

Zoning District Comparison Chart

	PD No. 15 (development plan)	MF-3 (CH. 51)	MF-1(A) (Zoning surrounding PD 15)	MF-2(A)	MF-3(A)	NW Hwy/Preston Rd Area Plan recommendations
Front Yard setback	Minimum front yard: 100' from NW Hwy	<ul style="list-style-type: none"> •Minimum front yard: 15' •For buildings over 36 feet, additional setback must be provided that is equal to 1/2 the height of the portion of the building which exceeds 36', to a maximum additional setback of 50' •If adjacent to single family, duplex, or townhouse district and over 36 feet, additional setback must be provided that is equal to twice the height of the portion of the building which exceeds 36' 	Minimum front yard: 15'	Minimum front yard: 15'	<ul style="list-style-type: none"> •Minimum front yard: 15' •Urban form setback - additional 20-foot front yard setback is required for the portion of the structure over 45 feet in height 	
Minimum side and rear yard setback	Min side: varies Min rear: 20'	<ul style="list-style-type: none"> •Min side: 10' •Min Rear yard for MF structures 36' or less is 15' •Min Rear yard for MF structures over 36' is 25' •For buildings over 36 feet, additional setback must be provided that is equal to 1/2 the height of the portion of the building which exceeds 36', to a maximum additional setback of 50' •If adjacent to single family, duplex, or townhouse district and over 36 feet, additional setback must be provided that is equal to twice the height of the portion of the building which exceeds 36' 	Min side: 10' Min rear: 15'	Min side: 10' Min rear: 15'	<ul style="list-style-type: none"> •Min side and rear: 20' when adjacent to single family, duplex, or townhome, clustered housing, MF-1, or MF-2 district •Otherwise 10' min side and rear yard setback •Tower spacing: additional side and rear yard setback of one foot for each two feet in height for the portion of the structure over 45 feet in height, up to a maximum additional setback of 30' 	
Dwelling unit density	Diamond Head - 40 units Diplomat - 14 units Preston Place - 60 units Royal Orleans - 20 units Athena - 140 units Preston Tower - 320 units	none specified for this zoning district	No maximum dwelling unit density	No maximum dwelling unit density	90 dwelling units per net acre (does not include ROW)	increased density highest density along NW Hwy frontage
Floor area ratio (FAR)	see MF-3	Maximum FAR is 4:1	No maximum floor area ratio	No maximum floor area ratio	Maximum FAR is 2.0	
Height	see MF-3	Any legal height (limited by FAA space limitations or any other ordinance or regulation in effect)	36' RPS applies	36' RPS applies	90' RPS applies	
RPS (Residential Proximity Slope)	does not apply	does not apply	If any portion of a structure is over 26' in height, that portion may not be located above a residential proximity slope originating in a Single Family, Duplex, or Townhome zoning district.	If any portion of a structure is over 26' in height, that portion may not be located above a residential proximity slope originating in a Single Family, Duplex, or Townhome zoning district.	If any portion of a structure is over 26' in height, that portion may not be located above a residential proximity slope originating in a Single Family, Duplex, or Townhome zoning district.	RPS standards should apply
Lot coverage (residential structures)	see MF-3	•60% maximum lot coverage for residential structures	•60% maximum lot coverage for residential structures •Aboveground parking is included in lot coverage, but surface parking and underground parking is not.	•60% maximum lot coverage for residential structures •Aboveground parking is included in lot coverage, but surface parking and underground parking is not.	•60% maximum lot coverage •Aboveground parking is included in lot coverage, but surface parking and underground parking is not.	increased height as trade off for reduced lot coverage
Lot size	see MF-3	Minimum lot area per dwelling unit for multifamily: 0 bedroom - 100 sq ft 1 bedroom - 125 sq ft 2 bedroom - 150 sq ft Additional bedrooms over 2 - add 25 sq ft per bedroom	Minimum lot area per dwelling unit for multifamily: 0 bedroom - 1,000 sq ft 1 bedroom - 1,400 sq ft 2 bedroom - 1,800 sq ft Additional bedrooms over 2 - add 200 sq ft per bedroom	Minimum lot area per dwelling unit for multifamily: 0 bedroom - 800 sq ft 1 bedroom - 1,000 sq ft 2 bedroom - 1,200 sq ft Additional bedrooms over 2 - add 150 sq ft per bedroom	•Minimum lot size for residential use is 6,000 sq ft •Minimum lot area per dwelling unit for multifamily: 0 bedroom - 450 sq ft 1 bedroom - 500 sq ft 2 bedroom - 550 sq ft Additional bedrooms over 2 - add 50 sq ft per bedroom	
Stories	Diamond Head - 2 stories Diplomat - none listed on plan Preston Place - 3 stories Royal Orleans - 2 stories Athena - 21 stories Preston Tower - 29 stories	none specified for this zoning district	No maximum number of stories	No maximum number of stories	No maximum number of stories	4 stories in return for smaller building footprints
Off-street parking	1.22 spaces per unit up to 318 units Remaining units over 318 are required 1 space per 500 ft of dwelling unit floor area	1 space per 500 ft of dwelling unit floor area	1 space per bedroom with a minimum of one space per dwelling unit. Additional 1/4 space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking only	1 space per bedroom with a minimum of one space per dwelling unit. Additional 1/4 space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking only	1 space per bedroom with a minimum of one space per dwelling unit. Additional 1/4 space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking only	Meet City codes for parking Underground parking when feasible
Miscellaneous						Quality of life Open spaces residential in nature landscaping improvements pedestrian improvements

Chart #1 (09-26-2018)