Building Heights Zoning Amendment

ZONING AND PLANNING COMMITTEE

JUNE 28, 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

- Several changes needed that are not shown in redlined attachment (scriveners' error and inconsistencies with the existing MU3-TOD regulations)

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
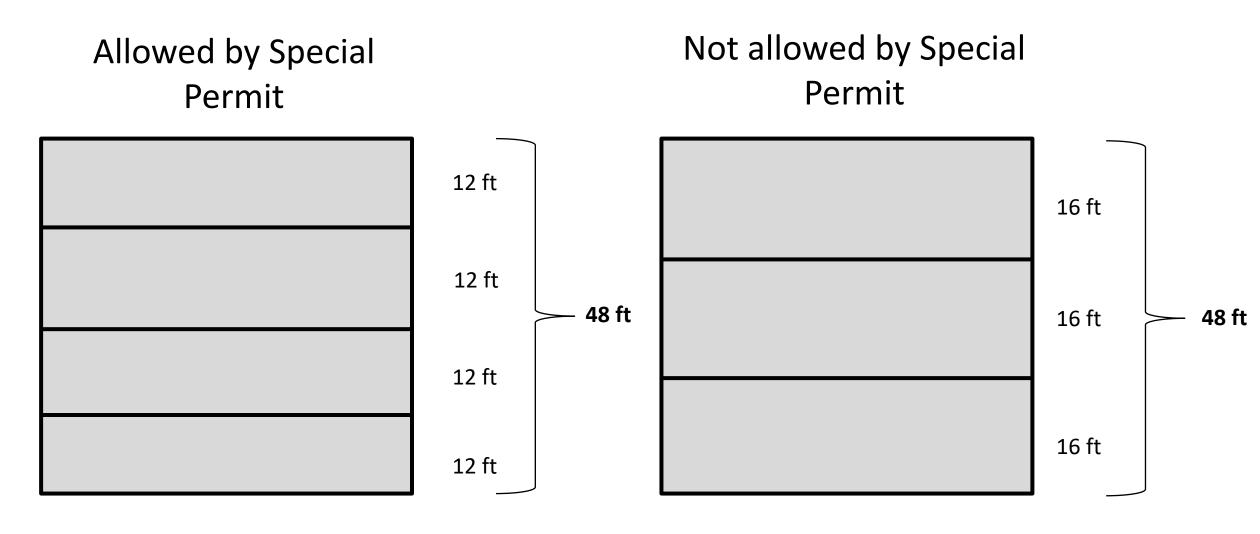
Sec. 4.1.3

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

Sec. 4.1.3, BU4

Allowed by Special Permit

Not allowed by Special Permit

12 ft

12 ft

48 ft

12 ft

12 ft

16 ft

16 ft

48 ft

16 ft

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'

Changes needed – Scrivener's errors

- Formatting and reference to MU3 rules in Sec. 1.5.4

- Fix incorrect transcription of height table in Sec. 4.2.2 (extra column was added with incorrect numbers – correct in May 7 version but not June version)

- Change FAR in BU5 from 1.5 to 1.0 in Sec. 4.1.3

Corrected FAR for BU 5

Current Text

Floor Area Ratio	BU1	BU2	BU3	BU4	BU5
Up to 2 stories	1.00	1.00	--	--	--

Proposed Revision

Floor Area Ratio	BU1	BU2	BU3	BU4	BU5
Up to 2 stories	1.00	1.00	1.50	1.50	1.0 ~~1.50~~

Changes needed – 2019 Riverside zoning amendment

- Add reference to Sec. 4.2.4.A.3 for rules regarding height in MU3 district (Sec. 1.5.4)

- Delete "Refer to Section 4.2.4" for maximum stories in MU3 replace with 11 (Sec. 4.2.1.B.3)

- Change maximum height by special permit in MU3 from 96' to 170' (Sec. 4.2.2)

- Delete "Refer to Section 4.2.4" in FAR for MU3 replace with 2.5 (Sec. 4.2.2)

- Note: no changes are proposed for the MU3 district, the draft ordinance incorrectly referenced the outdated version of the MU3 and should be updated to reflect the changes adopted in 2019.

Corrected Story Height (Sec. 4.2.2)

Stories	MU1	MU2	MU3	MU4
Stories (max) - by Right	3	2	3	3
Stories (max) - by Special Permit	4	5	11 ~~Refer to section 4.2.4~~	8

Corrected Height (Sec. 4.2.2)

Height (max)	MU1	MU2	MU3	MU4
2 stories	36'	24'	36' by right; 135' by special permit	24'
3 stories	36'	36'		36'
4 stories	48'	48'		48'
5 stories	--			60'

Height (max)	MU1	MU2	MU3	MU4
Height- by Right	36' 24'	24'	36'	24'
Height- by Special Permit	48'	48'	170' 96'	60' 48'

Corrected FAR (Sec. 4.2.2)

Floor Area Ratio	MU1	MU2	MU3	MU4
Up to 2 stories	1.50	1.00	1.0	1.00
3 stories	1.50	1.50	1.0	1.50
4 stories	2.00	2.00	2.5 ~~Refer to Sec. 4.2.4~~	2.00
5 stories	--	--	2.5 ~~Refer to Sec. 4.2.4~~	2.50
6 stories and above	--	--	2.5 ~~Refer to Sec. 4.2.4~~	--

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

- Several updates to redlined language are required to ensure language aligns with current rules, but these changes are not substantive