

Potential Comprehensive Plan & Zoning Code Amendments for Neighborhood Business Family of Zones

Chart shows current policies/regulations and the Planning Commission (PC) direction for amendments to be considered at the June 28th Public hearing

Zone	BN (Lake St S)		BN (1) (NE 70 th PI)		BNA (Juanita Dr)		MSC 2 (Market St)	
	Current	PC Direction	Current	PC Direction	Current	PC Direction	Current	PC Direction
Comprehensive Plan	Residential Market	Consider Council suggestion for redesignation to Neighborhood Center Initial preference to retain Residential Market designation and adjust definition (i.e. - clarify scale so the designation is appropriate for the size of sites with the designation)	Neighborhood Center	Change to Residential Market	Neighborhood Center	No change	Neighborhood Center	Change to Residential Market
Residential Density	None	Establish density limit between 24-48 units/acre (t.b.d. following hearing)	None	Establish density limit between 24-48 units/acre (t.b.d. following hearing)	None	<ul style="list-style-type: none"> 24 units/acre for north area, 18 units/acre for south area Residential square feet not to exceed 50% of the site's total square feet of floor area 	None	Establish density limit between 24-48 units/acre (t.b.d. following hearing)
Minimum Commercial Floor Area	75% of ground floor	Minimum commercial frontage	75% of ground floor	Minimum commercial frontage	75% of ground floor	None	75% of ground floor	Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	<ul style="list-style-type: none"> Allow behind commercial frontage Res. lobby allowed in comm. frontage 	Prohibited	<ul style="list-style-type: none"> Allow behind commercial frontage Res. lobby allowed in comm. frontage 	Prohibited	Allow, subject to 50% requirement above	Prohibited	<ul style="list-style-type: none"> Allow behind commercial frontage Res. lobby allowed in comm. frontage
Commercial Orientation	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Design guidelines to address grade 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Design guidelines to address grade 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Design guidelines to address grade 	Toward arterial or sidewalk	<ul style="list-style-type: none"> Toward arterial or sidewalk Minimum 13' ground floor height Design guidelines to address grade
Maximum Height	30'	Allow 3' increase only as needed to accommodate the proposed 13' ground floor height	30'	Allow 3' increase only as needed to accommodate the proposed 13' ground floor height	35'	No change	30'	Allow 3' increase only as needed to accommodate the proposed 13' ground floor height

Potential Comprehensive Plan & Zoning Code Amendments for Neighborhood Business Family of Zones (cont.)

Zone	BN (Lake St S)		BN (1) (NE 70 th Pl)		BNA (Juanita Dr)		MSC 2 (Market St)	
	Current	PC Direction	Current	PC Direction	Current	PC Direction	Current	PC Direction
Required Yards¹	20' front ² 10' side (retail) 5' min/15 total (office) 10' rear (typ.)	<ul style="list-style-type: none"> 0' front where commercial at grade, 10' sidewalks & ped. weather protection Design guidelines address massing above ground floor 10' side & rear for all uses 	20' front 10' side (retail) 5' min/15 total (office) 10' rear (typ.)	<ul style="list-style-type: none"> 0' front where commercial at grade with 10' sidewalks & ped. weather protection Design guidelines address massing above ground floor 10' side & rear for all uses 	10' front 10' side (retail) 5' min/15 total (office) 10' rear (typ.)	<ul style="list-style-type: none"> No change to front 10' sides for office 	20' front 10' side (retail) 5' min/15 total (office) 10' rear (typ.)	<ul style="list-style-type: none"> 0' front where commercial at grade, 10' sidewalks & ped. weather protection Design guidelines address massing above ground floor 10' side & rear for all uses
Land Use Buffer	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	10' for all commercial uses adjoining residential, develop planting standards	Retail=20' adjoining SF, 15' adjoining MF Office=20' adjoining SF, 5' adjoining MF ³	10' for all commercial uses adjoining residential, develop planting standards	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	10' for all commercial uses adjoining residential, develop planting standards	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	10' for all commercial uses adjoining residential, develop planting standards
Maximum Store Size	10,000 s.f. per establishment	4,000 per establishment	10,000 s.f. per establishment	4,000 per establishment, check that no nonconformances are created	10,000 s.f. per establishment (excluding grocery, drug, hardware...)	No change	4,000 s.f. per establishment	No change
Use Limitations	Use Zone Charts	<ul style="list-style-type: none"> Prohibit Office use on upper floors Prohibit non-pedestrian oriented (e.g. vehicle service station & drive-thru) with mixed use redevelopment 	Use Zone Charts	Prohibit non-pedestrian oriented (e.g. vehicle service station & drive-thru) with mixed use redevelopment	Use Zone Charts	No change	Limited in Use Zone Charts	Prohibit non-pedestrian oriented (e.g. vehicle service station & drive-thru) with mixed use redevelopment
Maximum Building Length⁴	None	Address through design guidelines	None	Address through design guidelines	None	Address through design guidelines	Design regulations	Address through design guidelines
Review Process	None	Design Board Review	Process IIA	<ul style="list-style-type: none"> Design Board Review Incorporate Comp Plan criteria into special regulations 	None	Design Board Review	Administrative Design Review	Design Board Review

¹ Note that office has 5' minimum side (15' combined)

² Required yard along Lake St S or LWB increased 2' for each 1' that the structure exceeds 25' (applies to RM along Boulevard as well)

³ 20' landscaped berm/topographic change required by (1) suffix

⁴ Used in Design Regulations. Depending on Business District, regulations may require full building separation, a significant modulation break, or change in building definition and materials

Potential Zoning Code Amendments for Community Business (BC) Family of Zones

Zone	BCX		BC 1		BC 2	
	Current	PC Direction	Current	PC Direction	Current	PC Direction
Minimum Commercial Floor Area	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	75% of ground floor	Minimum commercial FAR of 25% for new mixed use
Residential on Ground Floor of Structure	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street
Commercial Orientation	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height (Allow 3' increase in 30' total building height only as needed to accommodate the proposed 13' ground floor height) 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height