

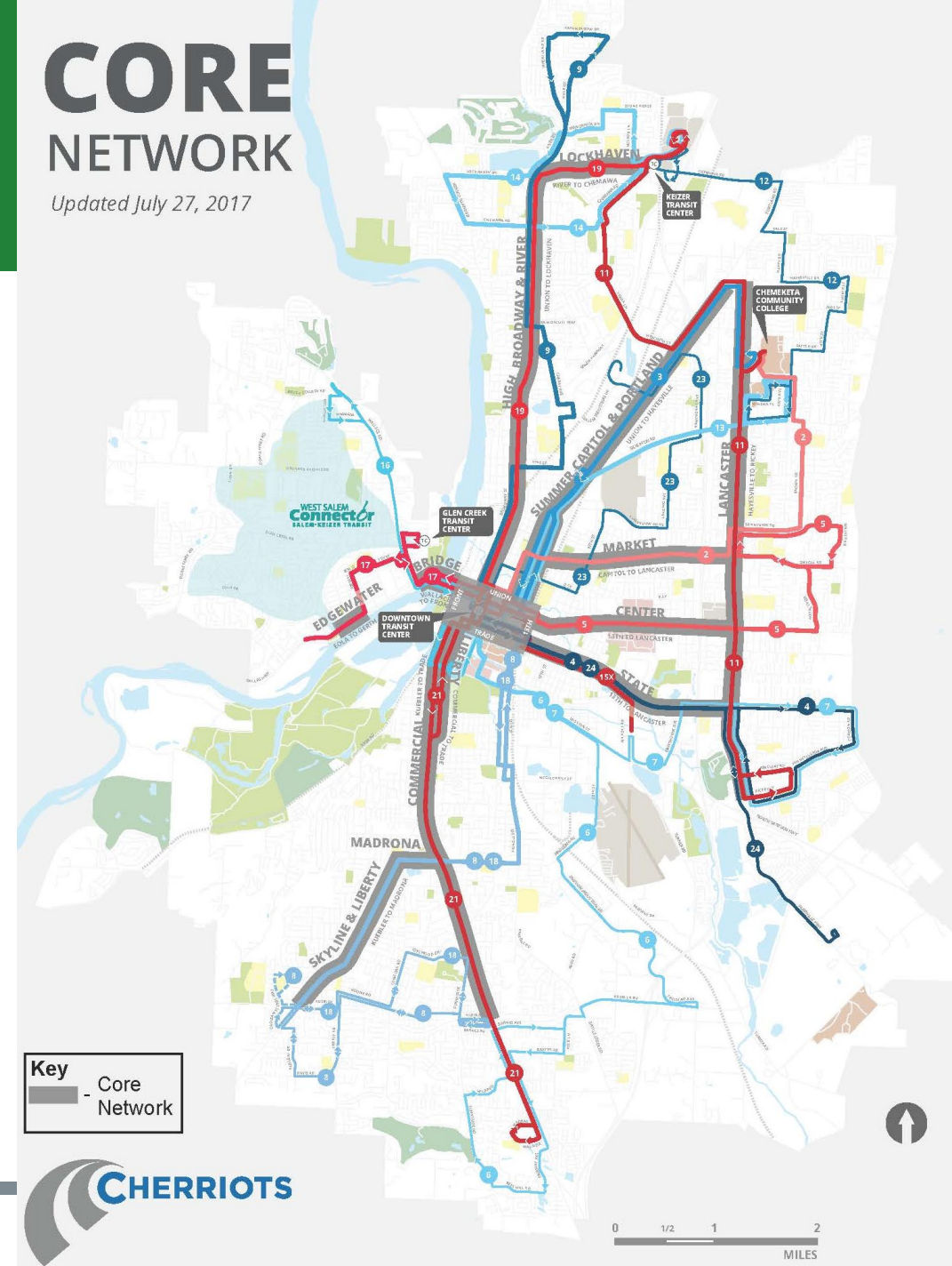
Zoning Subcommittee Recommendations

Draft Comprehensive Plan Goal: Reduce Greenhouse Gas Emissions

- Do more to promote housing and mixed use near transit and services
- Align with Climate Action Plan draft strategies
 - *Incentivize and promote dense and vertical development (residential and commercial) within a ¼ mile of the existing and future core transit network.*

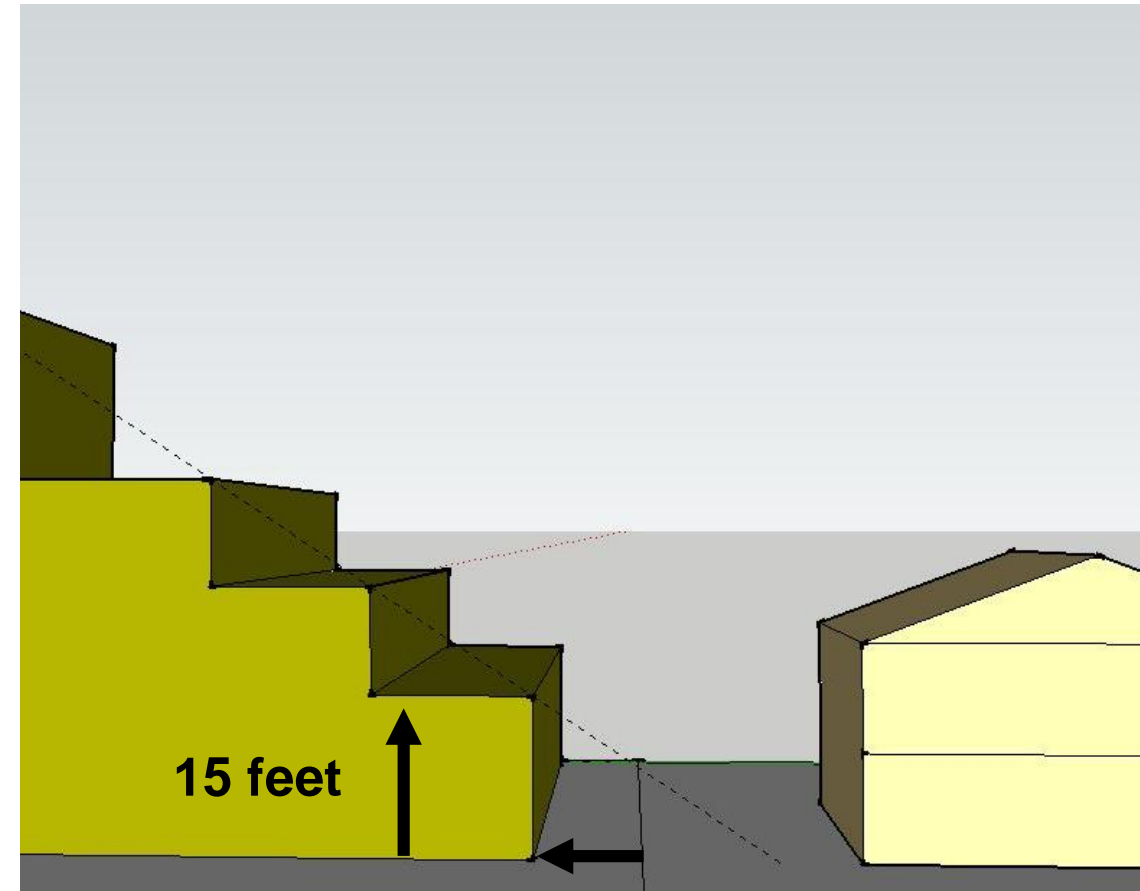
CORE NETWORK

Updated July 27, 2017



Subcommittee Recommendations

- **Maximum height in MU-III zone: 70 feet**
 - Setback to residential zones:
Setback increases as building height increases with cap of 50 ft setback
 - No building setback adjacent to commercial or mixed-use zones



Setback to residential zones

10 feet (even if abutting an alley and includes screening)

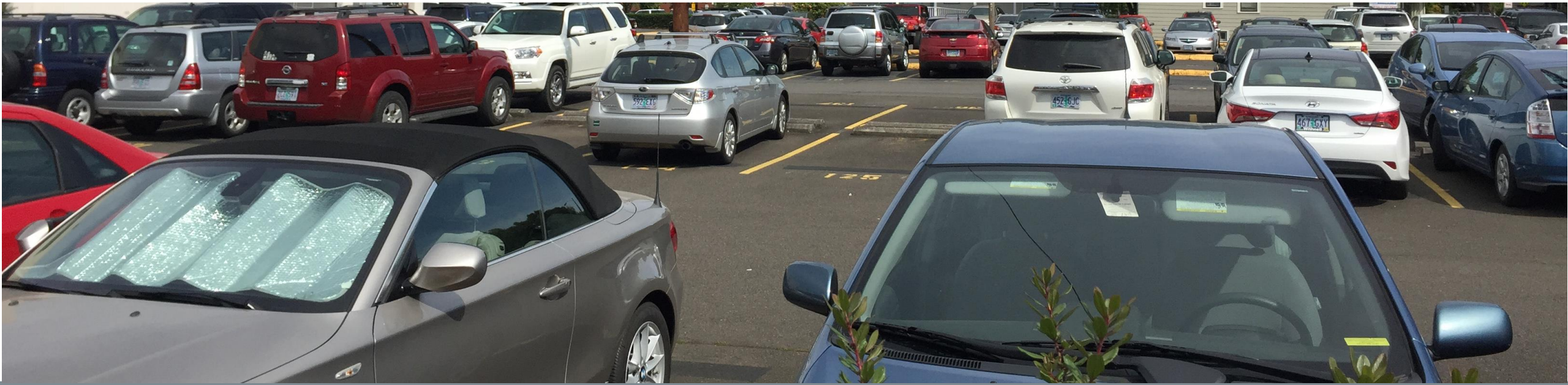
Subcommittee Recommendations

- **Increase Minimum Density to 15 units per acre**
 - MU-I, MU-II, MU-III, RM-II zones
- **Establish a minimum density of 15 units per acre in the single-family zone within $\frac{1}{4}$ mile of the Core Network**



Subcommittee Recommendations

- **Eliminate Parking Requirements** for mixed-use development in mixed-use zones within $\frac{1}{4}$ mile of the Core Network



Subcommittee Recommendations

- **Allow neighborhood hub uses in subdivisions at least 10 acres in size**
- **Establish a minimum density of 5.5 units per acre in subdivisions at least 5 acres in size**
 - At least 15% of units must be middle housing

