

Mixed Use/Housing Overlay Zone Development Standards

Development Standard	Requirement	Proposed	Consistent	SDBL Waiver Proposed
Minimum lot size	7,200 sq. ft.	101,494 - 281,833 sq. ft.	Yes	No
Minimum lot width	60 ft.	240	Yes	No
Minimum lot depth	100 ft.	340	Yes	No
Maximum lot coverage	70%	Lot 1 58% Lot 2 47% Lot 3 42% Lot 4 71%	No (Lot 4)	Yes
Maximum density	50 DUs/AC	25.9 DUs/AC	Yes	No
Maximum building height	65 ft.	85 ft.	No	Yes
Minimum setback - front: Parking lot Parking structure Building	20 ft. 20 ft. 20 ft.	5 ft. 10 ft. 4 ft.	No No No	Yes Yes Yes
Minimum setback - side (interior)	5 ft.	4 ft.	No	Yes
Minimum setback - street side	15 ft.	4 ft.	No	Yes
Minimum setback - rear	20 ft.	4 ft.	No	Yes
Minimum private open space	10%	Less than 10% on Lot 4	No	Yes
Minimum landscape coverage	20%	22%	Yes	No
Minimum building separation	10 ft.	6 ft.	No	Yes
Fencing and Walls	18' x 8' landscape recession for 100 ft.	Landscape recession along	Yes	No

Development Standard	<u>Requirement</u>	<u>Proposed</u>	<u>Consistent</u>	<u>SDBL Waiver Proposed</u>
LHMC 9-40.100	of wall length	Mill Creek Dr.		
Parking Facilities LHMC	5 ft. planter and 6 ft. block wall adjacent to a parking lot	5 ft. planter and 6 ft. block wall adjacent to a parking lot	Yes	No

Objective Design Standards

Standard No.	<u>Standard</u>	<u>Requirement</u>	<u>Proposed</u>	<u>Consistent</u>	<u>SDBL Waiver Requested</u>
2.1.1	Maximum block size	Length 800 ft. Perimeter 2,800 ft.	Exceeds 800 ft. (length unknown)	No	Yes
2.1.2	Mid block path connection	At least one	None on Lot 3	No	Yes
2.2.1	Build to Zone	10 ft./50%	4 ft./less than 50%	No	Yes
2.2.2	Pedestrian Connections	Entry from sidewalk	No sidewalks on one side of some streets	No	Yes
2.3.1.2	Floor to Floor Height of Active Uses	12 ft. height	10 ft.	No	Yes
2.4.2	Waste Removal	Trash bins inside garage	No bin space shown	No	Yes
2.5.1	Public Open Space	.08 acres required	None	No	Yes
2.5.2	Common Open Space	50% of required OS Not adjacent to arterial streets or commercial	Adjacent to arterial street and commercial	No	Yes
2.5.2	Common Open Space Amenity Table (pg. 23)	Gym, playground, bbq, pool, etc.	Some parks are passive with no amenities	No	Yes
2.5.3	Private Open Space	100 sf each unit	60 sf average	No	Yes
2.6.2	Driveways and Curb Cuts	3 ft. from property line	Less than 3 ft.	No	Yes
2.6.3	Parking and Loading Frontage	30% of frontage devoted to garages	More than 30% (actual % unknown)	No	Yes
2.7.1	Bicycle Parking	One space/10 units	None	No	Yes
2.8.1	Pedestrian Pathways	4 ft. paths	3 ft.	No	Yes
3.2.1	Building Stepbacks	10 ft. stepbacks required above 2	No stepbacks	No	Yes

Standard No.	Standard	Requirement	Proposed	Consistent	SDBL Waiver Requested
		stories			
3.4.2	Building End Units	Fenestrations and projections required	None	No	Yes
3.5.1	Window Alignment	Offset 10 ft. for opposing units	Less than 10 ft. proposed	No	Yes
3.9.1	Entrance Types	Main entrances to face accessible pathways	Some units do not face accessways	No	Yes
3.9.3	Parking and Access	Garage door 1 ft. behind primary façade	Duplexes have garage doors in front of the façade	No	Yes
5.1.6	Residential Buffering	10 ft. wide landscape buffer and 6 ft. high block wall between properties	Min. 6 ft. building separation and no block wall	No	Yes