

Summary of changes in Council Bill 2022-0592 to be Amended by Substitution (Updated February 21, 2023):

1. Added UC-MU, UC-E, and R-MU to the Mixed-Use Districts (902.01.A.2). (This was a Schriver's error.)
2. Added UC-MU, UC-E, and R-MU to the Zoning Hierarchy (902.02). (This was a Schriver's error.)
3. Added language regarding sidewalks in UC-MU, UC-E and R-MU (904.09.C.2, 904.08.C.3, and 904.10.C.4):

“Buildings may encroach over the air space above any additional sidewalk width provided on a development parcel provided that the underside of the encroachment is a minimum of two (2) stories above grade.”

This clarifies that if sidewalks are required to meet minimum width on private property, they can be located under building overhangs with a minimum height of the building overhang is two stories.

4. Added Building Reuse bonus points for UC-MU and UC-E (currently only in the R-MU). Amended sections 904.09.C.4 and 904.10.C.6)

6.c Existing building shell is restored and retained.

5. Amended 914.04 Off-Street Parking Exemption/Reduction Areas to change UC-E to a 100 percent reduction for all uses.
6. Amended 915.07.E.2, related to On-Site Energy Generation – Distributed Energy Systems, Building Reuse and Urban Fabric, to clarify that enforcement shall occur upon final inspection, not up to three years later.
7. After 922.15 added the following text:

“The following standards shall apply to the UC-MU, UC-E, and R-MU only.”

This clarifies the new development standards in 922.15 apply to these districts only, not all mixed use districts.

8. (Added November 29, 2022) In 922.15.C, added text as adopted in Council Bill 2021-1906 that carved out a building length exemption for Grocery Store (General) in the UC-MU of up to 425 feet.
9. (Added December 5, 2022) Changed building length to 300 feet (except for Grocery Store).
10. (Added December 5, 2022) Amended maximum height in UC-E along Boulevard of the Allies to 185 feet. (Changed February 21, 2023)
11. (Added February 21, 2023) Increased the Educational Classroom space permitted in a structure to 80% in the UC-E.
12. (Added February 21, 2023) Amended maximum height in UC-E along Boulevard of the Allies to Maximum Height of 210 feet north of Forbes Avenue and 120 feet south of Forbes Avenue.