

Attachment B

D-DT Zones Text Amendments – **DRAFT**

8/8/22 Zoning Update Committee

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Table 17.101K.09: Number of Dwelling Units Greater than the Base Maximum Permitted for Each Affordable Housing Unit

	Type of Unit Provided	ZIP Residential Benefit Area		
		R-A	R-B	R-C
Extremely Low Income Unit	Studio	32 dwelling units	47 dwelling units	59 dwelling units
	1 Bedroom	39	57	72
	2 Bedroom	52	77	96
Very Low Income Unit	Studio	26	39	48
	1 Bedroom	32	47	59
	2 Bedroom	45	65	82
Low-Income Unit	Studio	23	34	43
	1 Bedroom	29	42	53
	2 Bedroom	41	60	75
Moderate-Income Unit	Studio	9	12	16
	1 Bedroom	12	18	22
	2 Bedroom	22	32	40

- iv. When the amount of incentive desired requires a fractional amount of affordable housing units, the number of required affordable units shall be rounded up to the nearest whole number.
- c. Public Restroom Facility Benefit.
 - i. This benefit requires the provision of on-site, ground floor, gender-neutral restroom facilities that are open to the public during work hours.
 - ii. The following tables describe how many dwelling units or the amount of nonresidential floor area over the maximum base intensity can be established per two (2) publicly available restrooms provided in a development in each ZIP Benefit Area.

Table 17.101K.10: Number of Dwelling Units Above the Base Maximum Permitted for Each Two Publicly Accessible Bathrooms.




	ZIP Residential Benefit Area		
	R-A	R-B	R-C
Number of Dwelling Units	51 dwelling units	74 dwelling units	93 dwelling units

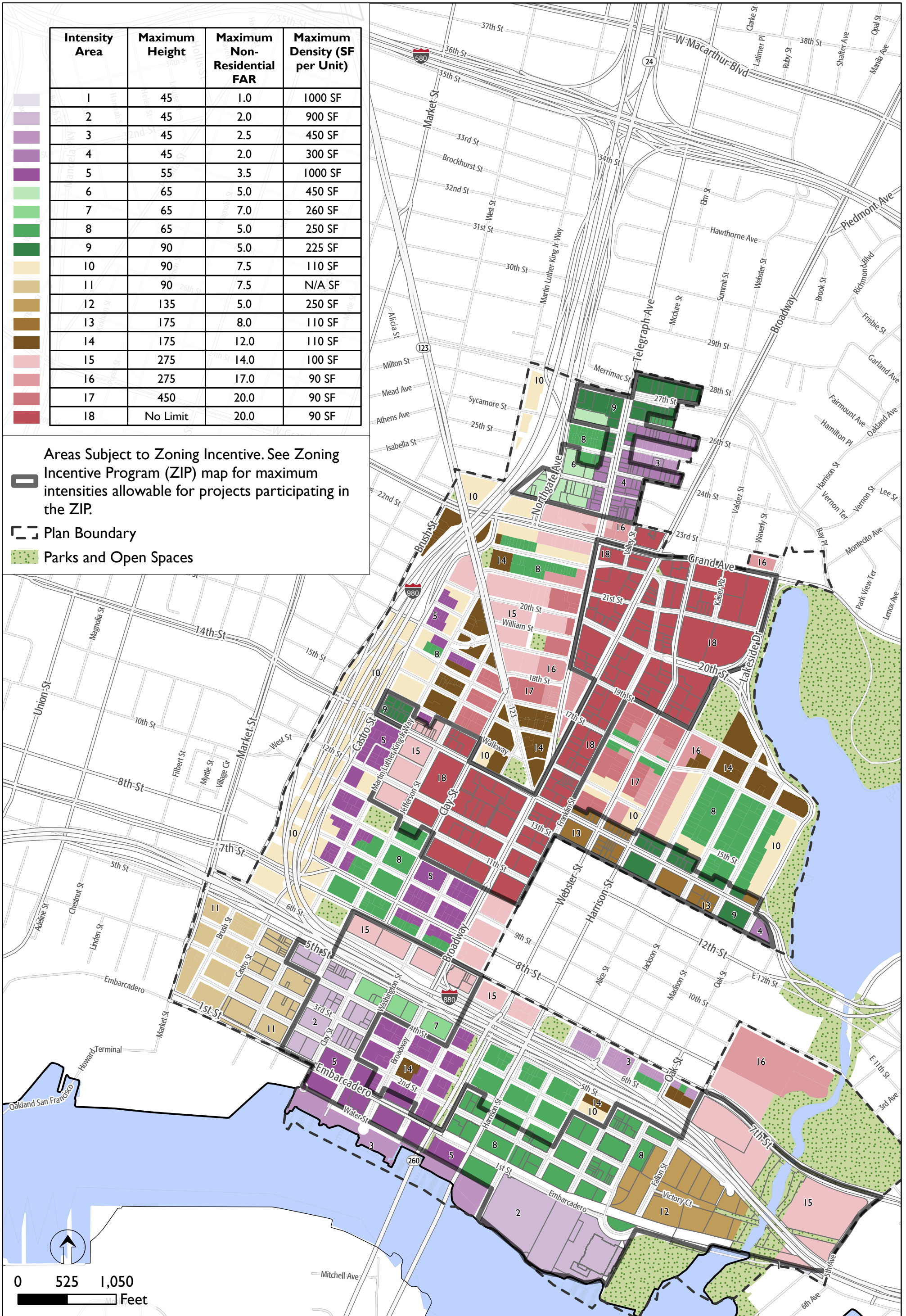
Table 17.101K.11: Amount of Nonresidential Floor Area Above the Base Maximum Permitted for Each Two Publicly Accessible Bathrooms.

	ZIP Commercial Benefit Area		
	C-A	C-B	C-C
Amount of Nonresidential Floor Area	55,556 sf of nonresidential floor area	74,074 sf of nonresidential floor area	111,111 sf of nonresidential floor area

- iii. If the application of this subsection creates an obligation to construct a fractional public restroom, that fraction shall be converted into a proportional in-lieu fee payable under Option 2 (below).

Intensity Area	Maximum Height	Maximum Non-Residential FAR	Maximum Density (SF per Unit)
1	45	1.0	1000 SF
2	45	2.0	900 SF
3	45	2.5	450 SF
4	45	2.0	300 SF
5	55	3.5	1000 SF
6	65	5.0	450 SF
7	65	7.0	260 SF
8	65	5.0	250 SF
9	90	5.0	225 SF
10	90	7.5	110 SF
11	90	7.5	N/A SF
12	135	5.0	250 SF
13	175	8.0	110 SF
14	175	12.0	110 SF
15	275	14.0	100 SF
16	275	17.0	90 SF
17	450	20.0	90 SF
18	No Limit	20.0	90 SF

-  Areas Subject to Zoning Incentive. See Zoning Incentive Program (ZIP) map for maximum intensities allowable for projects participating in the ZIP.
-  Plan Boundary
-  Parks and Open Spaces



Maximum Intensity for Projects Not Participating in the Zoning Incentive Program