

Draft Zoning Strategies Mixed-Use Districts and Corridors Westside Community Plans Update

May 2023

Intent and Considerations

- Accommodate active commercial uses and upper-story housing
- Control building scale with multiple block-breaks
- Property's connection to the street served by an active ground-floor
- Ensure parking is located behind street frontage
- Allow a diverse mix of shops, services, and dining to support neighborhood life

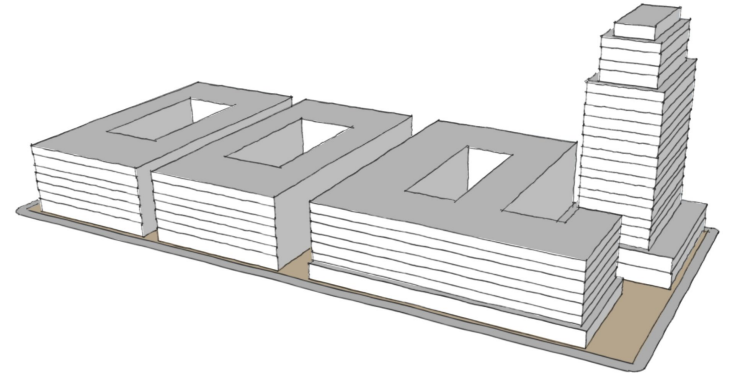
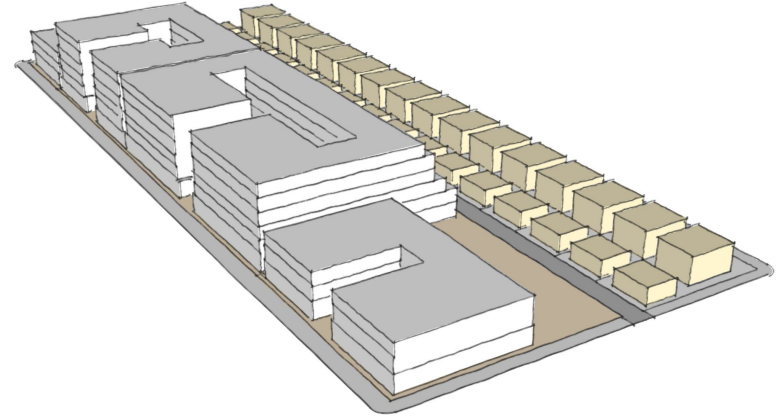


Zoning Strategy: Mixed-Use Districts and Corridors

[FORM-FRONTAGE-STANDARDS][USE-DENSITY]

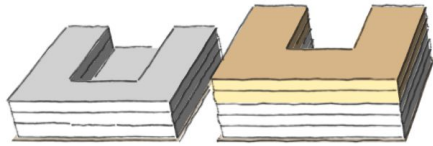
Form District Options:

FORM							
FAR Base	1.5	1.5	3.5	3.5	4.5	6.0	8.5
FAR Bonus	3.00	5.0	5.0	5.0	6.0	8.5	10
Lot Size	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Lot width, street loaded	30'	30'	30'	30'	30'	30'	30'
Lot width, alley loaded	20'	20'	20'	20'	20'	20'	20'
Height Base	3 stories	3 stories	6 stories	unlimited	7 stories	unlimited	unlimited
Height Bonus	5 stories	8 stories	8 stories	unlimited	15 stories	unlimited	unlimited
Building Width Base	140'	160'	160'	210'	210'	210'	210'
Building Width Bonus	160'	210'	210'	280'	280'	280'	280'
Primary st. Setback	6'	6'	6'	6'	6'	6'	6'
Outdoor Amenity Space	15%	15%	15%	15%	15%	15%	15%

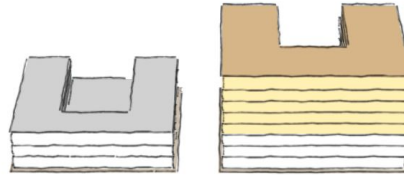


FAR & Height Options:

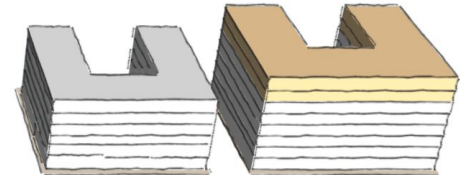
FORM							
FAR Base	1.5	1.5	3.5	3.5	4.5	6.0	8.5
FAR Bonus	3.00	5.0	5.0	5.0	6.0	8.5	10
Height Base	3 stories	3 stories	6 stories	unlimited	7 stories	unlimited	unlimited
Height Bonus	5 stories	8 stories	8 stories	unlimited	15 stories	unlimited	unlimited



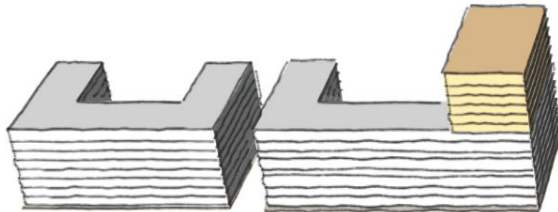
Base: 1.5 FAR, 3 stories
 Bonus: 3.0 FAR, 5 stories



Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories



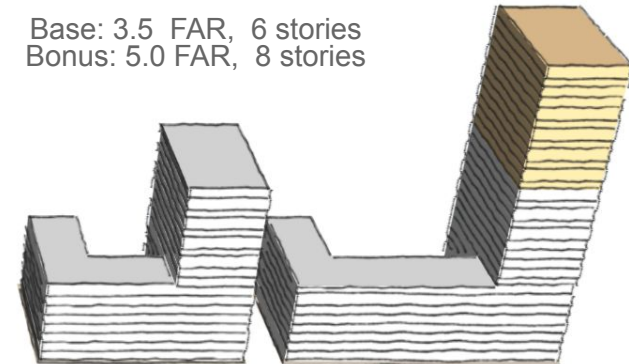
Base: 3.5 FAR, 6 stories
 Bonus: 5.0 FAR, 8 stories



Base: 4.5 FAR, no story limit
 Bonus: 6.0 FAR, no story limit



Base: 6.0 FAR, no story limit
 Bonus: 8.5 FAR, no story limit

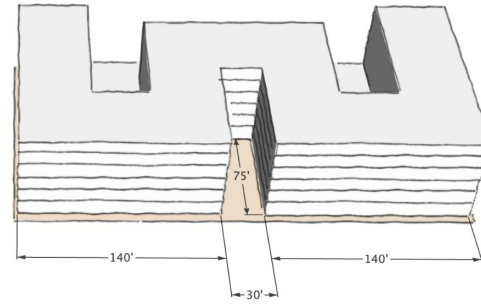
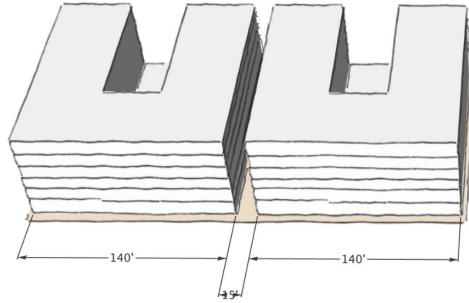


Base: 8.5 FAR, no story limit
 Bonus: 10 FAR, no story limit

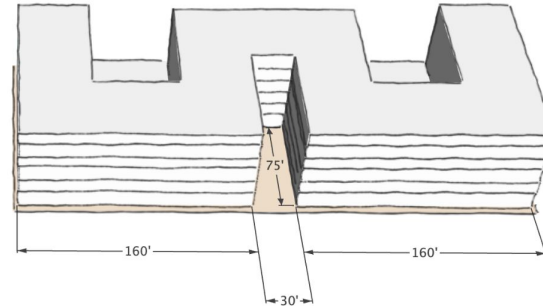
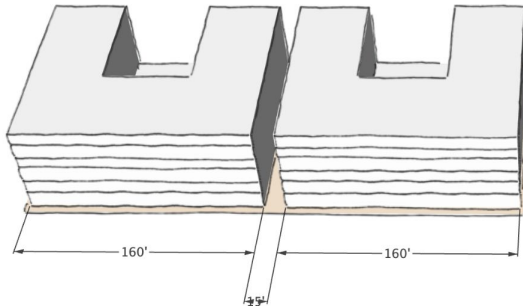
Building Width Options:

FORM			
Building Width Base	140'	160'	210'
Building Width Bonus	160'	210'	280'

140'



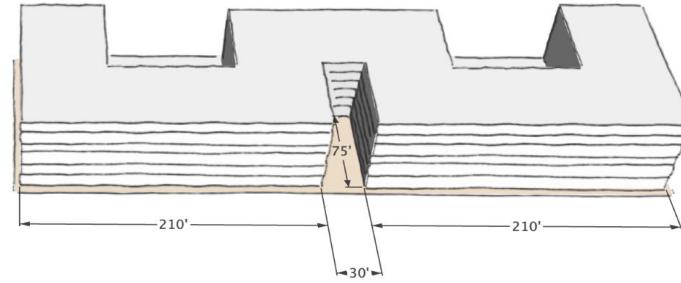
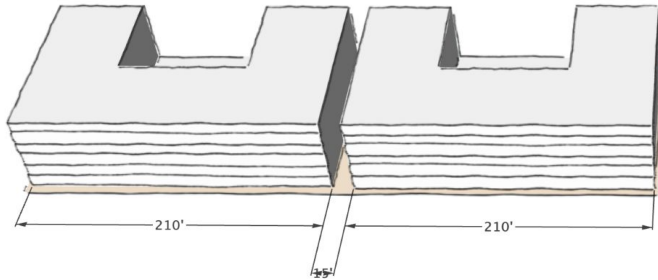
160'



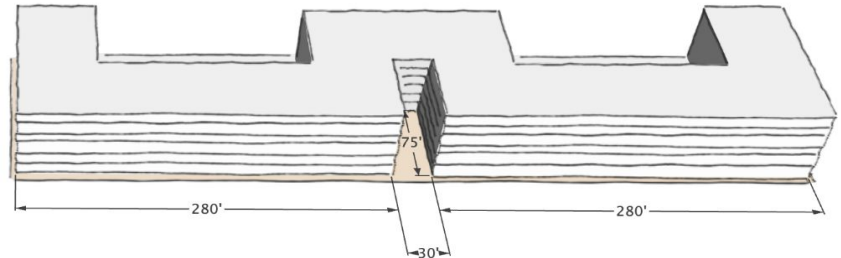
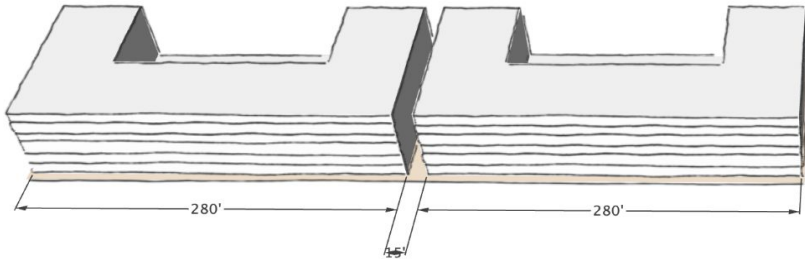
Building Width Options:

	FORM		
Building Width Base	140'	160'	210'
Building Width Bonus	160'	210'	280'

210'



280'



Frontage Options:

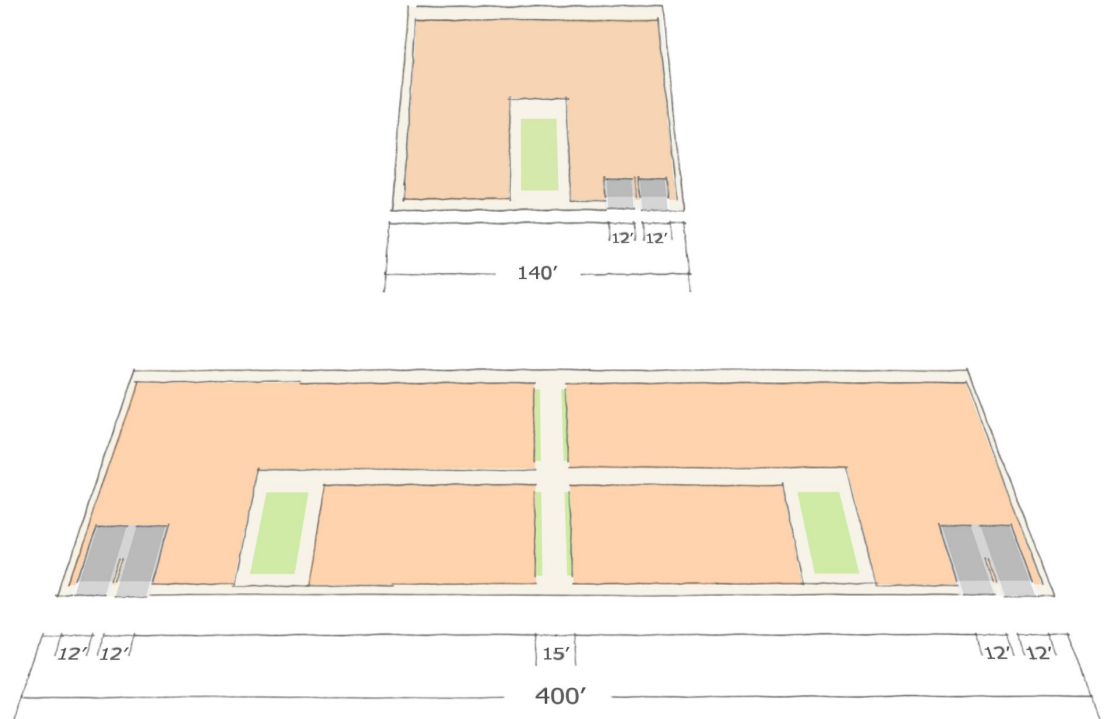
FRONTAGE	Shopfront
Build-to depth / width	5' / 80%
Parking setback	25'
Transparency	70%
Entrance spacing	50'
Entry features	Courtyard Shopfront bay Market stall Collonade
Ground story height	14'



Zoning Strategy: Mixed-Use Districts and Corridors

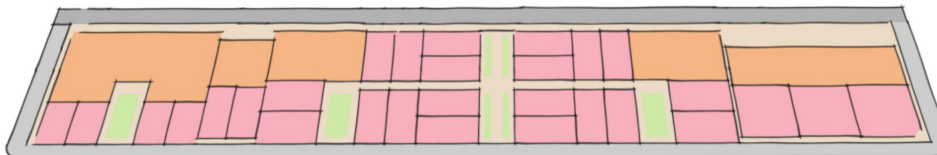
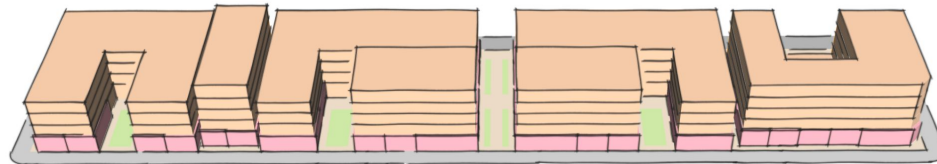
[FORM-FRONTAGE-STANDARDS][USE-DENSITY]

DEVELOPMENT STANDARDS		1
Pedestrian access		Direct
Pedestrian passageway		Required
Pedestrian passageway spacing		350'
Vehicle Access		
Number of automobile access lanes		
<i>Boulevard or Avenue</i>		
0'-400' lot width		2
> 400' lot width		4
<i>Collector or Local</i>		
0'-120' lot width		1
121'- 400' lot width		2
> 400' lot width		4
<i>Alley</i>		Unlimited
Access lane width		
Boulevard or Avenue (min/max)		9' / 12'
Collector or Local (min/max)		8' / 12'



Use District Options:

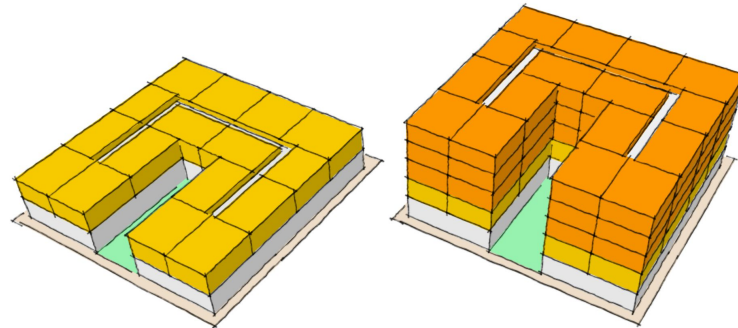
USE	Neighborhood Commercial	Community Commercial	Regional Center	Highway Commercial
Primary use	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Commercial Services (Shops & Services)
Ground floor tenant size	10,000 sf (max)	50,000 sf (max)	<i>none</i>	<i>none</i>
Supporting uses	Upper story multi-family housing Hotels Local entertainment venues Community facilities	Upper story multi-family housing Hotels Local entertainment venues Community facilities Hospital Production workshops	Upper story multi-family housing Hotels Regional entertainment venues Community facilities Hospital Production workshops Large Format Retail	Light Automobile Services Production workshops Large Format Retail Multi-family housing



- Active Commercial
- Upper-story Residential

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Bonus FAR	Avg. Unit Size
8	1.5	635 sf	3.0	847 sf
4	3.5	758 sf	5.0	768 sf
3 or FA	4.5	732 sf	6.0	729 sf
2 or FA	6.0	732 sf	8.5	730 sf
FA	8.5	923 sf	10.0	854 sf



■ Base Density ■ Bonus Density