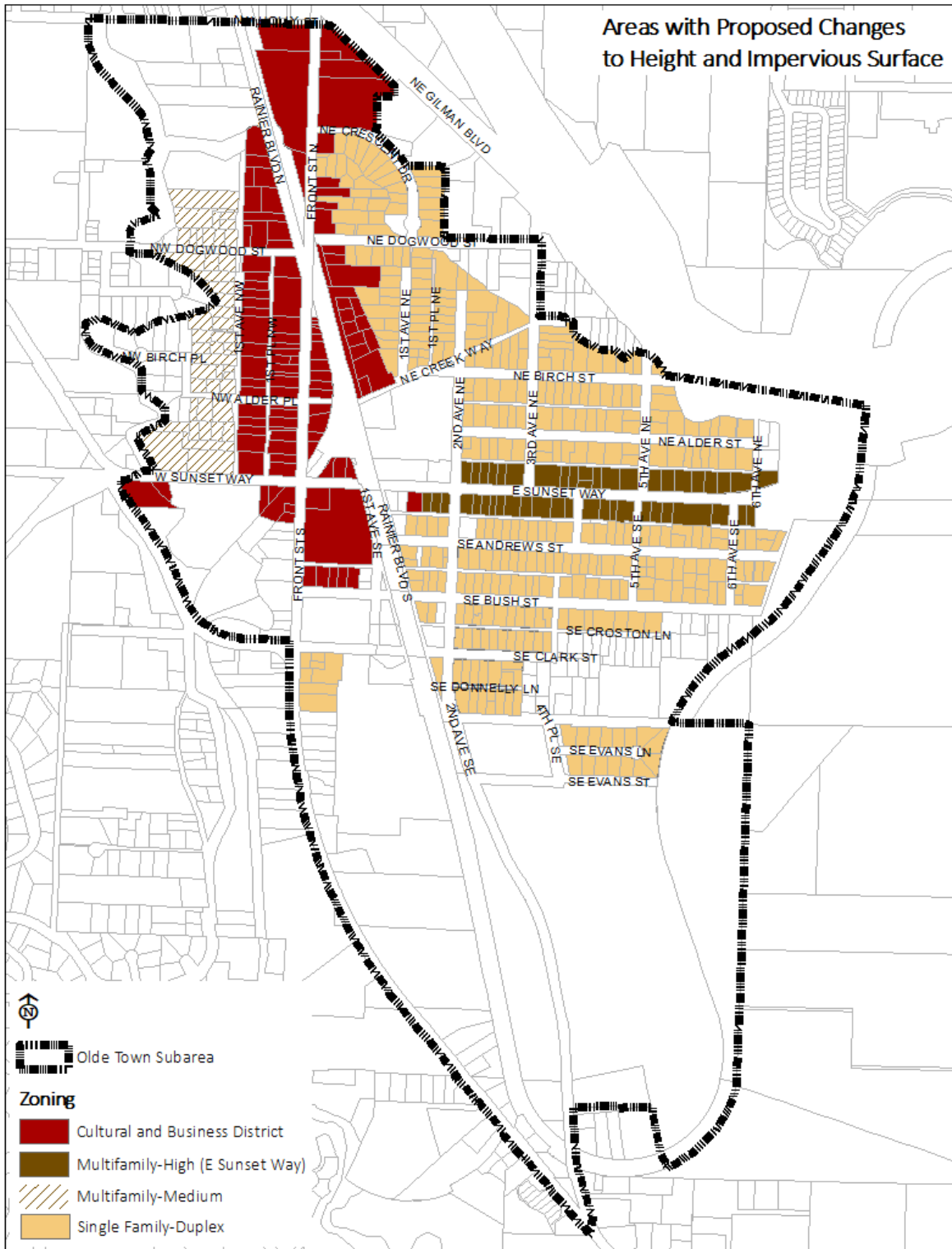


Areas with Proposed Changes to Height and Impervious Surface



PROPOSED AMENDMENTS 1 AND 2

Cultural and Business District		
	Existing	Proposed
Base Height	45 ft	40 ft or 3 stories, whichever is lower
Maximum Height	65 ft	No longer applicable. Base height is the maximum height.
Impervious Surface	85%	95%
Pervious Surface	15%	5%

Multifamily-High: East Sunset Way Only (NEW ZONE)		
	Existing	Proposed
Base Height	40 ft	40 ft or 3 stories, whichever is lower
Maximum Height	65 ft	No longer applicable. Base height is the maximum height.
Impervious Surface	50%	75%
Pervious Surface	50%	25%

Multifamily-Medium: Olde Town Only (NEW ZONE)		
	Existing	Proposed
Base Height	40 ft	40 ft or 3 stories, whichever is lower
Maximum Height	50 ft	No longer applicable. Base height is the maximum height
Impervious Surface	50%	No change
Pervious Surface	50%	No change

Single Family-Duplex		
	Existing	Proposed
Base Height	30 ft	25 ft or 2 stories, whichever is lower
Maximum Height	Not applicable	No change. Base height continues to be the maximum height
Impervious Surface	50%	No change
Pervious Surface	50%	No change

Areas with Proposed Retail Related Amendments

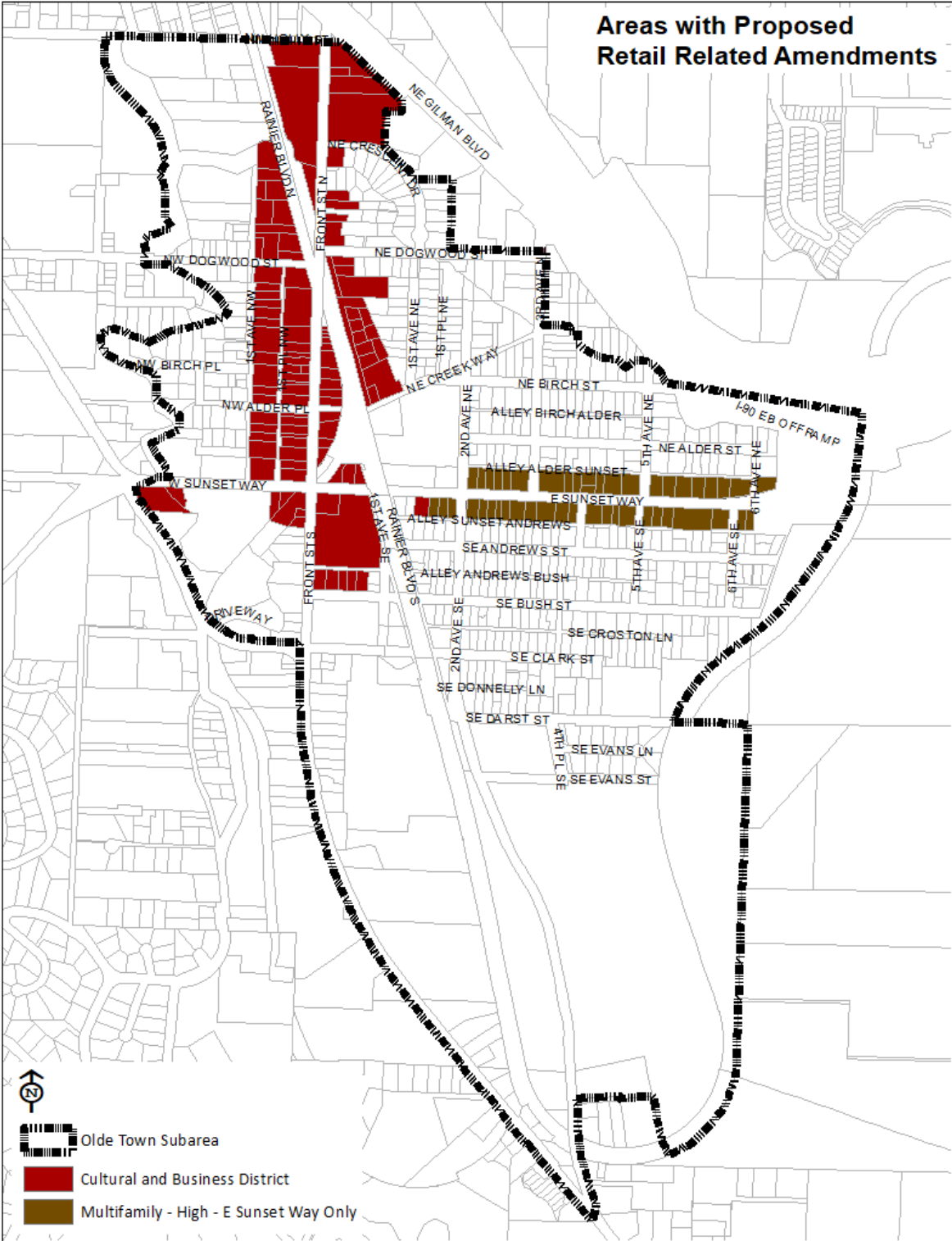
PROPOSED AMENDMENTS 3 AND 4

Multifamily-High: East Sunset Way Only (NEW ZONE)

Small-scale, stand-alone retail would be allowed (not to exceed 4,000 gross square feet).

Cultural and Business District

For properties with frontage on Front Street within the Cultural Business District (CBD) zone, ground floor commercial/retail would be required, and must be oriented to Front Street with a minimum depth of 20 feet.



Proposed Removal of Transfer of
Development Rights Receiving Sites

PROPOSED AMENDMENT 7

Receiving Sites Proposed for Removal

“Receiving sites,” or sites currently designated to receive future, higher-density development through the City’s Transfer of Development Rights program, would be removed.

