



# F.A.R. in Residential Zoning Districts Single and Multi-Family

Stakeholders Meeting

January 21, 2010

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# AGENDA

- Welcome
- Introductions
- Floor Area Ratio Discussions Recap
- Recommendation
- Next Steps



## WHAT IS FLOOR AREA ?

- ❑ Floor area is the gross square footage of the principal building, and any accessory buildings or structures on a lot.
  
- ❑ Does not include area used exclusively for:
  - The surface parking of motor vehicles or
  - Building or equipment access  
(such as stairs, elevator shafts, and maintenance crawlspace)

## Floor Area Ratio (FAR)

- ❑ The total floor area of the building or buildings on a lot or parcel divided by the gross.
- ❑ The maximum floor area ratio for single family and multi-family is .50.

Total bldg sq. ft. / total land area sq. ft. = FAR

5,000 sq. ft. / 10,000 sq. ft. = .50 FAR



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## What is Floor Area Ratio?

**FAR - .50**

$$\text{total building sq. ft.} \div \text{total land area sq. ft.} = \text{FAR}$$
$$5,000 \text{ sq. ft.} \div 10,000 \text{ sq. ft.} = .50 \text{ FAR}$$

1-story building  
5,000 SF



Lot -  
10,000 SF

2-story building  
5,000 SF

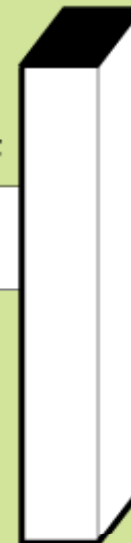
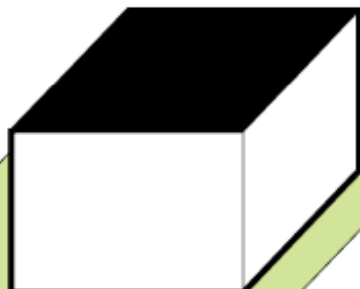


Lot -  
10,000 SF

3-story building  
5,000 SF



Lot -  
10,000 SF



## PROS OF NOT COUNTING PARKING DECKS IN F.A.R.

### Stakeholders Comments:

- ❑ Promotes urbanization of the city  
(Parking would move from on-street in residential neighborhoods to on site with parking decks)
- ❑ Allows for more green space
- ❑ Encourage parking lot conformances

## PROS OF NOT COUNTING PARKING DECKS IN F.A.R.

- ❑ Creates less impervious surfaces
- ❑ Adds to the economic feasibility of real estate
- ❑ This alternative takes the urbanization of the City into consideration
- ❑ It would be more appealing if the parking deck was attached to the building



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## CONS OF NOT COUNTING PARKING DECKS IN F.A.R. AND STAFF RESPONSE

### Stakeholders Comments:

- ❑ Does not control mass on a site by exempting parking decks

The mass on a site will still be controlled by the maximum height and open space requirements.





## CONS OF NOT COUNTING PARKING DECKS IN F.A.R. AND STAFF RESPONSE

- ❑ Parking decks are not neighborhood friendly

The parking decks will be required to meet development standards such as ornamental grillwork or precast concrete panels along with additional landscaping to make them more neighborhood friendly.



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## CONS OF NOT COUNTING PARKING DECKS IN F.A.R. AND STAFF RESPONSE

### ❑ Discourages underground parking

Underground parking is typically decided based on land availability, topography and finances. These options will not change with the new recommendations.

## STAKEHOLDERS ISSUES AND STAFF RESPONSE

ISSUES	STAFF RESPONSE
What is the purpose of having an FAR?	It limits the size of square footage on a lot.
Will trees be required on all sides of the deck?	There are current standards for parking decks now that require some screening and landscaping. The recommendation will require additional design standards and landscaping from the street and adjacent properties.
What is the impact of promoting underground parking since it is expensive?	To promote underground parking, the same standards would now apply to underground parking.



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## STAKEHOLDERS ISSUES AND STAFF RESPONSE

ISSUES	STAFF RESPONSE
Would parking deck exemption also apply to surface parking lots?	Surface parking is currently not included in FAR calculations and will not change.
Is the exemption for parking decks only for the first floor if underground parking is provided?	The exemption would be for all floors used for parking in the deck.
Is there a height limitation for parking decks?	There is currently not a height limitation. However, additional height above 40' would require additional yard increase. Heights in Residential Districts (H.I.R.D.) stakeholder group is proposing a maximum height of 100', with increased side yards, based on the distance the use is to the nearest single family use or district.

## STAKEHOLDERS ISSUES AND STAFF RESPONSE

ISSUES	STAFF RESPONSE
Would existing parking decks now be exempt? Would it allow more development on existing sites?	Yes. If they meet certain criteria, the amendment would impact existing uses.
If parking decks are exempt, would it apply to decks that are conforming with respect to meeting the requirements for screening and landscaping? Would the decks that don't meet these standards be included in the exemption?	The exemption would only apply to parking decks that meet the current standards.

## STAKEHOLDERS ISSUES AND STAFF RESPONSE

ISSUES	STAFF RESPONSE
How would the exemption of parking decks affect property in the watershed?	It would reduce the impervious surface, how the surface coverage would still be counted toward the watershed percentage.
If a parking deck is exempt, how can it be made to look appealing?	Design standards and landscaping requirements will address this issue.
Is the FAR absolute?	Yes. Staff recommends keeping the FAR at .5 because other institutional uses in the institutional districts have an FAR of .5.



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## STAKEHOLDERS ISSUES AND STAFF RESPONSE

ISSUES	STAFF RESPONSE
Some impervious surface lots look like a park: Myers Park Church. If the surface lot is changed into a parking deck, what controls would there be?	The parking deck is required to be on the same site as the church and there would be urban design standards and landscaping requirements will address the issue.
Could there be abuses with exempting parking decks?	Other development standards are also required such as buffers, no parking in the setback, height limitations, screening, etc. to ensure that there is no abuse.
The total mass of parking decks would not be counted. How would the neighborhood be impacted?	More area could be allocated for buildings on site, but mitigation measures would be added to protect neighborhoods such as buffering, screening and other urban design standards.

## RECOMMENDED DESIGN STANDARDS

- ❑ Parking decks will have a minimum setback of 50 feet
- ❑ Minimum 7-foot clearance will be maintained on all levels (9-foot for disable parking)
- ❑ Minimum 25-foot planting strip will be required between the parking deck and the sidewalk





- ❑ Minimum 5-foot sidewalk is required and a minimum 6-foot planting strip between the sidewalk and the street
- ❑ The street wall of the parking deck will be partially screen at street level parking as well as to provide visual interest to the pedestrian
- ❑ Buffer and screening will be required



- ❑ Motorized vehicles parked must be screened from the street and from adjacent residentially zoned or used properties with decorative elements such as grillwork or louvers.
- ❑ Facade of decks must be treated as a street wall and must be designed to encourage pedestrian-scale activity
- ❑ Parking deck will be exempt from the F.A.R. design standards if located at least 400 feet from the street, a vacant lot or residentially used property in a single family or multi-family zoning district. (Recommended changes to this)



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# QUESTIONS AND FEEDBACK



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# TENTATIVE PROJECT SCHEDULE

Group	Date	Location	Meeting Purpose
Stakeholders Meeting	January 12, 2010	CMGC	Information
Second Meeting	January 21, 2010	CMGC	Meeting Review
Planning Commission	February 8, 2010	CMGC	Request to File
City Council Public Hearing	April 19, 2010	CMGC	Public Hearing
Zoning	April 28, 2010	CMGC	Recommendation
City Council Decision	City Council Decision	CMGC	Approval