

PD 317 Development Standards Chart

Development Regulations	Existing Subdistrict 1	New Subdistrict 1		Existing Subdistricts						New Subdistricts 2, 3, 4		Existing Subdistrict 6	New Subdistrict 5
		Steering Committee	Staff Rec	2, 2A, 2B, 2C	3	3A	3C	4, 4A	5	Steering Committee	Staff Rec		Steering Committee & Staff Rec
Minimum front yard (feet)	0	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	0	0	0/5/0	0	0	15	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	15	No change
Minimum side/rear yard (feet)	0 or 10	0 or 10	0 and max is 10; for Legacy Building no max	0 or 10	0 or 10	0 or 10/0	0 or 10 <sup>14</sup>	0 or 10	0 or 10	Minimum side yard is: five feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height; and no minimum in all other cases. Minimum rear yard is: 10 feet for duplex structures; 15 feet for multifamily structures 36 feet or less in height; and no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required	0 or 10	No change
Urban form setback <sup>1</sup>				If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.						None			
Dwelling Unit (DU) density	160 DU per acre	No change	No change	None						CA-2(A) lot area per DU apply for single family, duplex, and multifamily	None		
Maximum base FAR	2	No change	No change	2	4	4	4	1	1	20	6	0.5	No change
Maximum bonus FAR <sup>2</sup>				2.5 <sup>12</sup>		4.5	4.5			None			
Maximum base height (feet)	90	No change	No change	54	270	90	90	70	70	unlimited height	300	70	No change
Bonus height <sup>2</sup>				90		270				None	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus <sup>3</sup>		
Transfer of development rights				Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, 2A, 3, and 3A only						Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, and 3 only			
Lot Coverage	80%	No change	No change	80%	80%	80%/85%	80%	80%	80%	100%	80% <sup>3</sup>	80%	No change

1. The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')

2. Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses

3. Mixed Income Housing Development Bonus in the DRAFT regulations/presentation