Proposed Amendment to LDR, Article 3, Table 3.12.1

Applicant's Proposal

► Increase max height allowed in LI zoning district from 30 feet to 40 feet by amending Table 3.12.1 and adding footnote

TABLE 3.12.1 DEVELOPMENT STANDARDS

CAT	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	20	50	~~30~~ 40 (1)	20	—
A	GI	30,000	125	—	—	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—

(1) In the LI zoning district, the maximum building height shall be 40 feet for permitted uses listed as Commercial and Business Uses, pursuant to Table 3.11.2. The maximum building height shall be 30 feet for permitted uses listed as Industrial Uses, pursuant to Table 3.11.2.

▶ Even though LI is a limited industrial zoning district, it allows many of the same commercial uses allowed by less intense zoning districts such as GC. Both GC and LI allow many of the same permitted uses such as Commercial and Business Uses

▶ However, maximum height allowed in GC is 40 ft whereas the maximum height allowed in LI is only 30 ft

▶ Therefore, it is reasonable to consider allowing LI zoning district to have a maximum height of 40 ft for Commercial and Business Uses

▶ Staff does not recommend approval of the applicant's proposal however, staff recommends considering an alternative proposal that would minimize confusion

Staff's Alternative Proposal

TABLE 3.12.1 DEVELOPMENT STANDARDS

CAT	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	20	~~50~~ 40	30 (1)	20	—
A	GI	30,000	125	—	20	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—

(1)   The maximum building height shall be 40 feet for all Commercial and Business Uses permitted in the LI zoning district as set forth in Table 3.11.2.

- Permitted Uses Table is organized into various categories (LSTAR, Public/Inst)

- The footnote provided by the applicant appears to allow all other uses (except for Industrial) to be built at 40 ft as well, not just Commercial/Business Uses

- Staff's alternative proposal retains the maximum height at 30 ft along with a footnote that provides an exception for commercial uses from the Commercial and Business Use category of the permitted use table

- This ensures that only the Commercial and Business Uses of LI are allowed to have the increased height (40 ft)

▶ Staff also recommends changing the Maximum Building Coverage in LI zoning district from 50 percent to 40 percent

▶ Allowing 50 percent building coverage in LI zoning district is inconsistent with the CGMP

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	20	50 40	30 (1)	20	—

Additional recommendation

▶ Staff does recommend approval of the applicant's request regarding maximum hotel density

▶ The permitted use schedule lists Hotels and Motels as allowed in the LI zoning district. However, Table 3.12.1 does not have a maximum density.

▶ Therefore, staff recommends the applicant's request to revise Table 3.12.1 to show that LI district allows a maximum hotel density of 20 units per acre

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	20	~~50~~ 40	30 (1)	20	—

Staff's Recommendation:

TABLE 3.12.1 DEVELOPMENT STANDARDS

CAT	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	LI-1	—	—	—	—	—	—	—	—
A	LI	15,000	100	—	20	~~50~~ 40	30 (1)	20	—
A	GI	30,000	125	—	20	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—

(1)   The maximum building height shall be 40 feet for all Commercial and Business Uses permitted in the LI zoning district as set forth in Table 3.11.2.