

EVOLUTION OF CITY T-ZONE PROPOSALS– AUGUST 2023

Element and Current Zoning	Council Referral (May 2022)	Planning Commission Recommendation (February 15, 2023)	Planning Staff Proposal (April 24, 2023)	Planning Staff Proposal (June 5, 2023)	Planning Staff Proposal (July 10, 2023)	Planning Staff Proposal and Council Referral (August 7, 2023)
<b>Residential and Commercial Uses</b>						
<b>1- to 4-Family Buildings</b> • Single-family and duplexes allowed by-right.	<ul style="list-style-type: none"> <li>Remove single-family and duplexes as allowable uses.</li> <li>Triplexes and quadplexes not listed as allowable uses.</li> </ul>	<ul style="list-style-type: none"> <li>Include grandfather clause for existing single-family.</li> <li>Allow triplexes and quadplexes by-right.</li> </ul>	<ul style="list-style-type: none"> <li>Legacy clause included for existing single-family structures.</li> <li>Triplexes and quadplexes allowed by-right.</li> </ul>	<ul style="list-style-type: none"> <li>Set a maximum average unit size of 1,850 square feet.</li> <li>Set a minimum of 8 units per acre.</li> </ul>	<ul style="list-style-type: none"> <li>Set a maximum average unit size of 2,000 square feet.</li> <li>Set a minimum unit size of 700 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>The following restrictions apply to residential uses:                             <ul style="list-style-type: none"> <li>-Minimum residential density of 14 units/ acre.</li> <li>-By-right maximum residential density of 34 units/acre when no ADUs are provided.</li> <li>-By-right maximum residential density of 40 units/acre when 10% of the units (exclusive of the units obtained through the bonus density) are ADUs (at 80% AMI).</li> <li>-Maximum residential density up to 60 units/acre allowed by SUP</li> </ul> </li> </ul>
<b>Townhouse</b> • Townhouses allowed by-right via R-TH regulations (requires 3-acre minimum lot size); condos and apartments not allowed.	<ul style="list-style-type: none"> <li>Townhouses, condos, and apartments allowed via Special Use Permit (SUP) on site no larger than 1 acre.</li> </ul>	<ul style="list-style-type: none"> <li>Townhouses, condos and apartments allowed via SUP on site no larger than 1 acre.</li> </ul>	<ul style="list-style-type: none"> <li>Townhouses, condos, and apartments allowed via SUP on site no larger than 1 acre.</li> <li>Continue to explore the legal and economic feasibility of caps on some or all unit sizes.</li> </ul>	<ul style="list-style-type: none"> <li>Set a maximum of 20 units per acre.</li> </ul>	<ul style="list-style-type: none"> <li>Set a minimum of 14 units per acre.</li> <li>Set a maximum of 30 units per acre.</li> </ul>	
<b>Mixed-Use</b> • Mixed-use allowed by-right via MUR regulations.	<ul style="list-style-type: none"> <li>Remove MUR.</li> <li>SUP required if any portion triggers SUP.</li> </ul>	<ul style="list-style-type: none"> <li>Remove MUR.</li> <li>SUP required if any portion triggers SUP.</li> </ul>	<ul style="list-style-type: none"> <li>Remove MUR.</li> <li>SUP required if any portion triggers SUP.</li> </ul>			

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<ul style="list-style-type: none"> <li>• SUP required if any portion triggers SUP (used once in City history).</li> </ul>						<p>with an increasing percentage of ADUs as prescribed in Va. Code 15.2-2305.1 for Low Income Households.</p> <p>-Establish a maximum average unit size of 1,500 square feet, with an increase to 1,800 square feet when ADUs are provided.</p> <p>-Set a minimum unit size of 700 square feet.</p>
<p><b>Commercial Uses</b> By-Right:</p> <ul style="list-style-type: none"> <li>• Public buildings and facilities</li> <li>• Churches, parish houses, and similar religious facilities</li> <li>• Schools or day</li> </ul>	<p>Remove:</p> <ul style="list-style-type: none"> <li>• Boardinghouses</li> <li>• Lodging/rooming houses</li> </ul> <p>Add:</p> <ul style="list-style-type: none"> <li>• Clinics for human care</li> <li>• Restaurants</li> <li>• Bakeries</li> </ul>	<p>• Reexamine the proposed allowable by-right commercial uses.</p> <p>Remove:</p> <ul style="list-style-type: none"> <li>• Boardinghouses</li> <li>• Lodging/rooming houses</li> <li>• Parking lots</li> </ul>	<p>Remove:</p> <ul style="list-style-type: none"> <li>• Boardinghouses</li> <li>• Lodging/rooming houses</li> <li>• Parking lots</li> </ul> <p>Add:</p> <ul style="list-style-type: none"> <li>• Clinics for human care</li> <li>• Restaurants</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>

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<p>care facilities complying with the provisions of the state code</p> <ul style="list-style-type: none"> <li>• Private, noncommercial clubs, lodges, and recreational or community facilities</li> <li>• Residential institutions</li> <li>• Group homes for no more than eight individuals as defined in section 48-2</li> <li>• Professional offices, including medical and dental</li> <li>• Boardinghouses, lodging houses, or rooming houses</li> <li>• Inns, bed and breakfasts</li> <li>• Parking lots, subject to Site Plan review by the</li> </ul>	<ul style="list-style-type: none"> <li>• Confectionaries</li> <li>• Shoe repair shops</li> <li>• Barbershops</li> <li>• Beauty salons</li> <li>• Clothing stores</li> <li>• Studios</li> <li>• Antique shops</li> <li>• Jewelry stores</li> <li>• Florists</li> <li>• Photo shop</li> <li>• Bookstores</li> <li>• Stationary stores</li> <li>• Furniture stores</li> <li>• Hardware stores</li> </ul>	<p>(principal use)</p>	<ul style="list-style-type: none"> <li>• Retail business and retail service</li> <li>• See Districts row below for considerations along Park Avenue</li> </ul>			

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Planning Commission						
<b>Building Height, Step-backs, and Setbacks</b>						
<b>Building Height</b> <ul style="list-style-type: none"> <li>• 1 and 2-Family – 2.5 stories or 35 feet.</li> <li>• Townhouse – 3 stories of 35 feet.</li> <li>• All other uses – 3 stories or 45 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• All uses – 4 stories or 50 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• 3 and 4-Family – 2.5 stories or 35 feet.</li> <li>• By-right commercial 3 stories or 40 feet.</li> <li>• SUP residential or commercial 4 stories or 50 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• 3 and 4-family: 2.5 stories, 35 feet.</li> <li>• By-right commercial 3 stories or 40 feet.</li> <li>• SUP residential or commercial 4 stories or 50 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• By-right 3 stories or 40 feet, whichever is less.</li> <li>• SUP 4 stories or 50 feet, whichever is less.</li> </ul>	<ul style="list-style-type: none"> <li>• Same as June 5 proposal.</li> <li>• Allow for penthouse additions to allow rooftop access to exceed height limitations.</li> </ul>	<ul style="list-style-type: none"> <li>• By-right up to 4 stories or 45 feet, whichever is less.</li> <li>• Up to 50-foot height by SUP.</li> </ul>
<b>Step-backs</b> <ul style="list-style-type: none"> <li>• None required.</li> </ul>	<ul style="list-style-type: none"> <li>• 10-foot step-backs when facing a residential district.</li> </ul>	<ul style="list-style-type: none"> <li>• 10-foot step-backs when facing a residential district.</li> <li>• 10-foot step-back on all street frontages for buildings taller than 40 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• 10-foot step-backs when facing a residential district.</li> <li>• 10-foot step-back on all street frontages for buildings taller than 40 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• No change from April proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• 10-foot step-backs only when facing a residential district for buildings taller than 40 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• 10-foot step-backs on all portions of a building above 40 feet in height when adjoining or across the street from an R-district or a B-district with an approved Special Exception for multifamily use.</li> </ul>
<b>Front Yard</b> <ul style="list-style-type: none"> <li>• 1 and 2-Family – 25 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• 15 feet (20 feet along Broad and</li> </ul>	<ul style="list-style-type: none"> <li>• 20 feet (reduction to 15 feet via SUP).</li> </ul>	<ul style="list-style-type: none"> <li>• 20 feet (reduction to 15 feet via SUP).</li> </ul>	<ul style="list-style-type: none"> <li>• No change from April proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>	<ul style="list-style-type: none"> <li>• 20 feet; can be reduced to 15 feet under SUP. <b>(Note:</b></li> </ul>

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<ul style="list-style-type: none"> <li>• Townhouse – 25 feet.</li> <li>• All other uses – 15 feet (20 feet along Broad and Washington).</li> </ul>	Washington).		<ul style="list-style-type: none"> <li>• Clarify front setback is measured from face of curb.</li> </ul>			<p><b><i>Staff proposed a fixed 20-foot setback that could not be reduced through SUP. The Council amended this element to allow reduction to 15 feet under SUP.)</i></b></p> <ul style="list-style-type: none"> <li>• Mandated compliance with City Streetscape Standards.</li> <li>• No specific restrictions for front yard projections on T-lots.</li> </ul>
<p><b>Rear Yard</b></p> <ul style="list-style-type: none"> <li>• 1 and 2-Family – 30 feet.</li> <li>• Townhouse – 40 feet.</li> <li>• All other uses – 0 feet (15 feet adjacent to an R-district).</li> </ul>	<ul style="list-style-type: none"> <li>• 5 feet (15 feet adjacent to an R-district).</li> </ul>	<ul style="list-style-type: none"> <li>• 20 feet (reduction to 15 feet via SUP).</li> </ul>	<ul style="list-style-type: none"> <li>• 20 feet (reduction to 10 feet via SUP).</li> </ul>	<ul style="list-style-type: none"> <li>• No change from April proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>	<ul style="list-style-type: none"> <li>• 15 feet (cannot be reduced through SUP).</li> </ul>

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<b>Side Yard</b> <ul style="list-style-type: none"> <li>• 1 and 2-Family – 10 feet.</li> <li>• Townhouse – 20 feet for corner lots, 10 feet for interior lots.</li> <li>• All other uses – 10 feet.</li> </ul>	• 5 feet.	• 10 feet.	• 10 feet.	• No change from April proposal.	• No change.	• No change.
<b>Lot Coverages</b>						
<b>Impervious Surface</b> <ul style="list-style-type: none"> <li>• No maximum – 100% allowed.</li> </ul>	• No maximum – 100% allowed.	• 80% allowed.	• Maximum 80%.	• No change from April proposal.	• No change.	• No change.
<b>Building Coverage</b> <ul style="list-style-type: none"> <li>• Maximum 40%.</li> </ul>	• Maximum 80%.	• By-right maximum 60% (increase to 70% by SUP).	• By-right maximum 60% (increase to 70% by SUP).	• No change from April proposal.	• No change.	• No change.
<b>Environment and Districts</b>						
<b>Tree Canopy</b> <ul style="list-style-type: none"> <li>• No minimum.</li> </ul>	• No minimum.	• Minimum 15%.	• Minimum 15%.	• No change from April proposal.	• Commercial structures only require 10% tree coverage instead of 15%.	• Minimum 10% for residential and commercial uses, as outlined in State code § 15.2-961. Note that the 10% tree canopy for residential uses is the maximum that can be

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						required for residential uses with densities greater than 20 units per acre. <b>(Note: Council amended this element to require “maximum allowable canopy per State code” to permit 15% tree canopy for fewer than 20 units per acre.)</b>
<b>Historic Preservation</b> • Historic & Cultural Conservation District (HCC); requires marketing of property at fair market value prior to demolition.	• Maintain HCC.	• Maintain HCC.  • Add SUP consideration to incorporate and maintain structures.	• Maintain HCC.  • Add SUP consideration to incorporate and maintain structures.	• No change from April proposal.	• No change.  • The four properties with historic structures in the T-1 District are: - 258 N Washington St - 282 N Washington St - 306 N Washington St	• No change.  • The four properties with historic structures in the T-1 District are: - 258 N Washington St - 282 N Washington St - 306 N Washington St - 110 Great Falls St

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					<p>- 110 Great Falls St</p> <p>In addition to keeping existing HCC protections and including historic properties in SUP applications, staff suggests that if Council wants to pursue stronger protections those could include rezoning properties with historic structures from T-1 to T-2 or B-1, and/or purchasing the development rights or protective covenants.</p>	<p>In addition to keeping existing HCC protections and including historic properties in SUP applications, if Council wants to pursue stronger protections, additional protections could include: (1) rezoning properties with a historic structure from T-1 to T-2; (2) purchasing the development rights; (3) seeking a protective covenant for the property from its owner; or (4) seek an agreement with the owner that would allow the City a right of first refusal</p>



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						should the property be marketed for sale.
<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• 1 family - 1.0 space/home.</li> <li>• Townhouse - 2.5/home.</li> <li>• Multifamily - 1.0 spaces/efficiency - 1.5 spaces/one-bedroom. - 2.0 spaces/two or more-bedrooms.</li> <li>• Commercial - Varies by use.</li> </ul>	<ul style="list-style-type: none"> <li>• No changes.</li> </ul>	<ul style="list-style-type: none"> <li>• Set required off-street parking minimum at 1.0 spaces per home.</li> <li>• No off-street parking allowed within front setback.</li> <li>• Include electric vehicle (EV) charging.</li> </ul>	<ul style="list-style-type: none"> <li>• 1- to 4-family: 1.0 space per home.</li> <li>• Townhouse: 2.0 spaces per home.</li> <li>• Multifamily: -1.0 space per efficiency. -1.5 spaces per one bedroom. -2.0 spaces per two or more bedrooms.</li> <li>• Commercial: Varies by use.</li> <li>• Staff notes that the Planning Commission may reduce off-street parking requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Residential -1 space per dwelling unit.</li> <li>• Commercial -Varies by use.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>	<ul style="list-style-type: none"> <li>• Remains 1 space per dwelling unit for residential, adding screening for ground-floor parking.</li> </ul>

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			during Site Plan review with submission of a TDM Plan.  • No off-street parking allowed within front setback.  • Include electric vehicle (EV) charging.			
<b>Solar</b> • No requirements.	• No requirements.	• Include solar ready construction.	• Solar components included within environmental stewardship consideration for SUPs.	• No change from April proposal.	• No change.	• No change.
<b>Districts</b> • T1 allows 1 and 2-family, otherwise T1 and T2 the same.  • 3 properties zoned T2, rest are	• Combine T1 and T2 into single T-Zone.	• Combine T1 and T2 into single T Zone.  • Remove residential uses via T-Zone for properties along N Washington north	• Combine T1 and T2 into single zone.  • For properties fronting North Washington Street do not allow residential	• No consolidation of T-1 and T-2.  • A map amendment to rezone existing T-1 properties to T-2 or B-1 could	• No change.	• No change.

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T1.		<p>of Great Falls Street.</p> <ul style="list-style-type: none"> <li>All commercial uses fronting Park Ave conditional.</li> </ul>	<p>uses via T-Zones and require any subdivision to be conditioned on a SUP approval and/or a rezoning.</p> <ul style="list-style-type: none"> <li>For properties fronting Park Avenue, require SUP approval for any individual commercial use exceeding 4,000 square feet along Park Avenue.</li> </ul>	<p>be considered as part of a future effort.</p> <ul style="list-style-type: none"> <li>For T-Zone districts fronting Park Avenue, require SUP approval for any individual commercial use exceeding 4,000 square feet.</li> </ul>		
<b>Affordable Housing</b>						
<ul style="list-style-type: none"> <li>No affordable housing requirement in T-Zones.</li> </ul>	<ul style="list-style-type: none"> <li>10% of all new homes must meet affordable or workforce housing AMI requirements.</li> </ul>	<ul style="list-style-type: none"> <li>T-Zone overlay tax district with tax increment financing (TIF) to be applied for affordable housing financing City-wide.</li> </ul>	<ul style="list-style-type: none"> <li>For residential projects with a SUP approval, require 10% of all new units or fraction thereof to be affordable as low-income or workforce housing.</li> <li>Provide for</li> </ul>	<ul style="list-style-type: none"> <li>Provide for a sliding scale of increased density (as maximum average unit size in square-foot) of up to 30% (2,405 square feet) with corresponding</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> <li>Encourage by-right developer participation in the City's Affordable Dwelling Unit Program through updates to the City's Affordable</li> </ul>	<ul style="list-style-type: none"> <li>Use of State Code schedule in Sec. 2305.1 for ADUs and potential future changes to Affordable Housing section of the zoning ordinance; see Residential and Commercial Uses above (pages 1-2).</li> </ul>

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			<p>a cash-in-lieu option.</p>	<p>ADU requirements (applied as percentage of total units) of up to 17%.</p> <ul style="list-style-type: none"> <li>• Density increases up to 30% would maintain the 30%-to-17% ratio.</li> </ul>	<p>Dwelling Zoning Code (Secs. 48-35 1303—48-1332) by:</p> <ul style="list-style-type: none"> <li>-Incorporating the most current formula prescribed in State Code Section 15.2-37 2305.</li> <li>-Defining 'bonus density' as additional units per acre allowed; draft ordinance allows a maximum 30% bonus density, which, if utilized, would yield a maximum of 39 units per acre.</li> </ul>	<ul style="list-style-type: none"> <li>• By-right maximum residential density of 40 units/acre when 10% of the units (exclusive of the units obtained through the bonus density) are ADUs (at 80% AMI).</li> <li>• Maximum residential density up to 60 units/acre allowed by SUP with an increasing percentage of ADUs as prescribed in Va. Code 15.2-2305.1 for Low Income Households.</li> <li>• Establish a maximum average unit size of 1,800 square feet when ADUs are provided.</li> </ul>

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<b>Project Reviews</b>						
<b>1-4 Family Buildings</b> <ul style="list-style-type: none"> <li>Grading Plan (1 and 2-family only).</li> <li>3-4 family buildings not allowed.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>1-2 family not allowed.</li> <li>Grading Plan (3 and 4-family only).</li> </ul>	<ul style="list-style-type: none"> <li>Grading Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Grading Plan for sites of 0.25 acres or less.</li> <li>SUP and Site Plan for sites greater than 0.25 acres and no greater than 1 acres.</li> </ul>	<ul style="list-style-type: none"> <li>Grading Plan for sites up to 9,000 square feet (3-6 units).</li> <li>Site Plan for sites greater than 9,000 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>Grading Plan for sites up to 9,000 square feet (2-8 units).</li> <li>Site Plan for sites greater than 9,000 square feet.</li> <li>SUP for setback and height restriction reductions and/or ADU bonus density greater than 20%.</li> </ul>
<b>Townhouse and Multifamily</b> <ul style="list-style-type: none"> <li>Site Plan (Townhouse only).</li> </ul>	<ul style="list-style-type: none"> <li>SUP and Site Plan.</li> </ul>	<ul style="list-style-type: none"> <li>SUP and Site Plan.</li> </ul>	<ul style="list-style-type: none"> <li>SUP and Site Plan.</li> </ul>		<ul style="list-style-type: none"> <li>SUP for setback and height restriction reductions and/or ADU bonus.</li> </ul>	
<b>Commercial</b> <ul style="list-style-type: none"> <li>Site Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Site Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Site Plan (SUP for Park Avenue and taller building heights).</li> </ul>	<ul style="list-style-type: none"> <li>Site Plan.</li> <li>SUP for some commercial uses along Park Avenue (see Districts line above).</li> </ul>	<ul style="list-style-type: none"> <li>Site Plan.</li> <li>SUP for some commercial uses along Park Avenue (see districts line above) and/or increased lot coverage or building height.</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> </ul>

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<b>Mixed Use</b>			<ul style="list-style-type: none"> <li>• SUP and Site Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Site Plan for sites of 0.25 acres or less.</li> <li>• SUP and Site Plan for sites larger than 0.25 acres and/or for Park Avenue commercial components.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>	<ul style="list-style-type: none"> <li>• Same as commercial requirements above.</li> </ul>