Attachment I

Proposed Height, Residential Density, Floor Area Ratio, and Open Space Regulations in the Commercial/Corridor Zones

In areas with a commercial/corridor zoning, RU-4, RU-5, CN, CC or CR zones, the height limits, floor area ratios (ratio of square feet of structure per square feet of lot area for commercial uses), residential densities (number of residential units per lot area), maximum number of stories, maximum heights, and minimum open space requirements are proposed to be regulated by a separate height map that is independent of the proposed zoning districts. The following is a summary of the regulations for each height area.

Height Limit	Maximum Number of Stories	Maximum Residential Density	Maximum Nonresidential Floor Area Ratio	Minimum Height	Minimum Group Usable Open Space(1)
35 feet	3	1 unit per 550 square feet of lot area	2.0	NA	150 sf per dwelling unit
45 feet	4	1 unit per 450 square feet of lot area	2.5	NA	150 sf per dwelling unit
60 feet	5	1 unit per 375 square feet of lot area	3.0	35 ft permitted/ 25 ft conditionally permitted	150 sf per dwelling unit
75 feet	7	1 unit per 275 square feet of lot area	4.0	35 ft permitted/ 25 ft conditionally permitted	150 sf per dwelling unit
90 feet	8	1 unit per 225 square feet of lot area	4.0 to 4.5	35 ft permitted/ 25 ft conditionally permitted	100 sf per dwelling unit
120 feet	11	1 unit per 225 square feet of lot area	4.0 to 5.0	35 ft permitted/ 25 ft conditionally permitted	100 sf per dwelling unit
160 feet	15	1 unit per 225 square feet of lot area	5.0	35 ft permitted/ 25 ft conditionally permitted	100 sf per dwelling unit

Note:

(1) Each square foot of private usable open space equals two square feet towards the total usable open space requirement, except that a minimum amount of 75 square feet of group usable open per unit must be provided in the 35- to 75-feet height areas and at least 60 square feet of group usable open per unit must be provided in the 90 to 160 feet height areas.