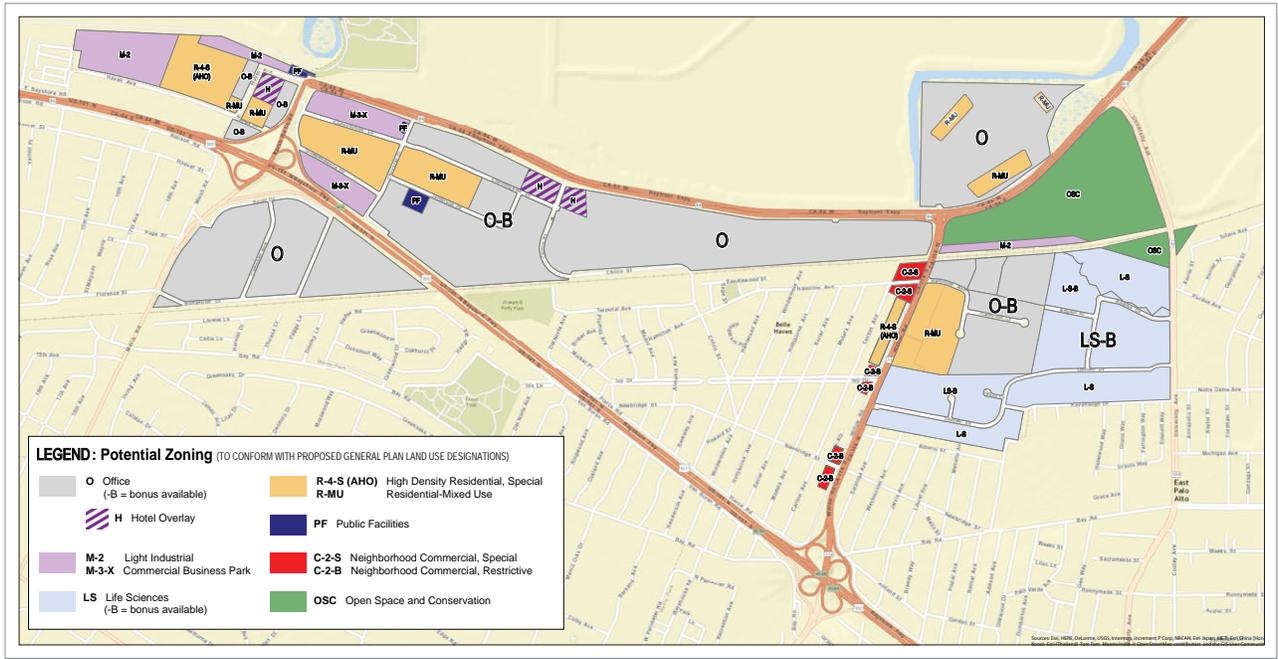


# DRAFT BAYFRONT AREA ZONING MAP & CHART

## DRAFT ZONING MAP



Zoning is a way to manage the physical development of land and specify that areas in which different land uses may be located. The **Preliminary Draft Zoning Map** identifies the locations of three potential new zoning districts for the Bayfront Area: Office, Life Sciences, and Residential-Mixed Use to help encourage the live/work/play environment. The **Draft Zoning Summary Chart** describes the size, density and heights associated with future development.

## DRAFT ZONING SUMMARY CHART

NEW ZONING DISTRICTS	NONRESIDENTIAL DEVELOPMENT ALLOWED BY CURRENT ZONING (BASE LEVEL)				ALLOWABLE WITH COMMUNITY AMENITIES/BENEFITS			Max Added Potential (per NOP)	ENCOURAGED USES
	Max Height	Equivalent Stories	DU/Acre	Max FAR	Bonus Max Height	Bonus Equivalent Stories	Bonus Max FAR		
<b>O</b> – Office (-B = bonus available)	35 feet	2	N/A	45%	110 feet (not incl. mech. equip.)	6 (more for hotel)	100%	0.7M sq. ft.	Offices, high tech businesses, and R&D that does not involve potentially volatile chemicals or disruptive noise; supporting retail, restaurants and entertainment; hotel option in several locations
<b>LS</b> – Life Sciences (-B = bonus available)				55%			100-125%**		
<b>R-MU</b> – Mixed Use Residential	Residential uses up to 80 feet in height (6-story equivalent) and 50 du/acre plus office and retail uses						4500 units	Attached multifamily residences for all income levels; offices per O District; ground floor, street front retail, restaurants, and services per C-2-B District	

Note: Parcels in the same designation that are in close proximity may calculate residential density and FAR based on aggregate lot area provided the maximum overall residential density and/or FAR of the combined parcels is not exceeded. Additions to Existing Districts: C-2-B Neighborhood Commercial: Residential allowed above retail