

## Summary of Base Zoning District Development Standards

<b>BASE ZONE DEVELOPMENT STANDARDS</b> <i>(Additional citywide standard, such as landscaping and parking, are part of Article IV of the Zoning Ordinance)</i>	<b>Proposed Downtown Gateway Commercial Zoning</b>	<b>Current DSC Zoning</b>	<b>Current HOC Zoning</b>
Parking Required	Yes, modified standards for Redevelopment Site for household living and retail/entertainment	None for commercial, 1 per bedroom for residential	Yes
Standard Site, Minimum Lot Area	0.25 net acres	None, 250 sq. ft. per dwelling unit	None
Standard Site, Minimum Lot Frontage	50 feet	None, mixed use 25 feet	50 feet
Redevelopment Intensification Site (optional standard)	One (1.0) net acres	Not Applicable	Not Applicable
Redevelopment Intensification Site, Minimum Lot Frontage along at least one of the following streets: Lincoln Way, Clark Avenue, Kellogg Avenue, South Kellogg Avenue, Duff Avenue.	100 feet	Not Applicable	Not Applicable
Building Design(materials, window percentages, entryways)	Building design and material standards described below.	None	None
Minimum Front and Street Building Setbacks*: (exceptions permitted by design approval in certain circumstances) Lincoln Way/Duff Kellogg/ S Kellogg Other Streets	15 feet ground floor/10 feet above ground floor 5 feet 5 feet to 10 feet	0 feet	20 feet
Minimum Side and Rear Setbacks	No minimum setbacks (Provide utility access, typical 10 feet)	10 feet, rear only	5 feet side/ 10 feet rear
Landscaping in Setbacks Abutting a residential zoned lot or South Lincoln Mixed Use District Zoned Lot with an existing residential use.	High Screen. See Section 29.403	High Screen. See Section 29.403	High Screen. See Section 29.403
Minimum Floor Area Ratio (FAR)	None	1.0 FAR	None
Maximum Floor Area Ratio (FAR)	None	None	0.5 FAR
Maximum Building Coverage	100%	100%	50%
Minimum Landscaped Area Percentage	No minimum	None	15%
Maximum Height	Ten (10) stories	7 stories	7 stories
Minimum Height	Kellogg Avenue- two (2) stories. No minimum other streets	2 stories	None
Parking Allowed Between Buildings and Streets	No, Except Gilchrist, Commerce, Market, Grand Avenue	No	Yes
Drive-Through Facilities Permitted	Yes, Major Site Development Plan approval required. Maximum of one facility per Lincoln Way Block Face. No Drive-Through Facilities are permitted for any property with frontage along Kellogg Avenue or S Kellogg Avenue. (see also 29.1303)	Yes (see also 29.1303)	Yes (see also 29.1303)
Outdoor Display Permitted	Yes	Yes	Yes
Outdoor Storage Permitted	No	No	Yes
Trucks and Equipment Permitted	No	Yes	Yes