

Building Heights Zoning Amendment

ZONING AND PLANNING COMMITTEE

MAY 10, 2021

PLANNING & DEVELOPMENT

Summary

- In most Business, Mixed use, and Manufacturing districts, maximum building heights are directly tied to the number of stories in the building
- Proposed amendment would allow for flexibility in in story heights in these districts
- No changes proposed to maximum overall building height, only for story height

Background

- Planning Department & EDC working to identify how zoning can be more responsive to current business needs
- Ordinance currently assumes a floor-to-floor story height of 12 feet in commercial districts
- Minimum story height of 14 feet needed for R&D and some ground floor retail uses

Sec. 4.1.3

Current Zoning

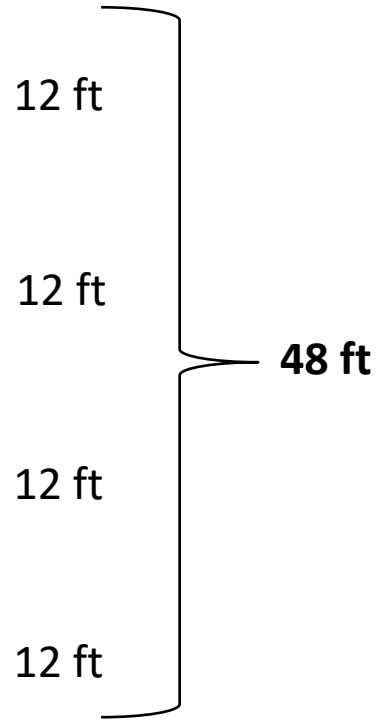
Height (max)	BU1	BU2	BU3	BU4	BU5
2 stories	24'	24'	36'	36'	36'
3 stories	36'	36'	36'	36'	36'
4 stories	--	48'	48'	48'	48'

Current Zoning

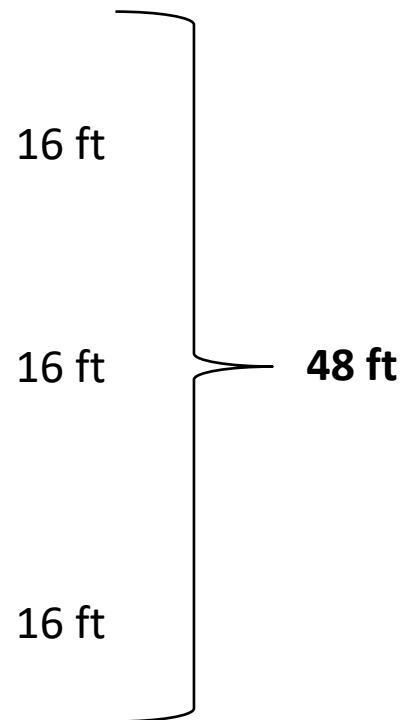
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Sec. 4.1.3, BU4

Allowed by Special
Permit



Not allowed by Special
Permit



Proposed amendment – Decouple Building Height from Story Height

- Reformat dimensional standards tables in Sec. 4.1, 4.2, and 4.3 (Business, Mixed use, and Manufacturing districts)
- Create separate tables for maximum building height and maximum number of stories
- Overall maximum building height by-right and by special permit will remain the same
- Buildings may not exceed either the maximum allowed number of stories or the maximum building height

Proposed Table Format (Sec. 4.1.2 and 4.1.3)

Stories	BU1	BU2	BU3	BU4	BU5
Stories (max) – by right	2	2	3	3	3
Stories (max) – by special permit	3	4	4	8	4

Height (max)	BU1	BU2	BU3	BU4	BU5
Height - by Right	24'	24'	36'	36'	36'
Height – by Special Permit	36'	48'	48'	96'	48'

Proposed Updates – Cleanup Items

- Add in missing floor area ratio (FAR) in some districts for two- or three-story buildings in dimensional standards tables
- Add missing reference to MU3/TOD regulations in tables
- Add in reference to Wells Avenue Deed restriction in Limited Manufacturing (LM) district

Summary

- The proposed amendments do not change the maximum by-right or Special Permit building heights in any zoning district
- Buildings could be built up to the same height as currently allowed, but could have fewer stories (less density)
- This added flexibility will allow new buildings suitable for lab or R&D use
- Changes to FAR tables and restructuring of dimensional standards tables will clarify what is allowed by-right or by special permit

Next Steps

- Requesting public hearing on June 14th or later