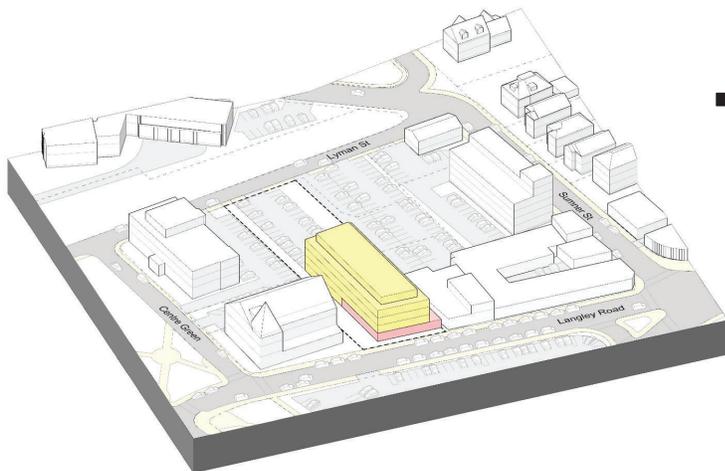
1 level of below-grade parking



■ Retail ■ Residential

Zoning Scenarios: Tier A

Revised MU4 Test-fit



■ Retail ■ Residential

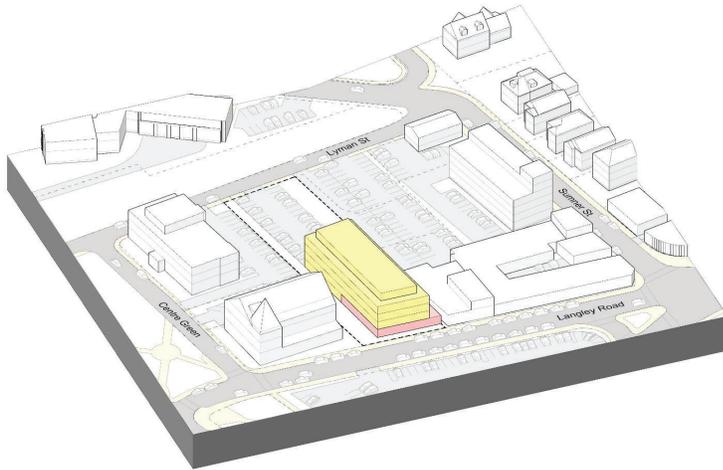


| Regulations | Revised MU4 | Test Fit Count |
|--------------------------|--|------------------|
| FAR (max) | 2.5 | 1.36 |
| Height (max) | 4.5 stories; 69' | 4.5 stories; 56' |
| Building footprint (max) | 15,000 sf | 12,950 sf |
| Lot area (max) | ¼ acre (32,670 sf) | 35,000 sf |
| Number of units | | 34 |
| Area Retail | | 7,370 sf |
| Lot Frontage (min) | 75% | 77% |
| Setback: Front | 0' - 10' | 10' |
| Setback: Side (min) | 0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'. | 0' - 24' |
| Setback: Rear (min) | 15' if abutting residential. Otherwise 10'. | 163' |
| Parking: Retail | Exempt for ground floor commercial | none |
| Parking: Multi-family | 1 per unit | 34 |

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4



■ Retail ■ Residential

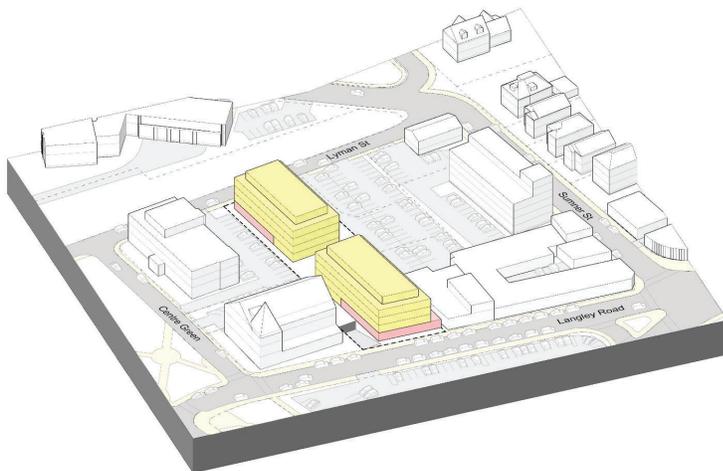
FEASIBLE:
TARGET 5.5% NOI/COST

| | Mid Rise / 4.5 stories Surface Parking Rental |
|-----------------------------------|---|
| Site (Acres) | 0.82 |
| FAR | 1.36 |
| Total Units | 34 |
| Affordability % | 17.5% |
| Affordable Units | 6 |
| Average Unit Size | 960 |
| Residential Efficiency | 80% |
| Total GSF | 48,815 |
| Parking Ratio | 1.00 |
| Parking Cost (per space) | \$ 5,000 |
| Residential Rent/SF | 4.60 |
| AMI % | 65% |
| Affordable Rent/SF | \$ 1.42 |
| Commercial Rent | 40.00 |
| Hard Cost (Includes Fit out) | 315.00 |
| Soft Cost/Site | 25% |
| Land Cost (per land foot) | 85.00 |
| Open Space | \$ - |
| Road Costs | \$ - |
| Total Cost/GSF | \$ 456 |
| Parking fee (per space per month) | 50.00 |
| Cap Rate | 4.50% |
| NOI/Cost | 6.31% |

Zoning Scenarios: Tier A

Revised MU4 Test-fit

1 level of below-grade parking



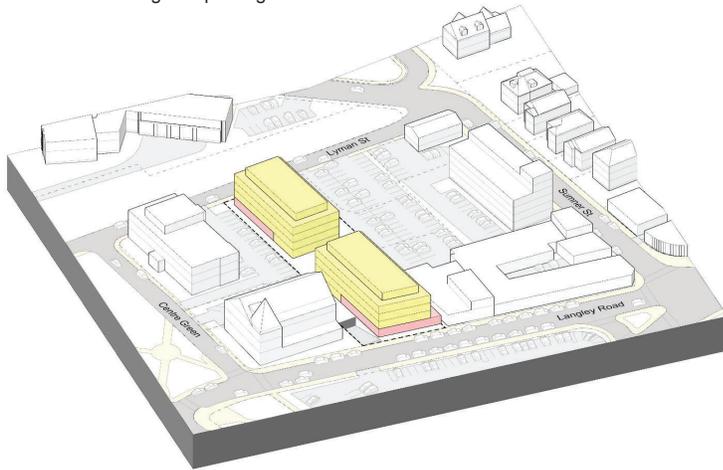
■ Retail ■ Residential

| Regulations | Revised MU4 | Test Fit Count |
|--------------------------|--|-----------------------|
| FAR (max) | 2.5 | 2.19 |
| Height (max) | 4.5 stories; 69' | 4.5 stories; 56' |
| Building footprint (max) | 15,000 sf | 11,700 sf + 10,040 sf |
| Lot area (max) | ¼ acre (32,670 sf) | 35,000 sf |
| Number of Units | | 54 |
| Area Retail | | 13,070 sf |
| Lot Frontage (min) | 75% | 75%; 82% (2nd bldg) |
| Setback: Front | 0' - 10' | 10' |
| Setback: Side (min) | 0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'. | 0' - 25' |
| Setback: Rear (min) | 15' if abutting residential. Otherwise 10'. | 10' |
| Parking: Retail | Exempt for ground floor commercial | none |
| Parking: Multi-family | 1 per unit | 54 |

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4
1 level of below-grade parking



■ Retail
 ■ Residential

FEASIBLE:
TARGET 5.5% NOI/COST

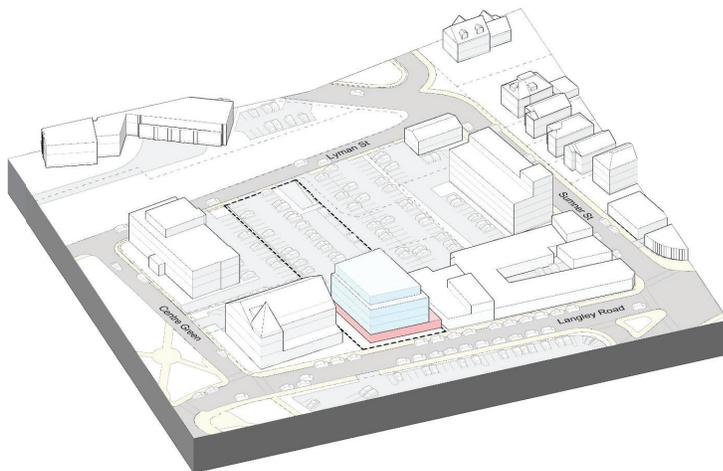


| | <i>Mid Rise / 4.5 stories</i> |
|-----------------------------------|-------------------------------|
| | <i>Underground Parking</i> |
| | <i>Rental</i> |
| Site (Acres) | 0.82 |
| FAR | 2.19 |
| Total Units | 54 |
| Affordability % | 17.5% |
| Affordable Units | 9 |
| Average Unit Size | 960 |
| Residential Efficiency | 80% |
| Total GSF | 78,607 |
| Parking Ratio | 1.00 |
| Parking Cos: (per space) | \$ 70,000 |
| Residential Rent/SF | 4.60 |
| AMI % | 65% |
| Affordable Rent/SF | \$ 1.42 |
| Commercial Rent | 40.00 |
| Hard Cost (Includes Fit out) | 315.00 |
| Soft Cost/Site | 25% |
| Land Cost (per land foot) | 85.00 |
| Open Space | \$ - |
| Road Costs | \$ - |
| Total Cost/GSF | \$ 432 |
| Parking fee (per space per month) | 50.00 |
| Cap Rate | 4.50% |
| NOI/Cost | 6.08% |

Zoning Scenarios: Tier A

Existing MU4: Special Permit

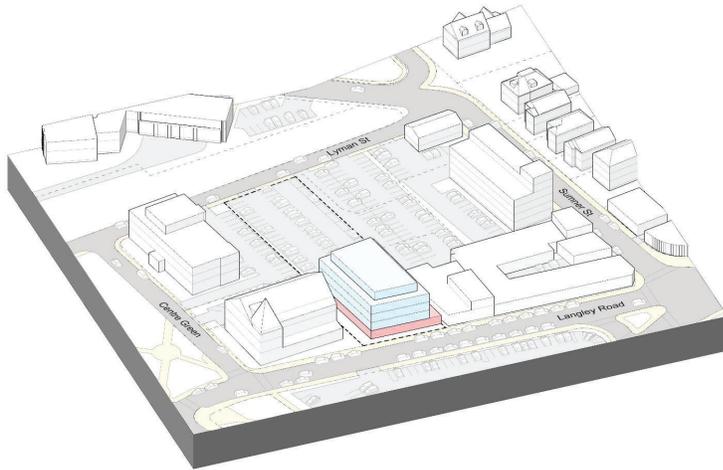
1 level of below-grade parking



■ Retail
 ■ Office

Zoning Scenarios: Tier A

Revised MU4 Test-fit



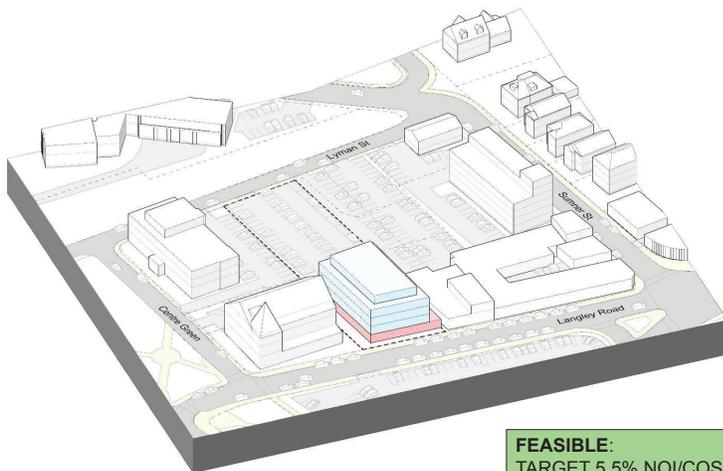
■ Retail
 ■ Office

| Regulations | Revised MU4 | Test Fit Count |
|--------------------------|--|------------------|
| FAR (max) | 2.5 | 1.24 |
| Height (max) | 4.5 stories; 75' | 4.5 stories; 60' |
| Building footprint (max) | 15,000 sf | 11,230 sf |
| Lot area (max) | ¼ acre (32,670 sf) | 35,000 sf |
| Area Office | | 36,490 sf |
| Area Retail | | 8,160 sf |
| Lot Frontage (min) | 75% | 85% |
| Setback: Front | 0' - 10' | 10' |
| Setback: Side (min) | 0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'. | 0' - 15' |
| Setback: Rear (min) | 15' if abutting residential. Otherwise 10'. | 215' |
| Parking: Retail | Exempt for ground floor commercial | none |
| Parking: Office | 1 per 700 sf | 52 |

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4



■ Retail
 ■ Office

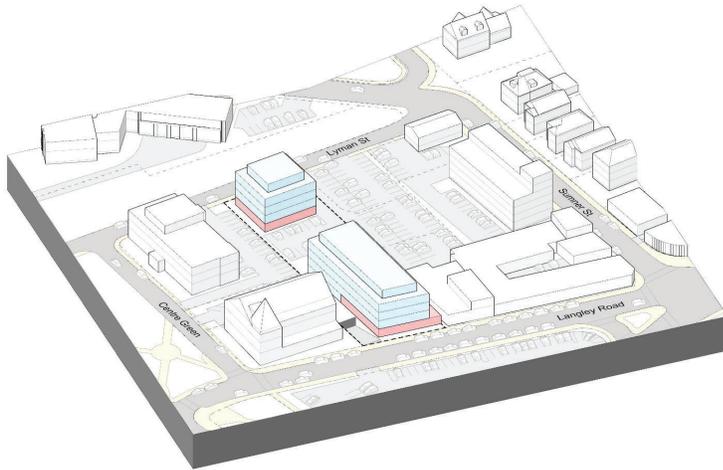
FEASIBLE:
TARGET 5.5% NOI/COST

| | Mid Rise / 4.5 stories Surface Parking Office/Retail |
|------------------------------|--|
| Site (Acres) | 0.82 |
| FAR | 1.24 |
| Office GSF | 36,490 |
| Retail GSF | 8,160 |
| Total GSF | 44,650 |
| Parking Ratio | 1.50 |
| Parking Cost: \$ | 5,000 |
| Parking Spaces | 67 |
| Rent/SF | \$ 40.00 |
| Hard Cost (Includes Fit out) | \$ 315 |
| Soft Cost/Site | 25% |
| Land Cost (per land foot) | \$ 83.00 |
| Total Cost/GSF | \$ 577 |
| Cap Rate | 5.0% |
| NOI/Cost | 6.17% |

Zoning Scenarios: Tier A

Revised MU4 Test-fit

1 level of below-grade parking: Option 1



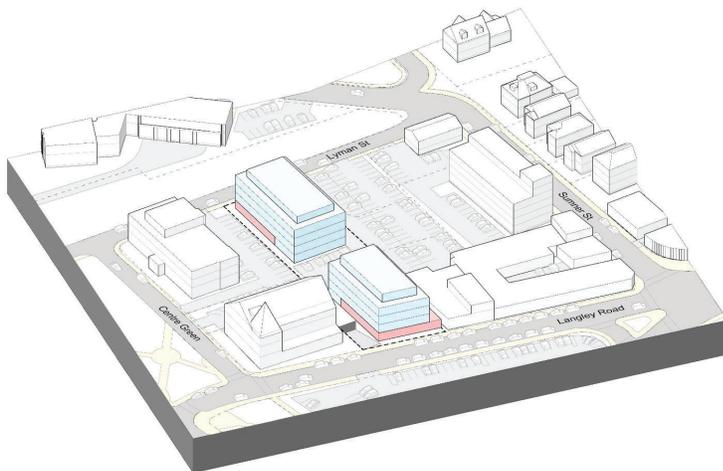
■ Retail
 ■ Office

| Regulations | Revised MU4 | Test Fit Count |
|--------------------------|--|----------------------|
| FAR (max) | 2.5 | 2.3 |
| Height (max) | 4.5 stories; 75' | 4.5 stories; 60' |
| Building footprint (max) | 15,000 sf | 14,970 sf + 4,650 sf |
| Lot area (max) | ¼ acre (32,670 sf) | 35,000 sf |
| Area Office | | 68,190 sf |
| Area Retail | | 14,450 sf |
| Lot Frontage (min) | 75% | 75%; 70% (2nd bldg) |
| Setback: Front | 0' - 10' | 10' |
| Setback: Side (min) | 0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'. | 0' - 25' |
| Setback: Rear (min) | 15' if abutting residential. Otherwise 10'. | 10' |
| Parking: Retail | Exempt for ground floor commercial | none |
| Parking: Office | 1 per 700 sf | 97 |

Zoning Scenarios: Tier A

Revised MU4 Test-fit

1 level of below-grade parking: Option 2



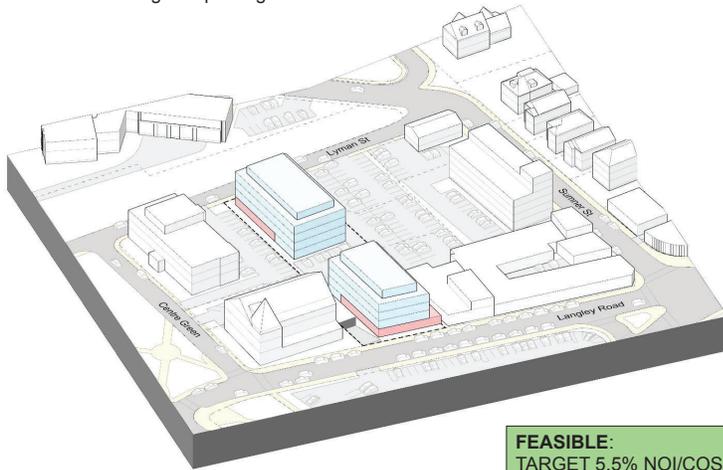
■ Retail
 ■ Office

| Regulations | Revised MU4 | Test Fit Count |
|--------------------------|--|---------------------|
| FAR (max) | 2.5 | 2.25 |
| Height (max) | 4.5 stories; 75' | 4.5 stories; 60' |
| Building footprint (max) | 15,000 sf | 9,480 sf + 9,560 sf |
| Lot area (max) | ¼ acre (32,670 sf) | 35,000 sf |
| Area Office | | 67,030 sf |
| Area Retail | | 13,730 sf |
| Lot Frontage (min) | 75% | 75%; 70% (2nd bldg) |
| Setback: Front | 0' - 10' | 10' |
| Setback: Side (min) | 0' if abutting bldg with party wall. 15' if abutting residential. Otherwise 10'. | 0' - 25' |
| Setback: Rear (min) | 15' if abutting residential. Otherwise 10'. | 10' |
| Parking: Retail | Exempt for ground floor commercial | none |
| Parking: Office | 1 per 700 sf | 96 |

Zoning Scenarios: Tier A

Conceptual Pro Forma

Revised MU4
1 level of below-grade parking



FEASIBLE:
TARGET 5.5% NOI/COST

| | Mid Rise / 4.5 stories Underground Parking Office/Retail |
|------------------------------|--|
| Site (Acres) | 0.82 |
| FAR | 2.25 |
| Office GSF | 67,030 |
| Retail GSF | 13,730 |
| Total GSF | 80,760 |
| Parking Ratio | 1.43 |
| Parking Cost | \$ 70,000 |
| Parking Spaces | 96 |
| Rent/SF | \$ 40.00 |
| Hard Cost (Includes Fit out) | \$ 315 |
| Soft Cost/Site | 25% |
| Land Cost (per land foot) | \$ 83.00 |
| Total Cost/GSF | \$ 634 |
| Cap Rate | 5.0% |
| NOI/Cost | 5.61% |

■ Retail ■ Office

Zoning Scenarios: Tier B

Revised Business District 3 (BU3)

| Zoning Regulations | | Existing | | Proposed |
|--------------------------|--------------------------|--|--|---|
| | | BU3 By-Right | BU3 Special Permit | Revised BU3 |
| Building Size | FAR (max) | 1.5 | 2.0 | 2.0 |
| | Height (max) | 3 stories, 36' | 4 stories, 48' | 3.5 stories. 62' commercial 58' residential |
| | Lot area per unit (min) | 1,000 sf | 1,200 sf | -- |
| | Building footprint (max) | -- | -- | 10,000 sf |
| Special Permit Threshold | Building area (max) | 19,999 sf | -- | -- |
| | Lot area (max) | -- | -- | ¼ acre |
| Lot Dimensions | Lot area (min) | 10,000 sf | 10,000 sf | -- |
| | Lot Frontage (min) | -- | -- | 60% |
| Setbacks | Setback: Front | Lesser of ½ bldg ht or Average | Lesser of ½ bldg ht or Average | 0' - 15' or Average setback |
| | Setback: Side (min) | ½ bldg ht or equal to abutting side yard | ½ bldg ht or equal to abutting side yard | 0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'. |
| | Setback: Rear (min) | 0' | 0' | 15' if abutting residential. Otherwise 10'. |
| Parking Ratio | Retail | 1 per 300 sf | 1 per 300 sf | Exempt for ground floor commercial |
| | Office | 1 per 250 sf | 1 per 250 sf | 1 per 700 sf |
| | Multi-family | 2 per unit | 1.25 per unit | 1 per unit |
| Allowed Uses | | Retail Office | Retail Office Multi-family | Retail Office Multi-family |