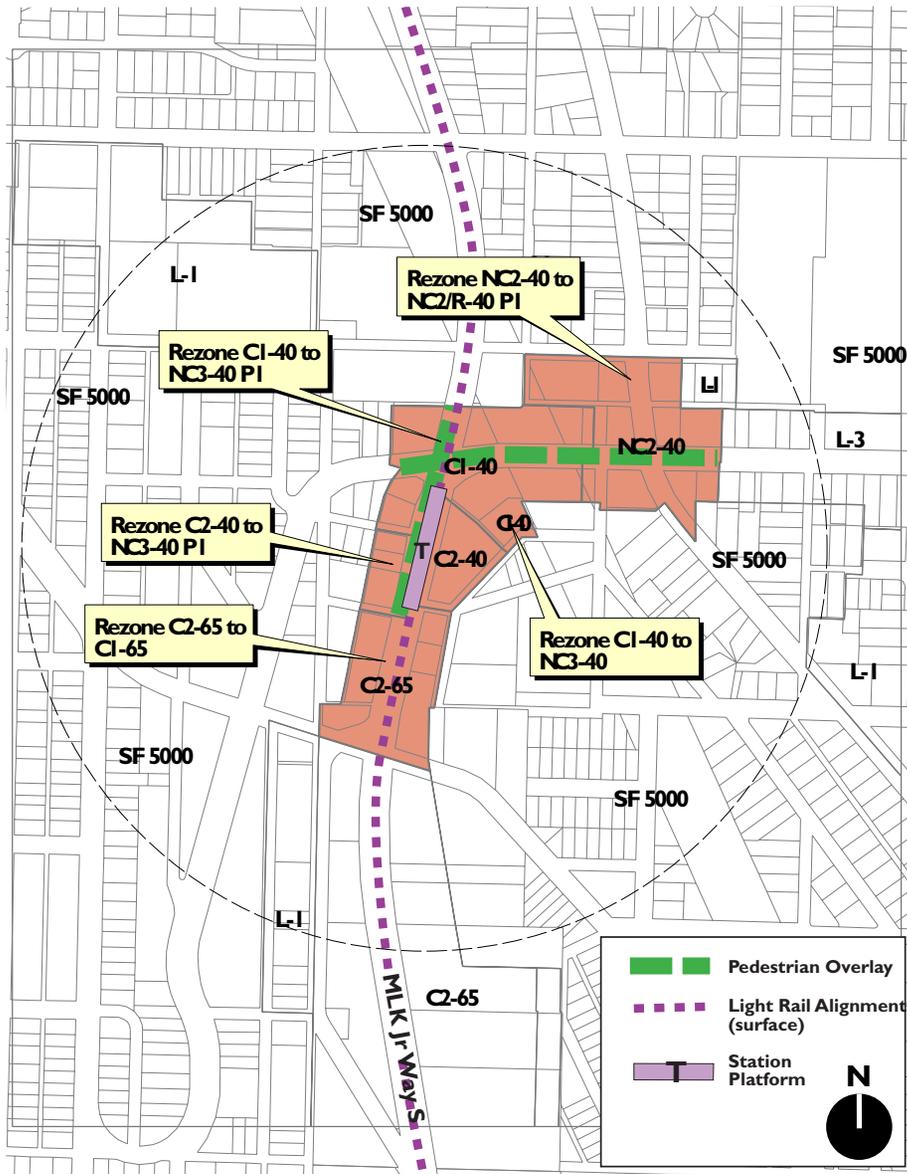


Existing and Proposed Zoning

Station Area Zoning Descriptions



Existing Zones

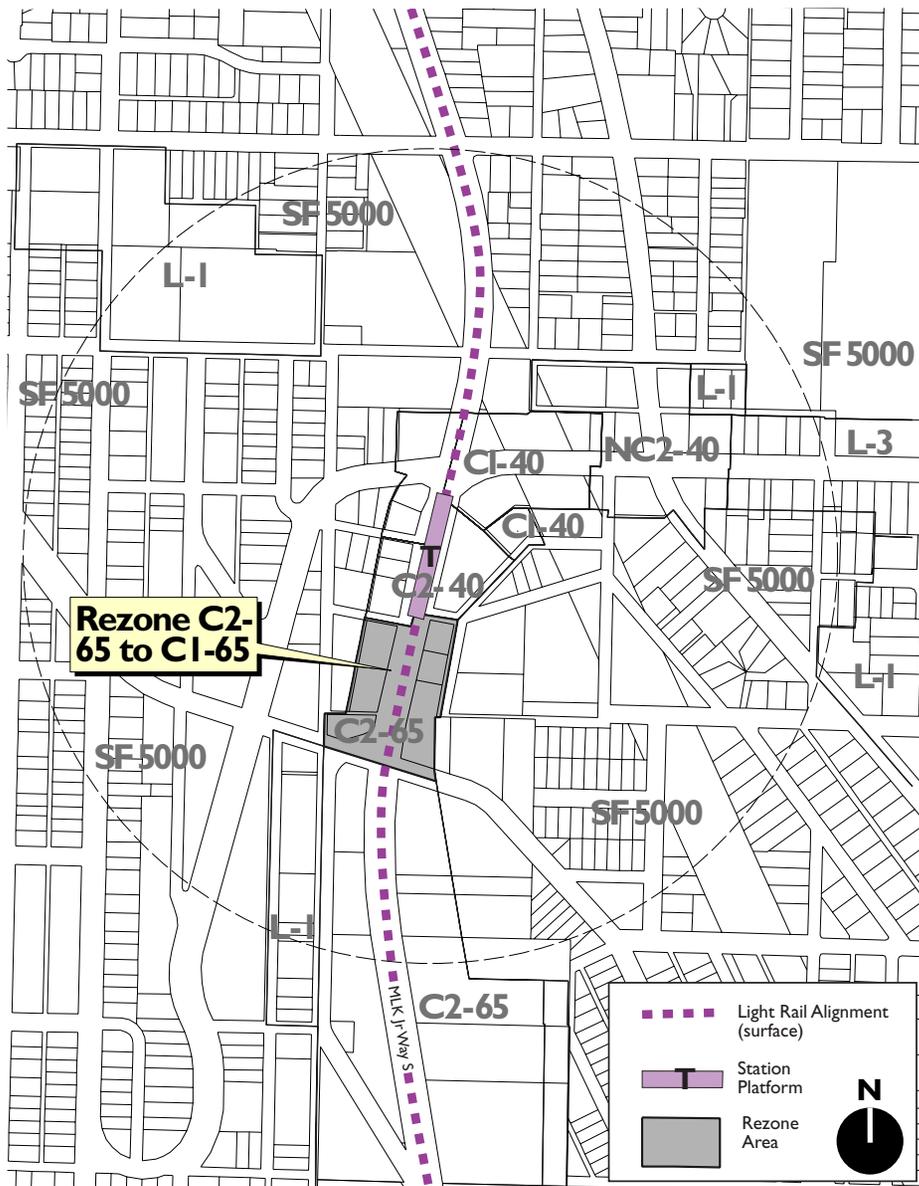
- **Neighborhood Commercial 2 (NC2-40):**
A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.
- **Commercial 1 (C1-40):** An auto-oriented primarily retail-service commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services; residential use is also permitted.
- **Commercial 2 (C2-40, C2-65):** An auto-oriented, primarily non-retail commercial area, serving a citywide function with a wide range of commercial services and employment opportunities in small to large businesses, including offices, business support services, light manufacturing and warehouse uses; residential is permitted only as a conditional use.

Proposed New Zone

- **Neighborhood Commercial 3 (NC3-40):**
A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.

Existing and Proposed Zoning

Commercial I

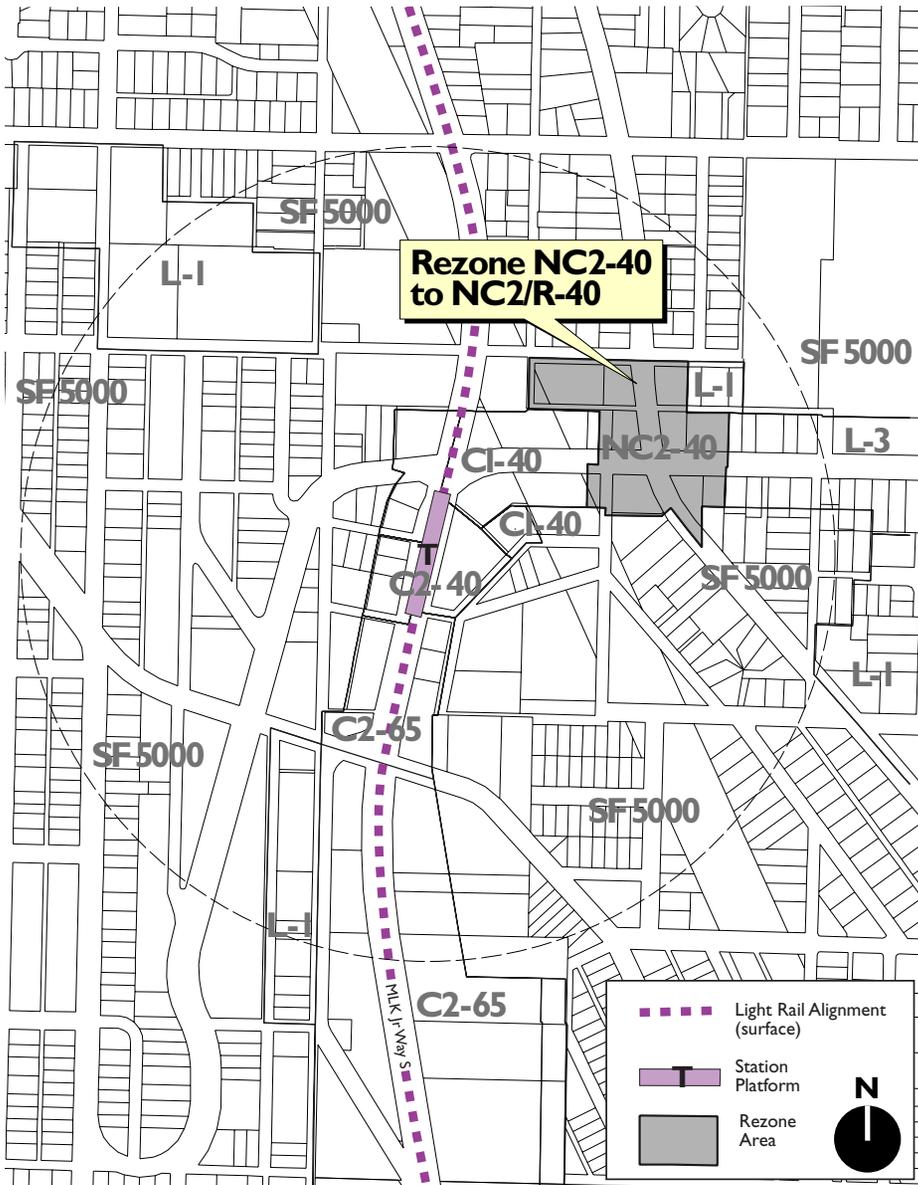


- An auto-oriented primarily retail-service commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services; residential use is also permitted.
- **Building Types:** Large lots provide for a variety of building types and site layouts including one-story commercial structures with large areas of surface parking and multistory buildings with commercial or residential uses.
- **Height Limit:** 65 feet



Existing and Proposed Zoning

Neighborhood Commercial/Residential

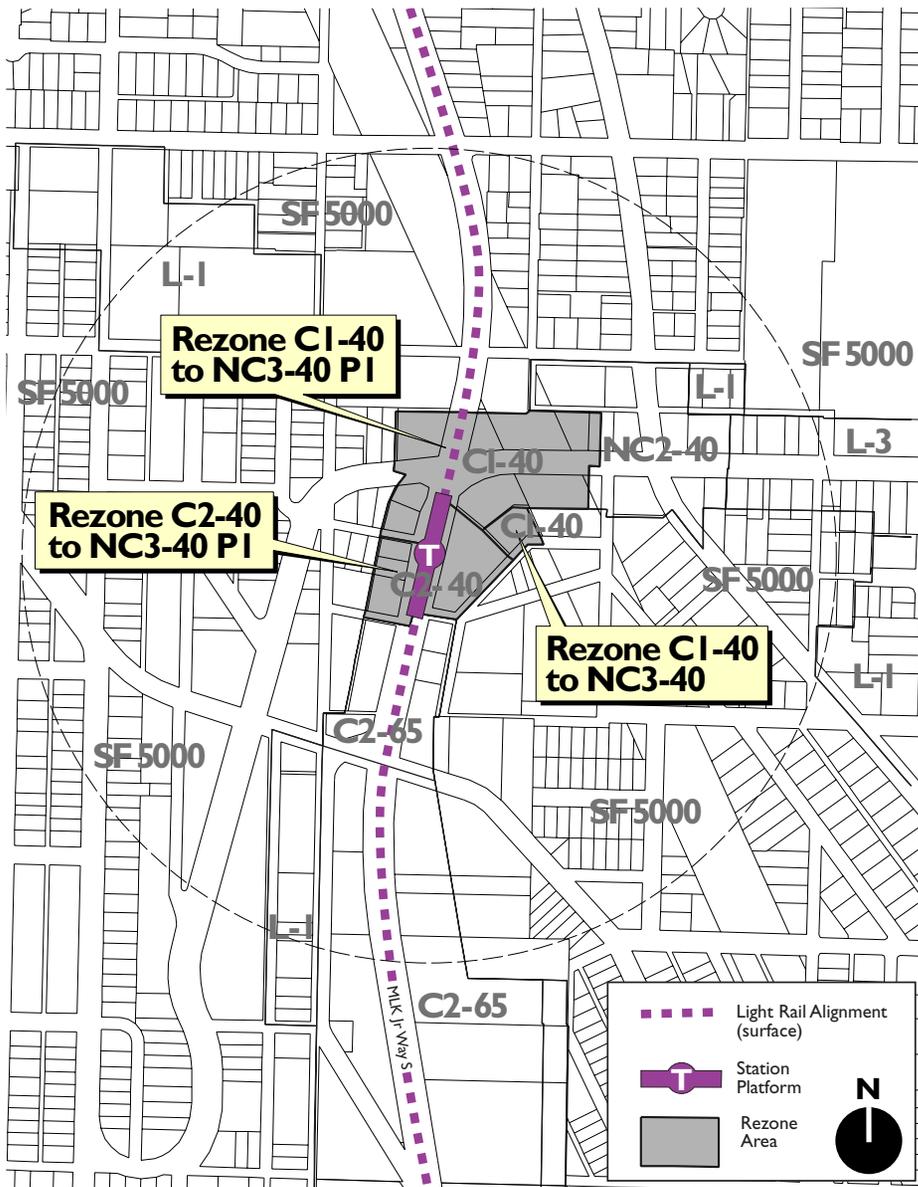


- NC2/R functions as an NC2 zone while maintaining existing residential uses and/or promoting increased residential development. NC/R zones may only be designated through adoption of a Neighborhood Plan.
- **Building Types:** Moderate density residential development in multistory structures with or without streetfront commercial; limited single purpose commercial structures.
- **Height Limit:** 40 feet



Existing and Proposed Zoning

Neighborhood Commercial 3



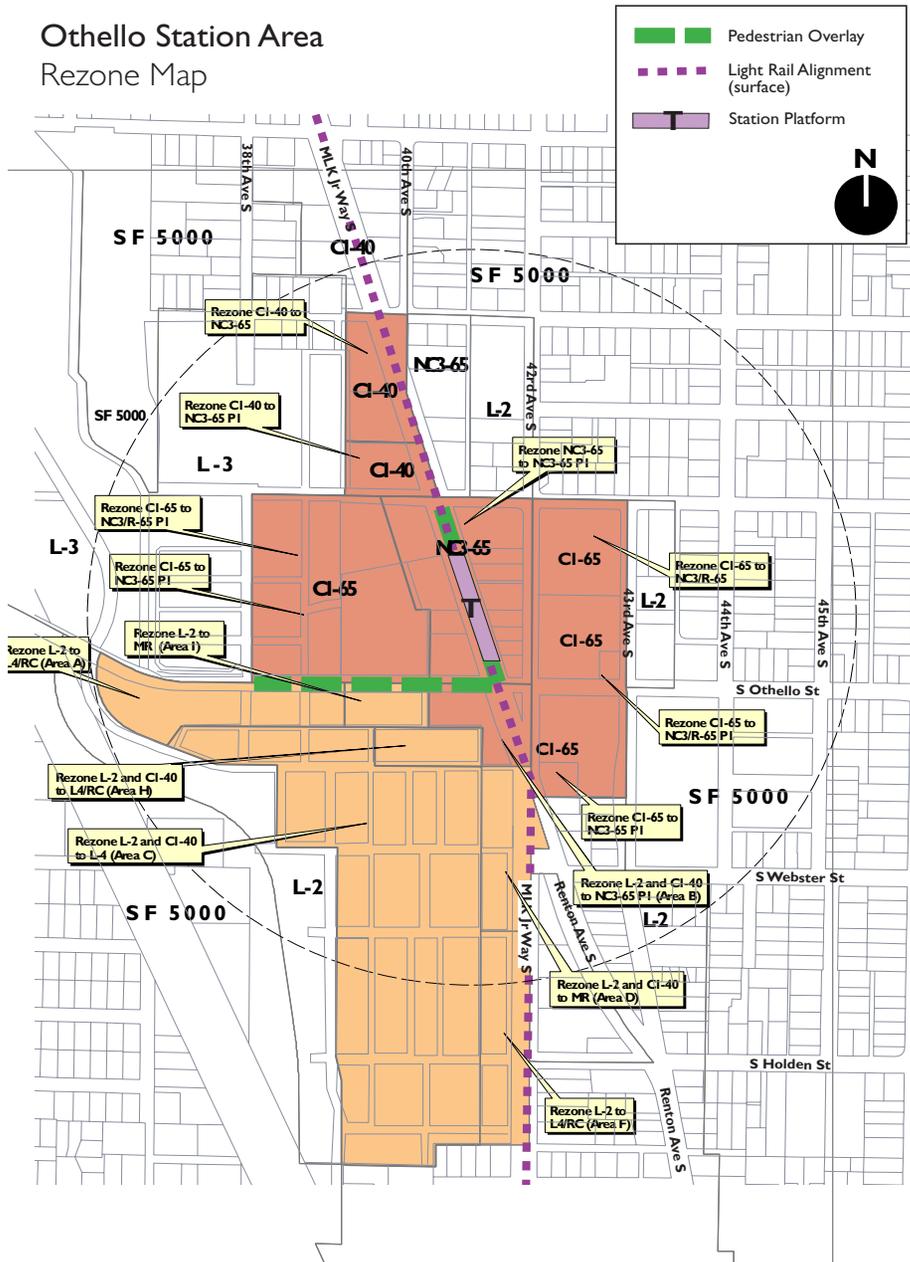
- A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.
- **Building Types:** Single purpose commercial structures, multistory mixed use structures with commercial along street front, and some multistory residential structures.
- **Height Limit:** 40 feet



Existing and Proposed Zoning

Station Area Zoning Descriptions

Othello Station Area
Rezone Map



Existing Zones

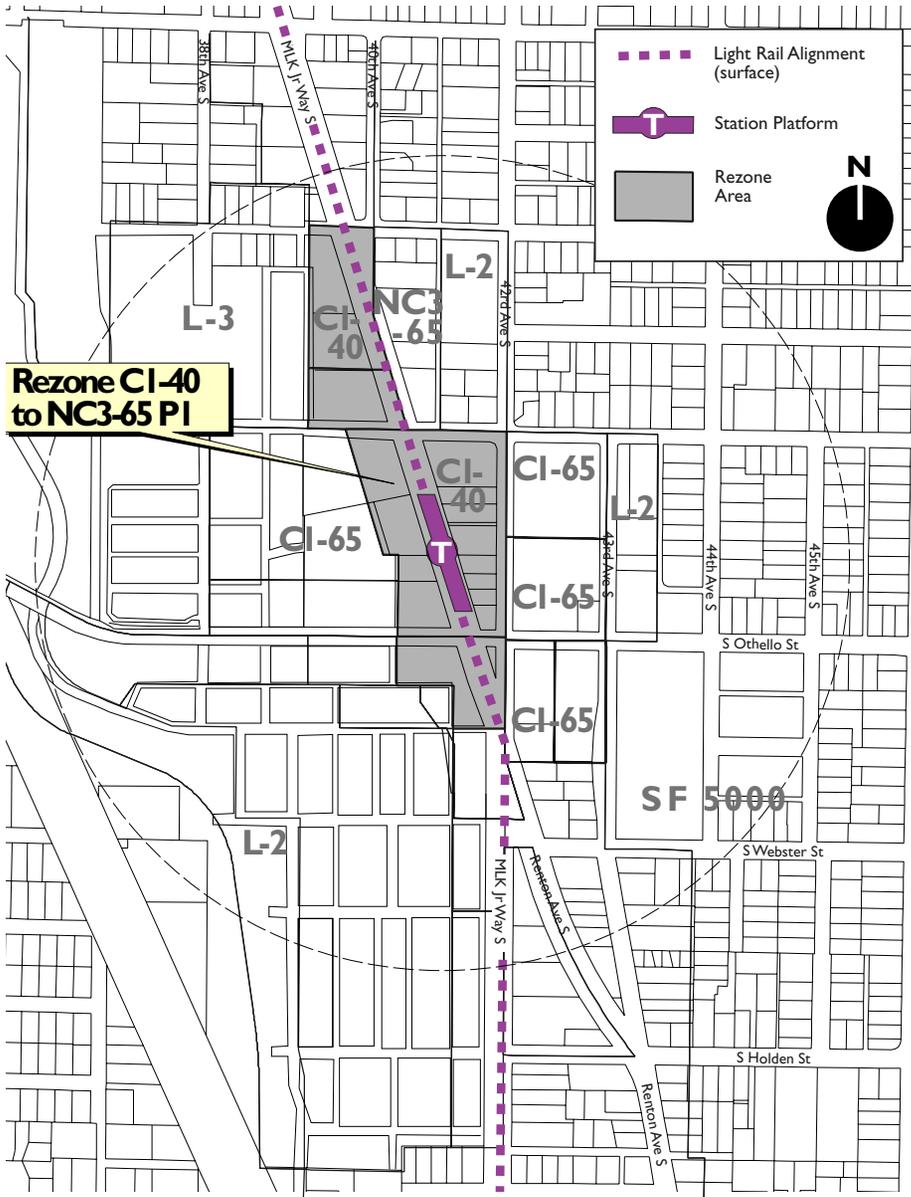
- Neighborhood Commercial 3 (NC3-65):**
 A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.
- Commercial I (CI-40, CI-65):** An auto-oriented primarily retail-service commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services; residential use is also permitted.
- Lowrise 2 (L-2):** Variety of multifamily housing types with less emphasis on ground-related units but in scale with single family surroundings

Proposed New Zones

- Lowrise 4 (L-4):** Moderate density multifamily development in neighborhoods.
- Midrise (MR):** Concentration of housing in pedestrian-oriented urban neighborhoods with convenient access to transit and to full range of services and amenities, and opportunities to be within walking distance of employment

Existing and Proposed Zoning

Neighborhood Commercial 3

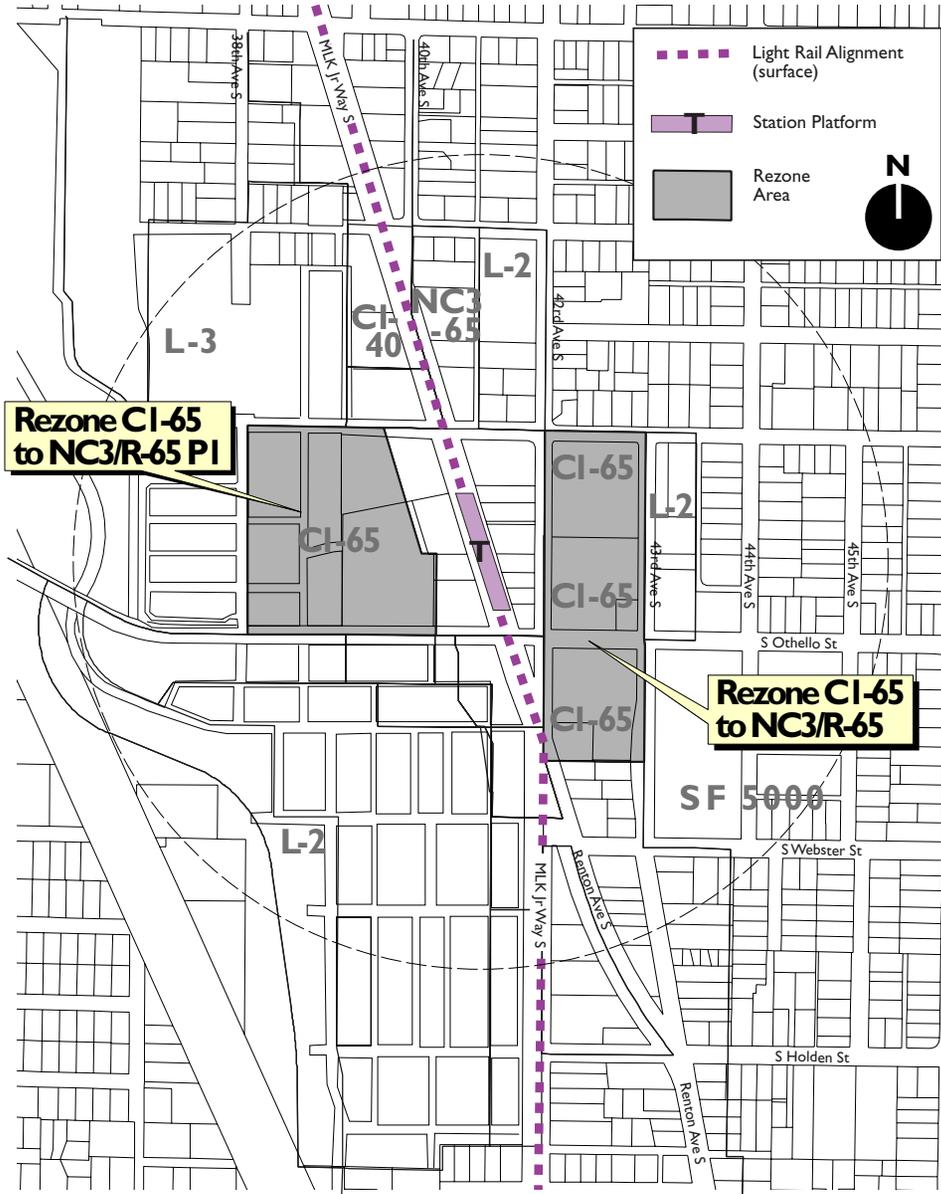


- A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.
- **Building Types:** Single purpose commercial structures, multistory mixed use structures with commercial along street front, and some multistory residential structures.
- **Proposed Height Limit:** 65 feet



Existing and Proposed Zoning

Neighborhood Commercial/Residential

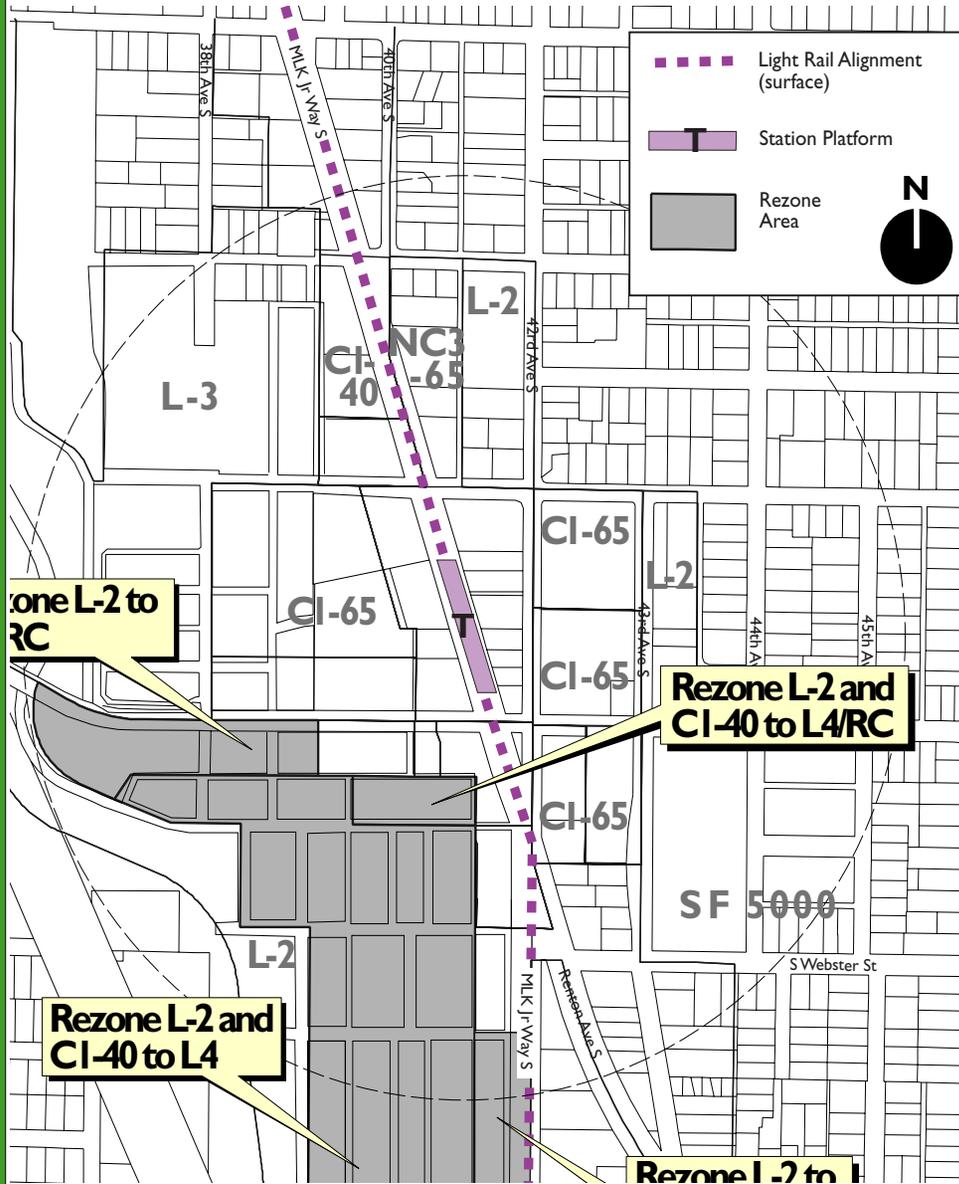


- NC3/R functions as an NC3 zone while maintaining existing residential uses and/or promoting increased residential development. NC/R zones may only be designated through adoption of a Neighborhood Plan.
- **Building Types:** Moderate density residential development in multistory structures with or without streetfront commercial; limited single purpose commercial structures.
- **Height Limit:** 65 feet



Existing and Proposed Zoning

Lowrise 4

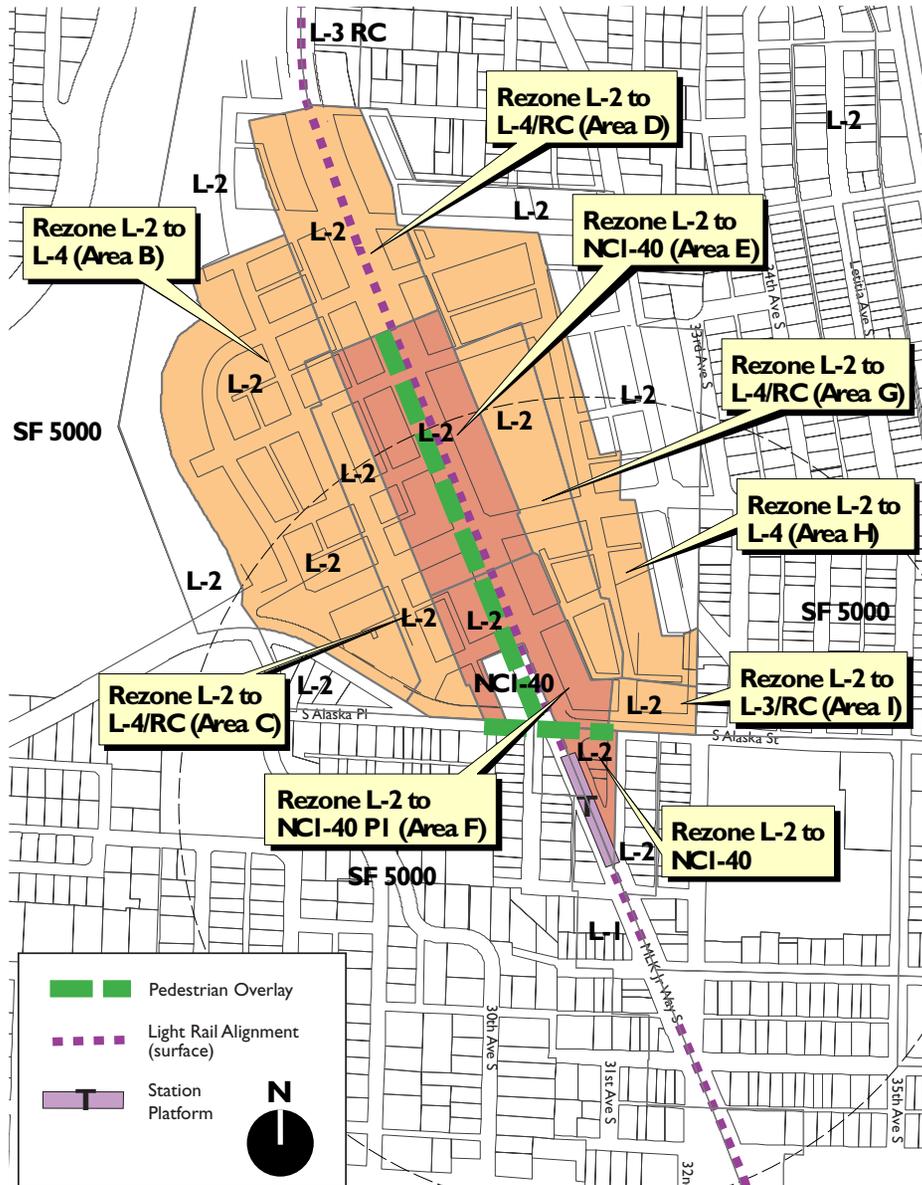


- Moderate density multifamily development
- Building Types:** 4 story lowrise apartment building or townhouses
- Density Limit:** 1/600 (16 units/9,600sf lot)
- Height Limit:** 37 feet (+5 foot roof pitch)



Existing and Proposed Zoning

Station Area Zoning Descriptions



Existing Zones

- **Lowrise 2 (L-2):** Variety of multifamily housing types with less emphasis on ground-related units but in scale with single family surroundings
- **Neighborhood Commercial I (NCI-40):** A small pedestrian-oriented shopping area composed primarily of small businesses providing convenience retail sales and services within walking distance of an adjoining residential neighborhood (40' height limit). Housing is often located on upper stories.

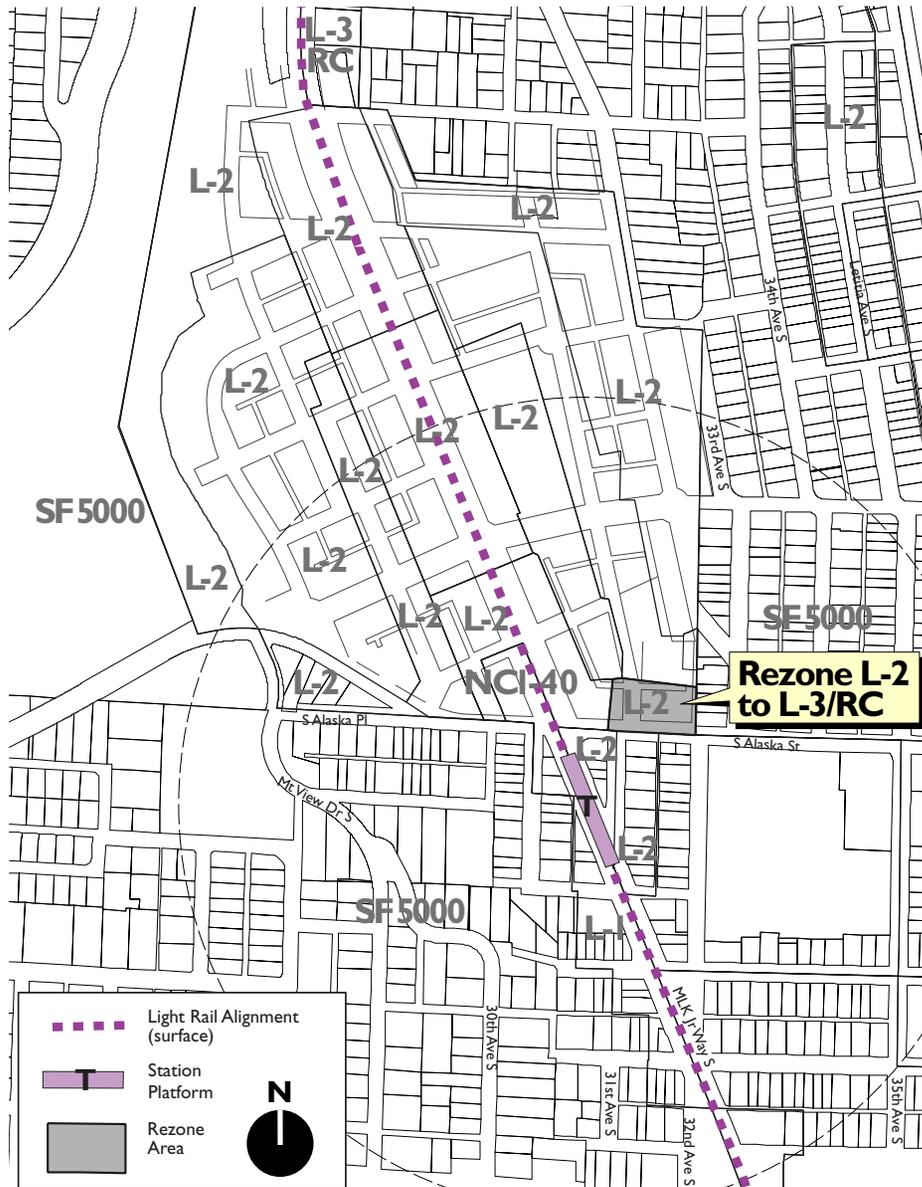
Proposed New Zones

- **Lowrise 3 (L-3):** Moderate scale multifamily housing compatible with existing mix of housing.
- **Lowrise 4 (L-4):** Moderate density multifamily development in residential neighborhoods.

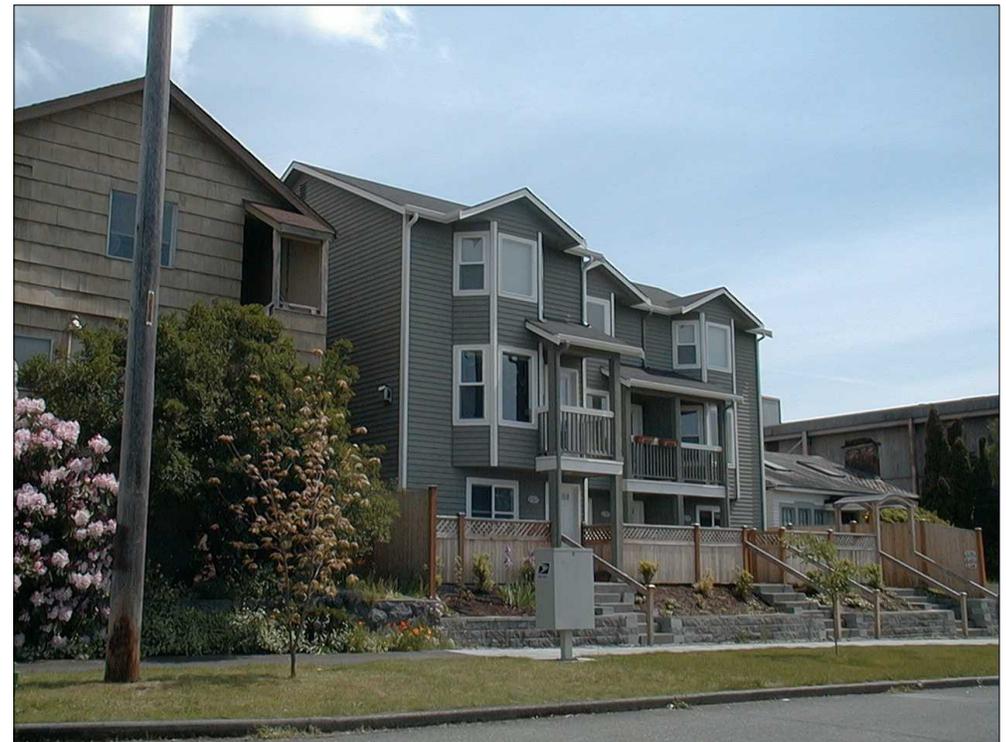
REVISED 6/15/2000

Existing and Proposed Zoning

Lowrise 3

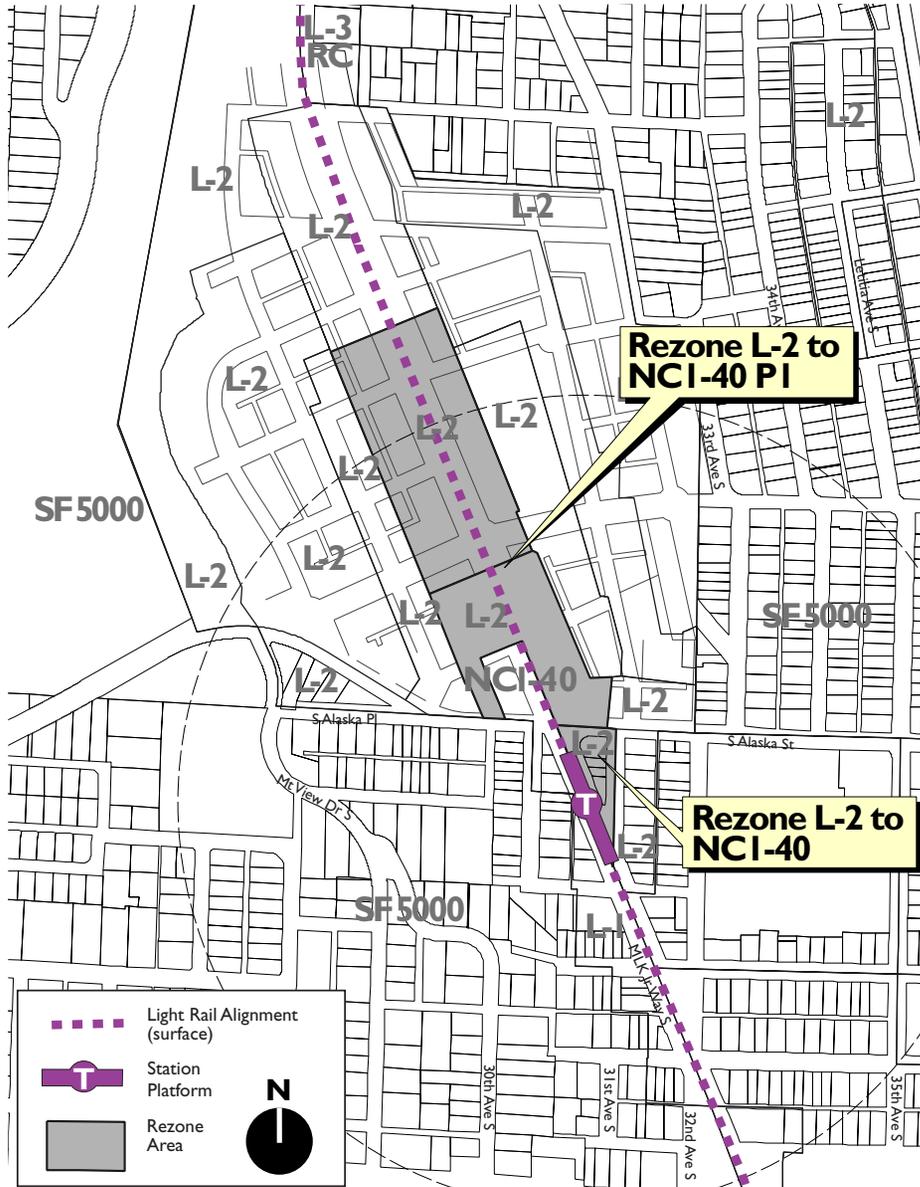


- Moderate density multifamily development.
- **Building Types:** 3 story lowrise apartment building or townhouses
- **Density Limit:** 1/800 (12 units/9,600sf lot)
- **Height Limit:** 30 feet (+5 foot roof pitch)



Existing and Proposed Zoning

Neighborhood Commercial I-40



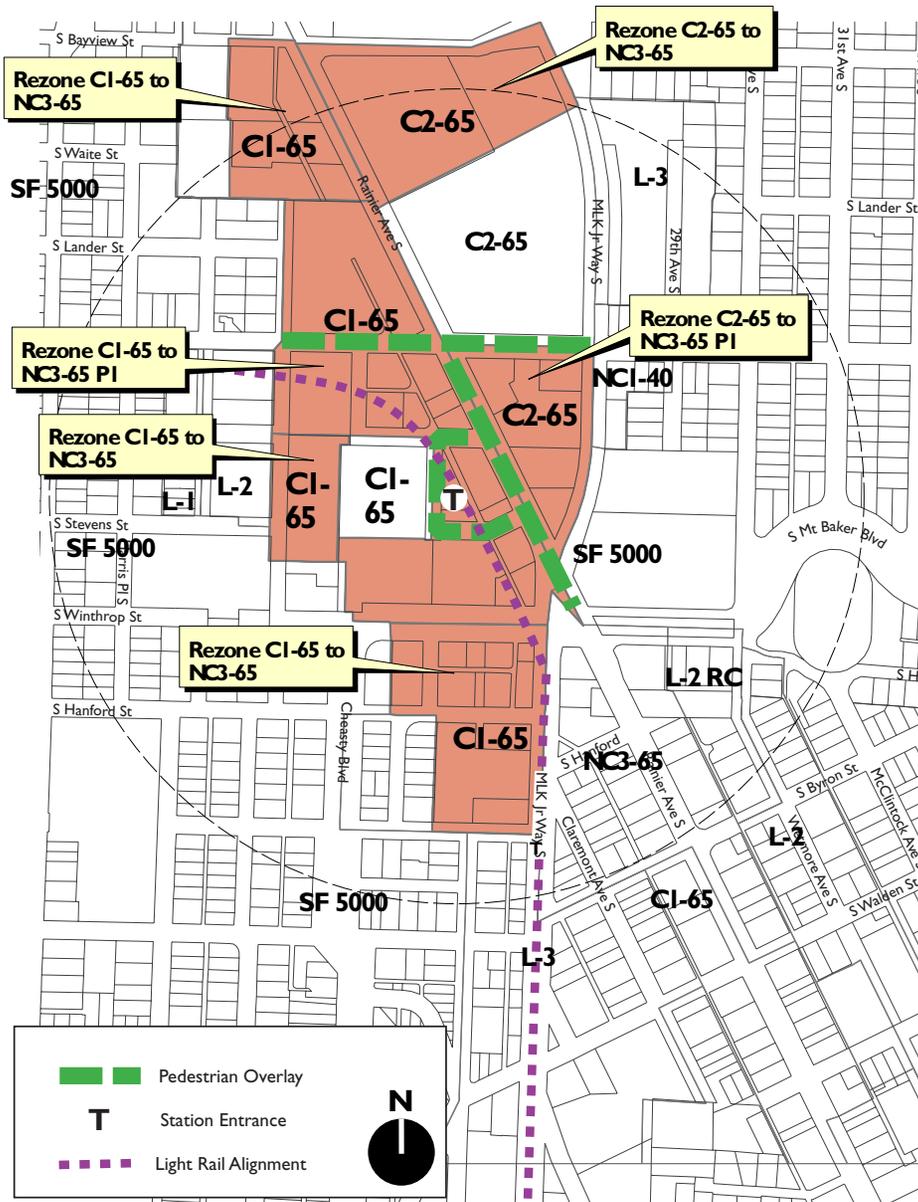
- A small pedestrian-oriented shopping area composed primarily of small businesses providing convenience retail sales and services within walking distance of an adjoining residential neighborhood.
- **Building Types:** Single purpose commercial structures, multistory mixed use structures with commercial along street front, and some multistory residential structures.
- **Height Limit:** 40 feet



REVISED 6/15/2000

Existing and Proposed Zoning

Station Area Zoning Descriptions



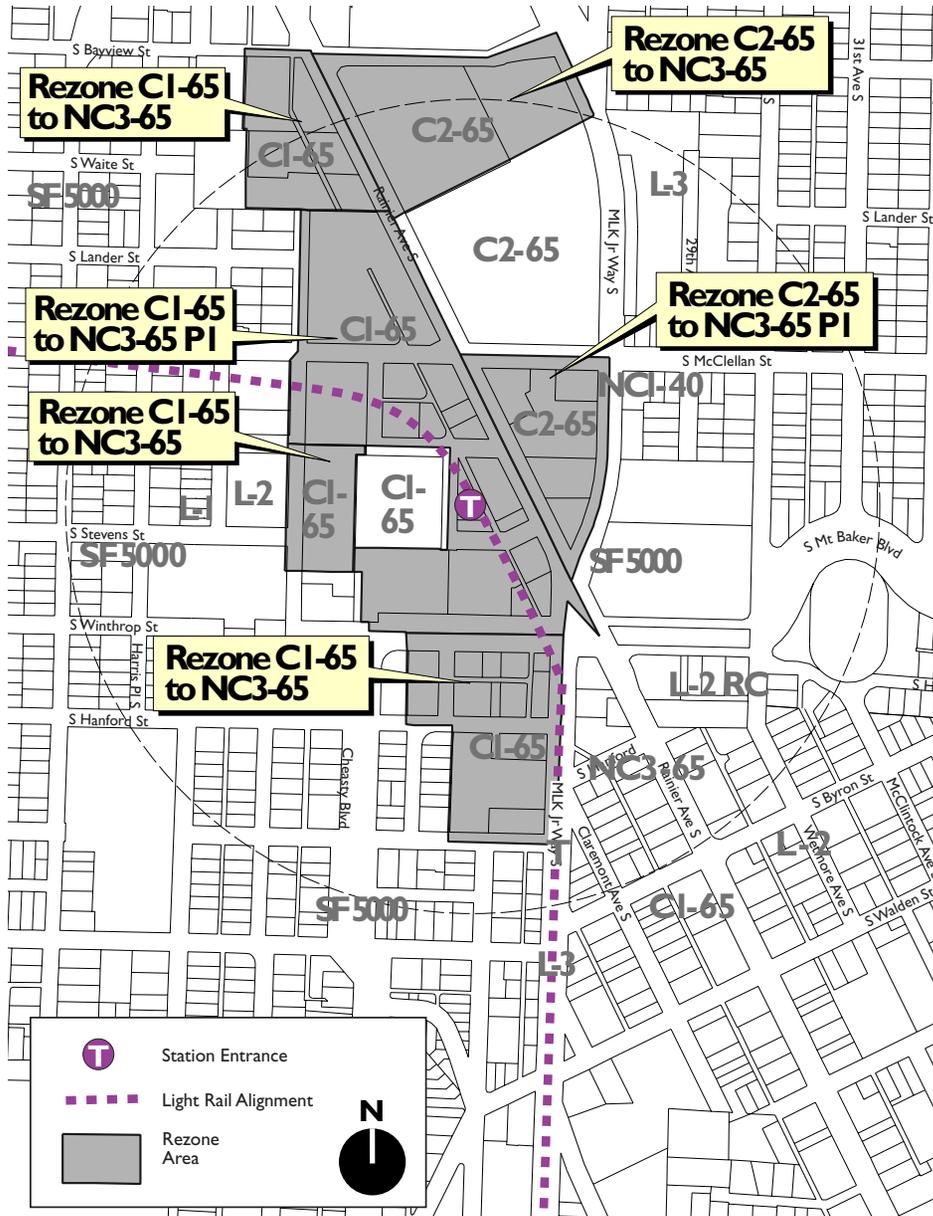
Existing Zones

- **Commercial 1 (CI-40):** An auto-oriented primarily retail-service commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services; residential use is also permitted.
- **Commercial 2 (C2-40, C2-65):** An auto-oriented, primarily non-retail commercial area, serving a citywide function with a wide range of commercial services and employment opportunities in small to large businesses, including offices, business support services, light manufacturing and warehouse uses; residential is permitted only as a conditional use.

Proposed New Zone

- **Neighborhood Commercial 3 (NC3-65):** A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services. Housing is often located on upper stories.

Existing and Proposed Zoning



Neighborhood Commercial 3

- A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.
- **Building Types:** Single purpose commercial structures, multistory mixed use structures with commercial along street front, and some multistory residential structures.
- **Height Limit:** 65 feet

