

EXISTING AND PROPOSED ZONING - SUMMARY (changes from previous version highlighted and new version)

	Existing MU-3A	NC-18 (corridor) From MU-4 base	NC-19 (civic site) From MU-5A MU-4 PUD
FAR maximum	1.0 / 1.2 (IZ+)	2.5 / 3.0 (IZ+) 0.5 FAR optional bonus for façade preservation	3.5 / 4.2 3.0 / 3.6 (IZ+)
Height max.	40 ft. / 3 stories	40 ft. / 50 ft. (IZ+) ¹ 5 ft. optional bonus for 18 ft. tall ground floor 25 ft. minimum	65 ft. / 70 ft. (IZ+) 5 ft. bonus for 18 ft. tall ground floor 65 ft. (IZ+) ²
Penthouse Height, max.	15 ft. total 12 ft. habitable space	15 ft. total 12 ft. habitable space	18.5 ft. total 15 ft. total 12 ft. habitable space
Total Height inc. Penthouse, max.	55 ft.	70 ft.	93.5 ft. 80 ft.
Lot Occupancy, max.:	Residential - 60% Non-res. - 100%	Residential – 75% (IZ+) Non-residential - 100%	Residential – 80% Non-residential - 80%
Rear Setback, minimum	15 ft. above 25 feet No alley – 15 feet	15 ft. above 25 feet No alley – 15 feet 1:1 step-back above 25 ft.	15 ft. above 25 feet 15 ft. from grade No alley – 15 ft. 1:1 step-back above 45 ft. 1:1 step-back above 25 ft.
Side Setback, min.	None required; 6 ft. min. if provided	None required; 6 ft. min if provided 15 ft. min. if not separated from an R or RF zone by an alley	None required; 6 ft. min if provided 15 ft. min. if not separated from an R or RF zone by an alley
Front Step-Back, min.	n/a	3 ft. above third floor or a preserved façade	n/a
Uses Permitted	Residential, commercial, others	Residential, commercial, others	Residential, civic, commercial, others

¹ 50 feet height = 3 stories of residential on a retail ground floor which has 14 foot clear height as required.

² 65 feet height = 4 stories of residential on a public facility ground floor of 20 to 25 feet in height as expected.