

How will the new zones be different from the old ones?

The new framework for Commercial/Mixed Use Zones reduces the nine current zones to four new base zones: three mixed use zones that vary by the scale of development allowed and one medium-scale zone for predominantly commercial and employment uses not located in a center. In most cases, the proposed zone was selected because it is the closest to the existing zone.

Summary of Proposed Mixed Use Zones

The table below compares key use and development parameters for existing zones and for proposed mixed use zones.

Commercial Mixed Use 1 (CM1)

This small-scale commercial mixed use zone is intended for sites in smaller mixed use nodes within lower density residential areas, as well as on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers.

Commercial Mixed Use 2 (CM2)

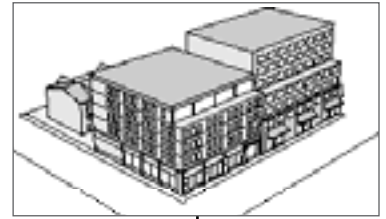
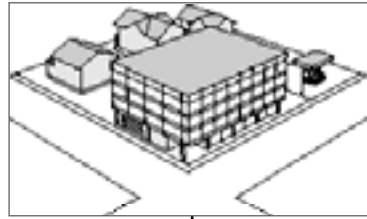
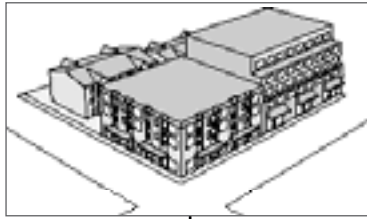
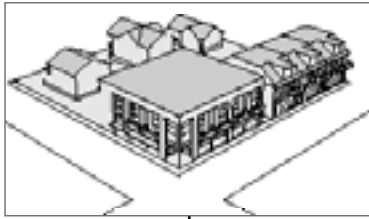
This medium-scale commercial mixed use zone is intended for sites in a variety of centers and corridors, and in areas that are well served by frequent transit, or within a larger area zoned for multi-dwelling development.

Commercial Employment (CE)

This medium-scale commercial employment zone is intended for sites outside designated centers, especially along major streets and traffic routes. The emphasis of this zone is on commercial and employment uses, though residential and retail uses are allowed.

Commercial Mixed Use 3 (CM3)

This large-scale commercial mixed use zone is intended for sites close to the Central City, in high-capacity transit station areas, town centers and on civic corridors.



	Small-scale Zones				Medium-scale Zones						Large-scale Zones		
	Proposed	Existing			Proposed	Existing					Proposed	Existing	
	CM1	CN1	CN2	CO1	CM2	CE	CO2	CM	CS	CG	CM3	EX	CX
Commercial													
Retail Sales and Service	L	L	Y	N	Y	Y	L	L	Y	Y	Y	Y	Y
Office	L	L	Y	Y	Y	Y	Y	L	Y	Y	Y	Y	Y
Quick Vehicle Servicing	N	N	L	N	N	Y	N	N	N	Y	N	N	L
Vehicle Repair	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	L
Commercial Parking	N	N	N	N	L	Y	N	N	Y	CU	L	CU	CU
Self-service Storage	N	N	N	N	N	Y	N	N	N	L	L	L	L
Residential													
Household Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Group Living	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU
Industrial													
Manufacturing and Production	L	L/CU	L/CU	N	L	L	N	L/CU	L/CU	L/CU	L	Y	L/CU
Warehouse and Freight Movement	N	N	N	N	N	L	N	N	N	CU	L	Y	N
Wholesale Sales	N	N	N	N	L	L	N	L	L	L	L	Y	L
Industrial Service	N	N	N	N	CU	CU	N	N	CU	CU	CU	Y	CU
Institutional													
Basic Utilities	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU
Community Service	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU	L	L/CU
Parks and Open Areas	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Schools, Colleges, Medical Centers, Religious Institutions, Daycare	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other Categories (see full report)													
Height – Maximum Base (feet)	35'	30'	30'	30'	45'	45'	45'	45'	45'	45'	65'	65'	75'
Height – Maximum with Bonus	35'	n/a	n/a	n/a	55'*	45'	n/a	n/a	n/a	n/a	75'	n/a	n/a
FAR – Maximum Base	1.5:1	.75:1+	.75:1+	.75:1+	2.5:1	2.5:1	2:1+	1:1+	3:1+	3:1+	3:1	3:1	4:1+
FAR – Maximum with Bonus	2.5:1	n/a	n/a	n/a	4:1	3:1	n/a	n/a	n/a	n/a	5:1	n/a	n/a

Y = Yes, allowed

N = No, not allowed

L = Limited

CU = Conditional Use

* In selected areas

+ Residential floor area is not regulated by FAR, and is allowed to height and setback limits of the zone.