

COMMERCIAL INFILL HOUSING OVERLAY: ZONING REGULATIONS

Development Standard	Regulation
Site Qualification	<p>Sites shown with the CIH Overlay District on the Zoning Map are qualified for by-right development of infill housing and applicants may submit an application to the Planning Department for ministerial review.</p> <p>For sites outside of the CIH Overlay District, a rezone to the CIH Overlay District is required through City Council approval.</p>
Uses	<p>Medium density housing High density housing Vertical mixed use Horizontal mixed use</p>
Existing Uses Preserved	Underlying/base zoning for overlay sites still applies
Minimum Density	12 dwelling units per acre
Density Range	<p>By Right: 12 to 35 dwelling units per gross developable acre</p> <p>Conditional Use Permit: densities of up to 50 dwelling units per gross developable acre</p>
Height	<p>By Right: two (2) to four (4) stories (up to 45 ft.)</p> <p>Conditional Use Permit: more than four (4) stories or 45 ft.</p>
Off-Street Parking	Off-street parking requirements shall follow the requirements in Table 9-5.1703.1, "Off-Street Parking Required"
Objective Design Standards	Development shall comply with the Objective Design Standards contained in the City's Commercial Infill Housing Overlay District Design Standards Document.
Review Process	Applications for residential or mixed-use development on qualified Commercial Infill Housing Overlay District sites shall be submitted to the Planning Department for ministerial processing and must include an application packet and design plans. Applications will be processed administratively by staff and reviewed for conformance with the Commercial Infill Housing Overlay District Objective Design Standards."