

Green Street Smart Growth District

A. Uses

Residential Uses Permitted by right (red= allowed by-right in underlying district today)

- a) [Single-family, 2 and 3 family, and/or Multi-family] Residential Use(s);
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

Commercial Uses Permitted by right (as long as not 51% or more of total mixed-use development)

- a) General office Use or Building
- b) Restaurant
- c) General Retail Sales and Services
- d) Neighborhood Retail and Sales and Service
- e) Health Club
- f) Brewery
- g) Brewery/Distillery or Winery

B. Dimensional Requirements

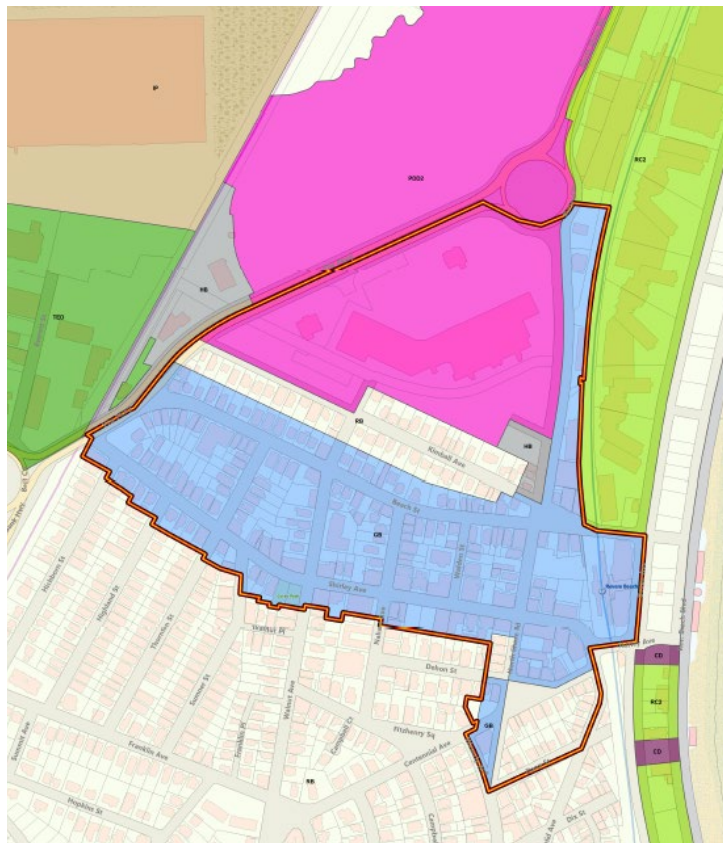
	40R	Underlying Zoning
Maximum Building Height	60 feet	200 feet*
Minimum Lot Frontage	100 feet	N/A
Minimum Front Setback*	20 feet	N/A
Interior Setback (between Buildings on same Lot)	15 feet	N/A
Minimum Lot Area Square Feet	10,000 Square Feet	25,000*
Floor Area Ratio (FAR)	1.5	N/A

*PUD as a Special Permit, not by-right

C. Parking Requirements

Parking Requirements	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space	Underlying Parking
General Retail sales and service	1/200 GSF	0	0	1/1200 GSF*
Office and Institutional	1/400 GSF for professional office uses greater than 20,000 GSF. 1/500 for professional office uses 20,000 GSF and less	0	1	1/1200 GSF*
Residential Units:				
Single Family	2	0	0	N/A
Two Family	4	0	0	N/A
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1.5, 1.75, 2	0	0	2*
Office and Storage	1/250 GSF	0	1	1/1200 GSF*
Medical or Dental Office	1/200 GSF	0	1	1/1200 GSF *
Restaurant (non-fast-food)	1 Per 4 Seats	0	1	1/122 GSF
Health Club	1/150 GSF	NA	NA	1/1200 GSF*

* PUD (as a Special Permit)



Shirley Avenue Smart Growth District

A. Uses

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- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

Commercial Uses Permitted by right (as long as not 51% or more of total mixed-use development)

- a) General office Use or Building
- b) Bank and Financial Institution
- c) Retail Greenhouse
- d) Professional Office
- e) Restaurant
- f) General Retail Sales and Service
- g) Neighborhood Retail and Sales and Service
- h) Theatre Meeting Hall
- i) Health Club
- j) Recreation, gainful business
- k) Urban Ground Level Yard Farm (Small, Medium, and Large)
- l) Urban Roof Level Yard Farm (Small medium and Large)
- m) Home/Yard Garden
- n) Brew pub
- o) Brewery/Distillery or Winery

B. Dimensional Requirements

Dimensional Requirements	Smart Growth	Underlying Zoning
Maximum Building Height	60 feet	50 feet
Minimum Lot Frontage	100 feet	100 feet
Minimum Front Setback*	0 feet	0 feet
Interior Setback (between Buildings on same Lot)	15 feet	20 feet
Minimum Lot Area Square Feet	5,000 Square Feet	10,000 Square Feet
Floor Area Ratio (FAR)	2	1.5

C. Parking

Parking Requirements	40R Parking Spaces	Underlying Zoning
Residential Units:		
Single Family	2	2
Two Family	4	4
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1.25, 1.5, 2	1.5, 1.75, 2