

Comparison of Commercial Mixed Use Zoning - Proposed LDC and Current

Code Element	Proposed Code Mixed Use3/MU3-A*				Proposed MU4/MU4-A*				Proposed MU5/MU5A*/U5B/*			
	MF	Live/Wrk	TownHse	Other Comm	MF	Live/Wrk	TownHse	Other Comm	MF	Live/Wrk	TownHse	Other Comm
<b>Base Number of Units</b>	24	24	24		36	24	24		48	24	24	
<b>** With AHBP Bonus</b>	60	24	24		84	24	24		Unlimited			
<b>FAR</b>	0.8	0.8	0.8	0.8	1	0.8	0.8	1	2	0.8	0.8	2
<b>FAR with AHBP Bonus</b>	1.0	0.8	0.8		3			2	5			5
<b>Height</b>	40'	40'	40'	40'	60'	60'	60'	60'	60	60	60	60
<b>Ht with AHBP Bonus</b>	60'	60'	60'		60'				90	90	90	90
<b>Maximum height within compatability setback from R3 and more restrictive</b>	Within 25' of a triggering property the max height is 25'. Between 26' and 50' the max ht is 35'. More than 50' the max ht is 60'.				Within 25' of a triggering property the max height is 25'. Between 26' and 50' the max ht is 35'. More than 50' the max ht is 60'				Within 25' of a triggering property the max height is 25'. Between 26' and 50' the max ht is 35'. More than 50' the max ht is 60'			
<b>Impervious Cover</b>	70%	70%	70%		80%	80%	80%	80%	90%	90%	90%	90%
<b>Parking per Unit/Use</b>	1	1	1	Varies by Use	1	1	1	Varies by Use	1	1	1	Varies by Use
* Lots zoned with the "A" subzone shall comply with the requirements of Subsection 23-3C-5050(D).												
** To receive AHBP (affordable housing bonus) a project must comply with Article 23-4E (Affordable Housing).												
*** An MU combining district is required for residential												

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Code Element	Current Code				VMU Combining District			
	LO	GO	LR	GR				
<b>Base Number of Units</b>	***	***	***	***	No maximum units/acre limit; 10% set aside for 80% MFI			
<b>** With AHBP Bonus</b>	***	***	***	***				
<b>FAR</b>	0.7	1	0.5	1	No maximum			
<b>FAR with AHBP Bonus</b>								
<b>Height</b>	40'	60'	40'	60'	Base district height			
<b>Ht with AHBP Bonus</b>								
<b>Maximum height within compatability setback from R3 and more restrictive</b>	Within 50' of a triggering property the max height is 30'. Between 51' and 100' the max ht is 40'. Between 100' and 300' the max ht is 40' plus one foot for each 10 feet of distance >100' from the triggering property. between 300 and 540' the max ht is 60 feet plus 1 foot for each 4 feet of distance in excess of 300' from the triggering property.							
<b>Impervious Cover</b>	70%	80%	80%	90%	Base district Impervious Cover			
<b>Parking per Unit/Use</b>	Varies	Varies	Varies	Varies	60% of standard for use			
* Lots zoned with the "A"								
** To receive AHBP (affor								
*** An MU combining distr								