

Proposed text amendments to height regulations in CD-2 and I-1 districts for commercial and office buildings:

*In the CD-2 District:*

Sec. 142-306. - Development regulations.

(a) The development regulations in the CD-2 commercial, medium intensity district are as follows:

Maximum Floor Area Ratio	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Apartment Unit Size (Square Feet)	Average Apartment Unit Size (Square Feet)	Maximum Building Height (Feet)
1.5	None, except as provided for mixed-use and commercial buildings as provided herein.	None	<p>New construction—550</p> <p>Rehabilitated buildings—400</p> <p>Non-elderly and elderly low and moderate income housing—400</p> <p>Workforce housing—400</p> <p>Hotel unit: 15%: 300—335; 85%: 335+</p> <p>For contributing hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, hotel units shall be a minimum of 200 square feet. For contributing hotel</p>	<p>New construction—800</p> <p>Rehabilitated buildings—550</p> <p>Non-elderly and elderly low and moderate income housing—400</p> <p>Workforce housing—400</p> <p>Hotel units—N/A. The number of units may not exceed the maximum density set forth in the comprehensive plan.</p>	<p>50 (except as provided in section 142-1161). Notwithstanding the above, the design review board or historic preservation board, in accordance with the applicable review criteria, may allow up to an additional five feet of height, as measured from the base flood elevation plus maximum freeboard, to the top of the second floor slab. Self-storage warehouse - 40 feet, except that the building height shall be limited to 25 feet within 50 feet from the rear property line for lots abutting an alley; and within 60 feet from a residential district for blocks with no alley. Mixed-use and commercial buildings</p>

		<p>structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet.</p> <p>Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.</p> <p>In addition, the minimum hotel unit size for a property formerly zoned HD is 250 square feet,</p>	<p><u>with a minimum of .45 FAR of office use within the structure and on lots with a minimum size of 7,500 square feet located in the Sunset Harbour neighborhood and on that include structured parking for properties on the west side of Alton Road from 6th Street to Collins Canal - <del>7560</del> feet.</u></p>
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			provided that the property does not exceed 25,000 square feet as of March 23, 2019. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.		
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*In the I-1 District:*

Sec. 142-486. - Development regulations.

There are no lot area, lot width or unit area or unit size requirements in the I-1 light industrial district **except as provided herein**. The maximum floor area ratio, building height and story requirements are as follows:

- (1) Maximum floor area ratio is 1.0.
- (2) Maximum building height is 40 feet; **except maximum building height for commercial and office buildings with a minimum of .45 FAR within the structure of office use and on lots with a minimum size of 7,500 square feet located in (a) the Sunset Harbour neighborhood is 60 feet , and (b) Terminal Island is 75 feet.**