

PROPOSED M-U DISTRICT CHANGES – FALL 2006

	Existing	Proposed
All Scales		
Nightclubs	Conditionally Permitted	Omitted
Business and Professional Offices	Conditionally Permitted without a residential component	Permitted (no residential component necessary)
Parking		In the case of preservation of a Landmark tree or tree of significance parking may be reduced through design review process.
Main Street and Residential Scale		
Formula Fast Food	Permitted	Conditionally permitted
Business and Professional Offices	Conditionally Permitted without a residential component	Permitted (no residential component necessary)
Private Open Space	25% of gross residential floor area, a portion may be above ground.	Studio or one bedroom – 40 SF Two bedroom – 80 SF Three or more bedrooms – 10% of gross floor area of such unit. Private open space shall be directly accessible from the unit and may be in the form of patios, decks, balconies and other similar features.
Lot Coverage	45%-80%	Omit lot coverage standard.
Residential Scale		
Side and Rear Yard Setbacks	Side total of 10' Rear Minimum 5'	Projections as allowed in 40.27.060, architectural features characteristic of traditional structures in the district such as bay windows, covered stoops, and other architectural projections that break up the perceived mass may project to within three feet of the property line but in no instance may be greater than three feet in depth.

Old North G Street Transition Scale		
Restaurants	Permitted	Conditionally Permitted
Formula Fast Food	Permitted	Prohibited
Height Standard	3 Stories Max.	Staff Proposal: 3 stories, and no greater than 30' within 50' of the rear property line. Old North Neighborhood Proposal: 30' max. height
Lot Area	Parcels greater than 24,000 SF require CUP	Parcels greater than 12,000 SF require CUP
Front Yard Setback	Equal to or exceeding the average setback of the two nearest buildings on the same side of the street or 1000 square feet, whichever is greater.	Equal to or exceed the average depth of the two nearest buildings on the same street frontage,
Side Yard Setback	Total of 10'	Minimum 5' per side, except for projections allowed in 40.27.060.
Parking Requirement	Parking may be provided through the payment of In-lieu fees.	If project cannot meet the required parking a CUP is required in addition to a parking plan and in-lieu fees.
Parking Reduction		In the case of a reduction in parking, a minimum on one space per residential unit must be provided on-site.