

Draft Zoning Proposal: Industrial and Commercial

Purpose:

Support existing clusters of economic activity and promote development of new job-generating uses through increased industrial and commercial density and updated parking and loading regulations in key areas

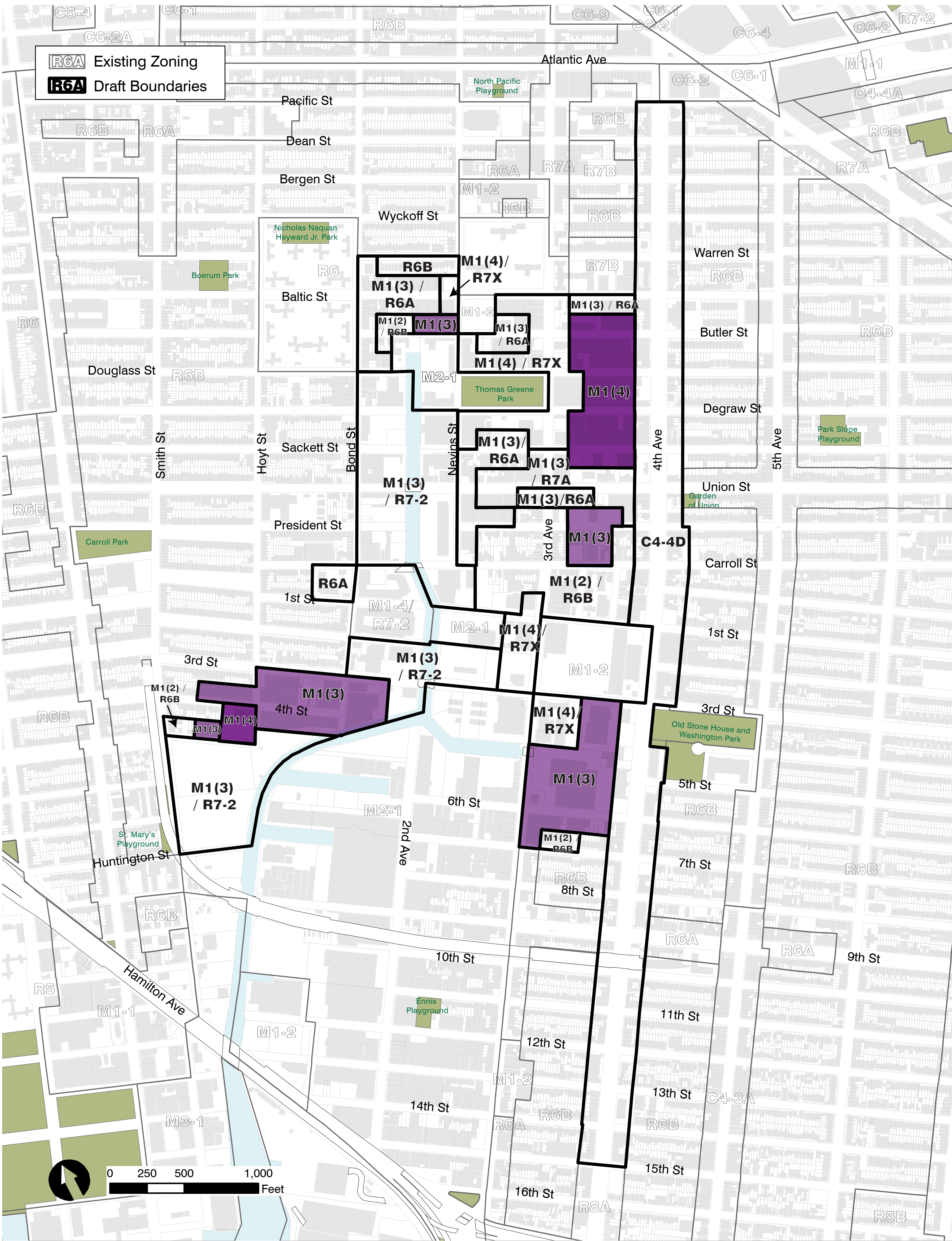
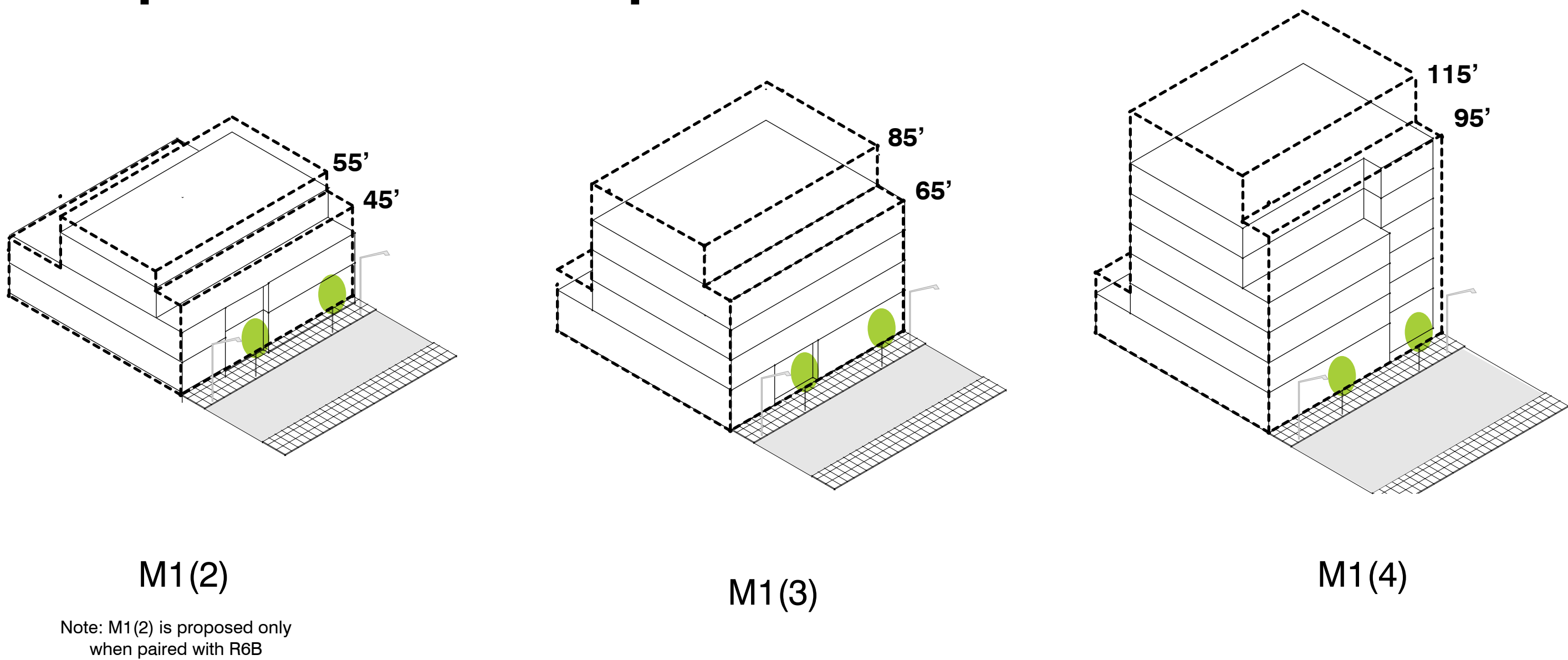
Proposed Zoning:

M1(2), M1 (3), M1(4)

Goals Supported:

- Maintain the prohibition on residential use in certain areas, while promoting non-residential uses in new mixed-use developments where housing is appropriate
- Make off-street parking regulations more flexible, reduce unnecessarily high parking requirements and update bulk regulations
- Connect businesses, property owners and nonprofits with programs, grants and services that support entrepreneurship, business growth and revitalization projects
- Encourage retention and reuse of key loft buildings

Conceptual Bulk Envelopes:



| Industrial & Commercial | | | |
|---|---|------------------|------------------|
| Districts* | M1 (2) | M1 (3) | M1 (4) |
| Uses | | | |
| Use Groups | 3-14, 16, 17, 18 | 3-14, 16, 17, 18 | 3-14, 16, 17, 18 |
| Residential | Not permitted | Not permitted | Not permitted |
| Max FAR by Use | | | |
| Retail/Entertainment | 2 (No-Change) | 2 (No-Change) | 2 (No-Change) |
| Other Commercial | 2 | 3 | 4 |
| Community Facility | | | |
| Industrial | | | |
| Total Max FAR | 2 | 3 | 4 |
| Heights (in stories) | | | |
| Base | 5 | 6 | 9 |
| Max | 6 | 8 | 12 |
| Other | Additional 30 feet for larger sites (>20000 SF) | | |
| Parking Requirement | | | |
| None | | | |
| Loading Requirement | | | |
| None for smaller businesses; reduced for larger | | | |

*Exact District Names To Be Determined



Illustrative sketch along Degraw Street looking east showing new commercial development