



#26-0204

Affordable Housing Overlay
Amendment

April 2, 2026

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**Office of Strategic Planning and
Community Development (OSPCD)**
Planning Division



Key Provisions

1. **Superseding Standards** – §8.1.6.a.i says Table 8.1.6 supersedes the same standards of a base district
2. **Dimensional Compliance** – §8.1.6.b.ii provides 5% margin of flexibility for the dimensions of Table 8.1.6
3. **Use Provisions** – §8.1.6.c.iii exempts buildings from being required to reserve five percent (5%) of any commercial space(s) for Arts & Creative Enterprise uses
4. **Table 8.1.6** – This table of Superseding Dimensional Standards replaces the exiting Table 8.1.6.

Table 8.1.6

| Table 8.1.6 <u>Superseding</u> Dimensional Standards | | |
|---|---------------------|----------------------|
| | Apartment Building | General Building |
| Lot Development | | |
| <u>Lot Coverage (max)</u> | <u>100%</u> | <u>100%</u> |
| <u>Green Score</u> | -- | -- |
| <u>Minimum</u> | <u>0.20</u> | <u>0.20</u> |
| <u>Ideal</u> | <u>0.25</u> | <u>0.25</u> |
| <u>Open Space (min)</u> | <u>10%</u> | <u>10%</u> |
| Building Setbacks | | |
| <u>Curb Setback (min)</u> | <u>12 ft</u> | <u>12 ft</u> |
| <u>Primary Front Setback (min/max)</u> | <u>0 ft / 15 ft</u> | <u>0 ft / 15 ft</u> |
| <u>Secondary Front Setback (min/max)</u> | <u>0 ft / 15 ft</u> | <u>0 ft / 15 ft</u> |
| Side Setback (min) | | |
| <u>Abutting an Alley or R-ROW</u> | <u>0 ft</u> | <u>0 ft</u> |
| <u>Abutting any non-NR or LHD</u> | <u>0 ft</u> | <u>0 ft</u> |
| <u>1st-3rd Story abutting NR or LHD</u> | <u>10 ft</u> | <u>10 ft</u> |
| 4th - 7th Story abutting NR or LHD | -- | -- |
| Lot Width < 100 ft | 20 ft | 20 ft |
| Lot Depth > 100 ft | 30 ft | 30 ft |
| Rear Setback (min) | | |
| <u>Abutting an Alley or R-ROW</u> | <u>0 ft</u> | <u>0 ft</u> |
| <u>Abutting any non-NR or LHD</u> | <u>10 ft</u> | <u>10 ft</u> |
| <u>1st-3rd Story abutting NR or LHD</u> | <u>20 ft</u> | <u>20 ft</u> |
| 4th - 7th Story abutting NR or LHD | -- | -- |
| Lot Depth < 100 ft | 20 ft | 20 ft |
| Lot Depth > 100 ft | 30 ft | 30 ft |
| Main Massing | | |
| Number of Stories (max) | | |
| Mid-Rise 3 abutting NR | 4 | 4 |
| All other MR3-MR6 lots | 7 8 | 7 8 |
| Step-Back, Top Story (min) | | |
| <u>— 4 or less stories</u> | <u>none</u> | <u>none</u> |
| <u>— 5 or more stories</u> | <u>10 ft</u> | <u>10 ft</u> |
| Building Height, Feet (max) | | |
| Mid-Rise 3 abutting NR | 50 ft | 52 ft |
| All other MR3-MR6 lots | 86 96 ft | 88 100 ft |
| Facade Composition | | |
| <u>Fenestration (min/max)</u> | <u>15% / 50%</u> | <u>15% / 50%</u> |
| Use & Occupancy | | |
| <u>Ground Story Commercial Unit (min)</u> | <u>n/a</u> | <u>1</u> |

Table 8.1.6 – Compared to Existing

| | Existing MR3 | Existing MR4 | Existing MR5 | Existing MR6 | Existing AH Overlay | Revised AH Overlay |
|------------------------|--------------|--------------|--------------|--------------|---------------------|---------------------|
| Lot Dimensions | | | | | | |
| Lot Width (min) | 30 ft | 30 ft | 30 ft | 30 ft | Base District | None |
| Lot Development | | | | | | |
| Lot Coverage (max) | 90% | 90% | 90% | 100% | Base District | 100% (+10%)* |
| Green Score (min) | | | | | | |
| Minimum | 0.25 | 0.25 | 0.20 | 0.20 | Base District | 0.25 (+0.05) |
| Ideal | 0.30 | 0.30 | 0.25 | 0.25 | Base District | 0.30 (+0.05) |
| Open Space (min) | 15% | 15% | 15% | 15% | Base District | 10% (-5%) |

Table 8.1.6 – Compared to Existing

| | Existing MR3 | Existing MR4 | Existing MR5 | Existing MR6 | Existing AH Overlay | Revised AH Overlay |
|---|--------------|---------------|---------------|---------------|---------------------|---------------------------|
| Building Setbacks | | | | | | |
| Curb Setback (min) | 12 ft | 12 ft | 12 ft | 12 ft | Base District | 12 ft |
| Primary Front Setback (min/max) | 2 ft 12 ft | 2 ft 12/15 ft | 2 ft 12/15 ft | 2 ft 12/15 ft | Base District | 0 ft 15 ft (+3 ft) |
| Secondary Front Setback (min/max) | 2 ft 12 ft | 2 ft 12/15 ft | 2 ft 12/15 ft | 2 ft 12/15 ft | Base District | 0 ft 15 ft (+3 ft) |
| Side Setback (min) | -- | -- | -- | -- | -- | -- |
| Abutting an Alley or R-ROW | -- | 0 ft | 0 ft | 0 ft | Base District | 0 ft |
| Abutting any non-NR or LHD | -- | 0 ft | 0 ft | 0 ft | Base District | 0 ft |
| 1 st -3 rd Story abutting NR or LHD | 10 ft | 10 ft | 10 ft | 10 ft | Base District | |
| 4th - XX Story abutting NR or LHD | n/a | 30 ft | 30 ft | 30 ft | -- | -- |
| Lot Width < 100 ft | | | | | 20 ft | 20 ft |
| Lot Depth > 100 ft | | | | | 30 ft | 30 ft |
| Rear Setback (min) | -- | -- | -- | -- | -- | -- |
| Abutting an Alley or R-ROW | -- | 0 ft | 0 ft | 0 ft | Base District | |
| Abutting any non-NR or LHD | -- | 10 ft | 10 ft | 10 ft | Base District | 10 ft (-10 ft) |
| 1st-3rd Story abutting NR or LHD | 20 ft | 20 ft | 20 ft | 20 ft | Base District | 20 ft |
| 4th - XX Story abutting NR or LHD | n/a | 30 ft | 30 ft | 30 ft | -- | -- |
| Lot Depth < 100 ft | | | | | 20 ft | 20 ft |
| Lot Depth > 100 ft | | | | | 30 ft | 30 ft |

Table 8.1.6 – Compared to Existing

| | Existing MR3 | Existing MR4 | Existing MR5 | Existing MR6 | Existing AH Overlay | Revised AH Overlay |
|-------------------------|--------------|--------------|--------------|--------------|---------------------|--------------------|
| Parking Setbacks | | | | | | |
| Primary Front Setback | -- | -- | 30 ft | 30 ft | Base District | 30 ft |
| Surface Parking | 30 ft | 30 ft | -- | -- | Base District | -- |
| Structured Parking | 30 ft | 30 ft | -- | -- | Base District | -- |
| Secondary Front Setback | -- | -- | 30 ft | 30 ft | Base District | 30 ft |
| Surface Parking | 10 ft | 10 ft | -- | -- | Base District | -- |
| Structured Parking | 2 ft | 2 ft | -- | -- | Base District | -- |

Table 8.1.6 – Compared to Existing

| | Existing MR3 | Existing MR4 | Existing MR5 | Existing MR6 | Existing AH Overlay | Revised AH Overlay |
|---------------------------------------|---------------|---------------|---------------|-------------------|---------------------|----------------------------|
| Main Massing | | | | | | |
| Building Width | 200 ft | 200 ft | 200 ft | 200 ft | Base District | None |
| Façade Build Out | | | | | | |
| Primary Front | 80% | 80% | 80% | 80% | Base District | None |
| Secondary Front | 65% | 65% | 65% | 65% | Base District | None |
| Floor Plate | 15,000 gsf | 15,000 gsf | 20,000 gsf | 25,000/30,000 gsf | Base District | None |
| Ground Story Elevation | 2 ft / 0 ft | 2 ft / 0 ft | 2 ft / 0 ft | 2 ft / 0 ft | Base District | None |
| Story Height | 10 ft / -- | 10 ft / -- | 10 ft / -- | 10 ft / -- | Base District | None |
| Ground Story Height | -- / 14 ft | -- / 14 ft | -- / 14 ft | -- / 18 ft | Base District | None |
| Upper Story Height | -- / 10 ft | -- / 10 ft | -- / 10 ft | -- / 10 ft | Base District | None |
| Number of Stories (min max) | 2 3 | 3 4 | 3 5 | 3 6 | | |
| Mid-Rise 3 abutting NR | | | | | 4 | 4 |
| All other Lots | | | | | 7 | 8 (+1 story) |
| Building Height, Feet | 38 ft / 40 ft | 50 ft / 52 ft | 62 ft / 66 ft | 74 ft / 80 ft | | |
| Mid-Rise 3 abutting NR | | | | | 50 ft / 52 ft | 50 ft / 52 ft |
| Al other Lots | | | | | 86 ft / 88 ft | 96 ft (+10) / 100 ft (+12) |
| Step-Back (5 th and above) | | | 10 ft | 10 ft | 10 ft | None |
| Roof Type | Flat | Flat | Flat | Flat | | None |

Table 8.1.6 – Compared to Existing

| | Existing MR3 | Existing MR4 | Existing MR5 | Existing MR6 | Existing AH Overlay | Revised AH Overlay |
|--|----------------|----------------|----------------|----------------|---------------------|--------------------|
| Façade Composition | | | | | | |
| Ground Story Fenestration | | | | | | 15% 50% |
| Primary Façade | 15%/-- 50%/70% | 15%/-- 50%/70% | 15%/-- 50%/70% | 15%/-- 50%/70% | Base District | |
| Secondary Façade | 15% 70% | 15% 70% | 15% 70% | 15% 70% | Base District | |
| Upper Story Fenestration | 15% 50% | 15% 50% | 15% 50% | 15% 50% | Base District | 15% 50% |
| Blank Wall | 20 ft | 20 ft | 20 ft | 20 ft | Base District | None |
| Use & Occupancy | | | | | | |
| Ground Story Entrance Spacing | 30 ft* | 30 ft* | 30 ft* | 30 ft* | Base District | None |
| <u>Ground Story Commercial Spaces</u> | | | | | | 1 |
| Commercial Space Depth | 30 ft | 30 ft | 30 ft | 30 ft | Base District | None |
| Density Factor | -- | | | | | |
| Lot Area <= 5,000 sf | 1,500 | 1,500 | 1,500 | 1,125 | None | None |
| Lot Area >= 5,000 sf | 1,125 | 1,125 | 1,125 | 850 | None | None |
| Net Zero Ready + LEED | 850 | 850 | 850 | 650 | None | None |
| Outdoor Amenity Space | 1/DU | 1/DU | 1/DU | 1/DU | None | None |
| Roof-mounted Mechanicals | | | | | | |
| Equipment, Screening, Penthouse Height | 10 ft | 10 ft | 10 ft | 10 ft | Base District | None |

Thank you!