

MEMO HIGHLIGHTS

Residential

- Increases to standard occupancy / third floor occupancy
- Additional occupancy for detached ADUs
- More permissive standards for home occupations; more permissive mix of uses in residence districts
- Decrease minimum lot widths in R2, R3, and R3H to 40'
- Apply R2 standards to R1 district and combine districts
- Remove R3B district

Downtown

- Revisions to boundaries/heights for Downtown Collegiate / Downtown Central
- Removal of student deed-restriction from incentive mix

Transitional

- Removal of the Neighborhood Compatibility Area section
- Removal of the Mixed Use Overlay and inclusion of uses in the permitted table
- Reduce maximum allowable heights in West End
- Modifications to Mixed Use district

Other

- Removal of parking maximums
- Additional considerations for fraternities (membership % and conversions)

	D-COL	D-CEN	D-AC	WE	MU	RO	R3H
Maximum Height (stories) (feet)	7	7	2	2	3	2	2
	98	98	24	28	40	28	28
Maximum Height + Incentives (stories) (feet)	11	9	4	3	6	4	N/A
	150	126	52	40	77	56	N/A
Incentive Stack (stories)	Max of 4	Max of 2	Max of 2	Max of 1	Max of 3	Max of 2	-
Off-street parking via underground structure	2	2	N/A	N/A	N/A	1	N/A
LEED Gold certified	1	1	1	1	1	1	N/A
LEED Platinum certified	2	2	2	2	2	2	N/A
Green building features	1	1	1	1	N/A	N/A	N/A
Deed-restricted for non-students	N/A	N/A	N/A	2	1	N/A	N/A
Limit residential F.A.R.	N/A	N/A	N/A	N/A	N/A	1	N/A
Mixed Use Design	N/A	N/A	N/A	2	1	1	N/A

*The overall height for buildings containing inclusionary multifamily dwelling units cannot exceed one *additional* story over and above the underlying zoning (§19-1952)