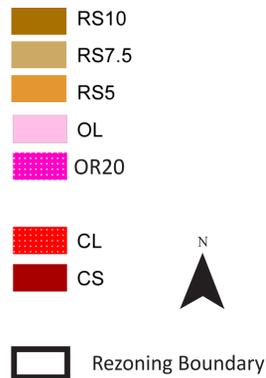
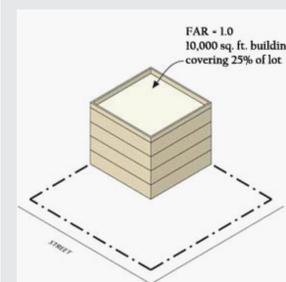
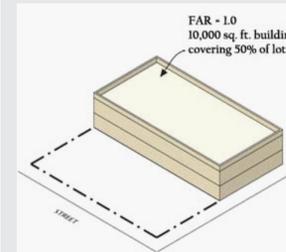
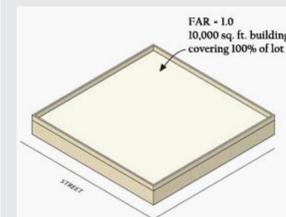


Gallatin Pike Existing Zoning



Floor Area Ratio (FAR) is the ratio of allowable building square footage in relation to the property square footage



Summary of Standards

Commercial Limited (CL) - is intended for retail, consumer service, financial, restaurant and office uses.

- FAR: 0.6
- Setback: 15' from the edge of the standard street right of way established by the Major and Collector Street Plan
- Height: 30 ft. at setback line and then 1.5 to 1 sky exposure plane

Commercial Service (CS) - is intended for a wide range of commercial service related uses including low intensity manufacturing and storage facilities

- FAR: 0.6
- Setback: 15' from the edge of the standard street right of way established by the Major and Collector Street Plan
- Height: 30 ft. at setback line and then 1.5 to 1 sky exposure plane

Mixed Use General (MUG) - intended for a moderately high intensity mixture of residential, retail, and office uses

- FAR: 3.0
- Setback: 10' from the edge of the standard street right of way established by the Major and Collector Street Plan
- Height: 5 stories to a maximum of 75 feet, and then 1.5 to 1 sky exposure plane

Office Limited (OL) - intended for moderate intensity office uses

- FAR: 0.75
- Setback: 20' from the edge of the standard street right of way established by the Major and Collector Street Plan
- Height: 30 ft. at setback line then 1.5 to 1 sky exposure plane

Office/Residential - 20 dwelling units per acre (OR20) office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre

- FAR: 0.8
- Setback: 20' from the edge of the standard street right of way established by the Major and Collector Street Plan
- Height: 30 ft. at setback line and then 2 to 1 sky exposure plane

Single-Family Districts (RS5) - medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings

- Setback: 20 feet on local streets, 40 feet on all other streets
- Height: 3 stories

Single-Family Districts (RS7.5) - medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings

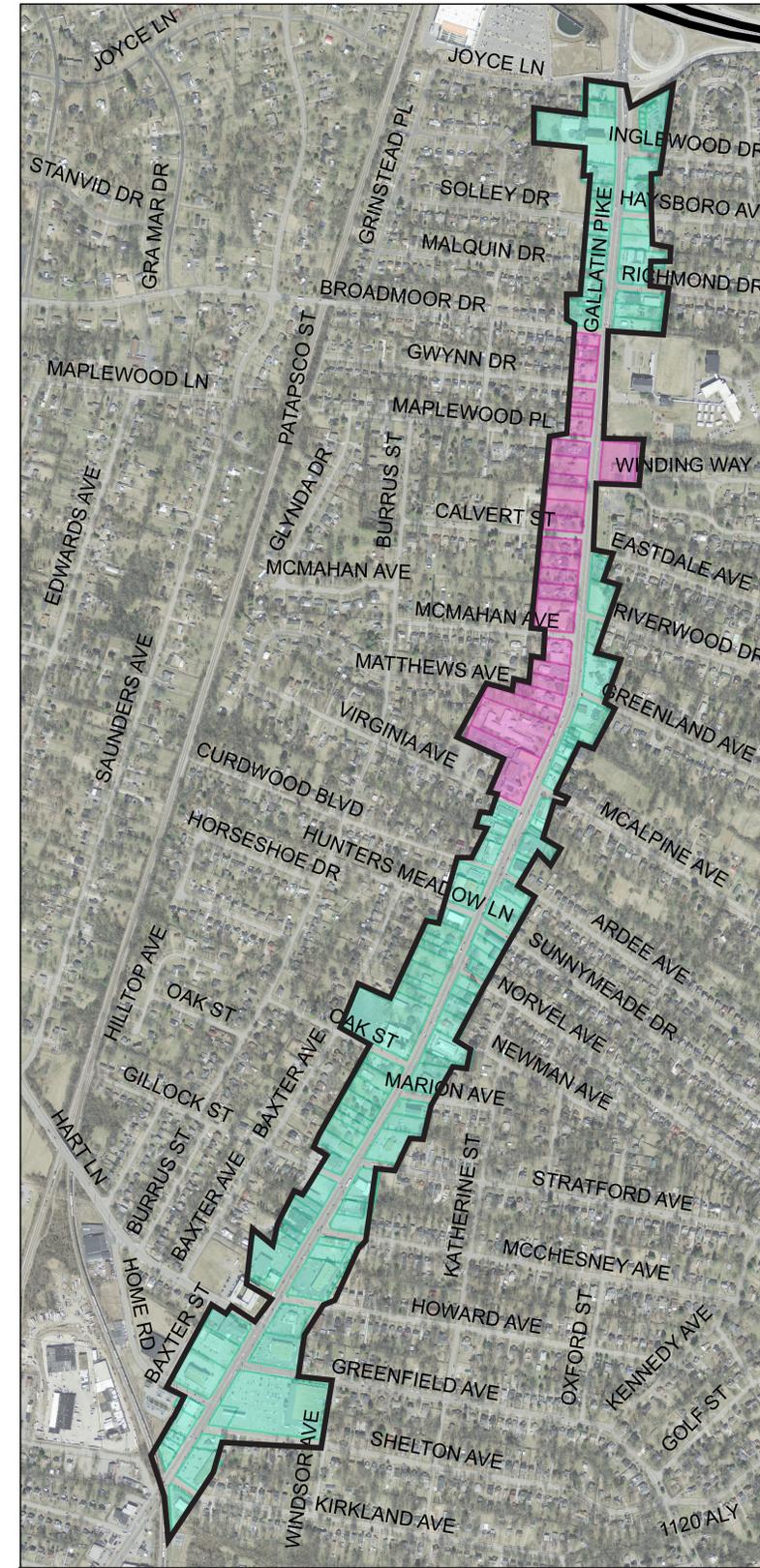
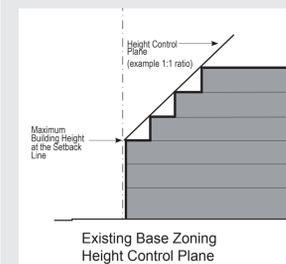
- Setback: 20 feet on local streets, 40 feet on all other streets
- Height: 3 stories

Single-Family Districts (RS10) - medium density residential, requiring a minimum 10,000 square foot lot and intended for single-family dwellings

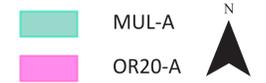
- Setback: 20 feet on local streets, 40 feet on all other streets
- Height: 3 stories

Specific Plan (SP) - Under an SP zoning, design standards are established for that specific development and are written into the zone change ordinance

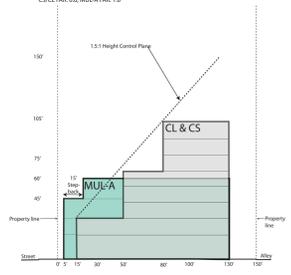
Sky Exposure Plane (also known as Height Control Plane) - the ratio for additional height allowed beyond the setback line



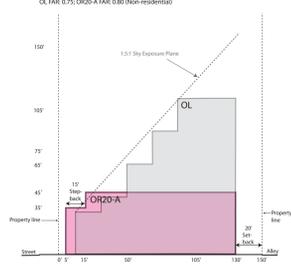
Gallatin Pike Proposed Zoning



CL and CS to MUL-A Bulk Standards Comparison



OL to OR20-A Bulk Standards Comparison



Summary of Standards

Mixed Use Limited Alternative (MUL-A) intended for a moderate intensity mixture of residential, retail, and office uses)

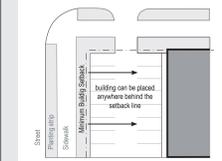
- FAR: 1.0
- Build-to: 5'-15' from the edge of the standard street right of way established by the Major and Collector Street Plan (Proposed to be reduced to 0'-15' if the existing or proposed sidewalk meets the MCSP standards)
- Height: 3 stories in 45 feet maximum in build-to zone; 4 stories in 60 feet maximum

Office/Residential Alternative - 20 dwelling units per acre (OR20-A) office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre

- FAR: 0.8
- Build-to: 5'-15' from the edge of the standard street right of way established by the Major and Collector Street Plan (Proposed to be reduced to 0'-15' if the existing or proposed sidewalk meets the MCSP standards)
- Height: 30 feet in build-to zone then 45 feet maximum

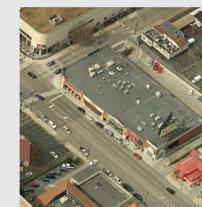
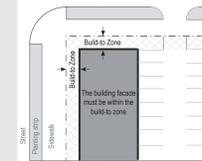
*Build-to zone is proposed to be reduced to 0'-

Existing Zoning Building Setbacks



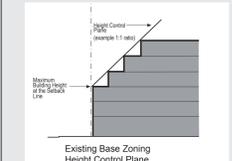
The existing zoning specifies a "minimum setback" or line behind which a building must be located. This means that the building may be behind that line and pushed behind several rows of parking, like the example at the top. This creates an environment that prioritizes individual driven automobiles rather than creating an environment that prioritizes transit and pedestrians.

Desired Build-to Line



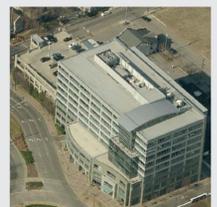
In the example above, the front facade of the building is required to be located within a specified zone, typically within 5 to 15 feet of the front property line. This creates an environment that is oriented to pedestrians, which is desirable for creating the transit ridership. Individual driven automobiles are still accommodated, but typically at the rear or in structured parking.

Existing Height Control Plane



The existing zoning specifies a maximum height at the setback and then a "height control plane" ratio, in the above example is a 1:1 ratio meaning that for each foot away from the setback an additional foot in height is granted. This creates a "wedding cake effect" with irregular and inefficient floor plans.

Desired Height with Step-back



More desirable is a maximum height at the build-to zone and then another maximum height at the "step back," which is a distance behind the build-to zone. This allows for all floors to be the same size.