

Retail/Use Worksheet

General Note: The use of the term "retail" is intended to encompass those uses currently identified as retail service, and arts uses within the current version of Title 11.

1. Commercial Zones and Overlays

No decision needed at this time. OP has recommended a system of customizable commercial zones based on a common template as a replacement to the current overlay system. The customized zones would be used in lieu of overlays. This change will be discussed further in the other working groups including Commercial Corridors.

2. Consolidation of use lists

OPTION ONE (OP Recommendation)

- Consolidate existing lists of uses throughout the code into limited set of use categories.
- Most retail and service uses would be permitted in all Commercial zones, and controlled through GFA limits and standardized performance measures, such as hours of operations. Performance measures, including GFA, would thus be use-specific rather than general residential/non-residential FAR limits as is now the case.
- Special exceptions would be used for a use that would exceed the maximum GFA permitted by up to a certain percent.
- Requests to waive a performance standard or exceed GFA beyond the special exception limit would require an area variance.

OPTION TWO

- Update existing lists of uses. Continue to regulate use by lists of permitted uses.
- Introduce uses based upon intensity of zones.
- Use special exceptions to regulate potential adverse impacts rather than control impact through GFA and standard performance measures.

3. Zoning Tools to Regulating Retail on Designated Streets

The following proposed zoning tools would apply to buildings located on designated streets in local zones or overlays, depending upon which of these devices for achieving localized zoning is approved. They would be in addition to and complimentary with generally applicable zoning regulations. Many already exist in Title 11, but are often worded differently.

The goal is to create a single set of standard texts to be used when these specific types of retail controls are petitioned for and adopted. At this point, OP is only requesting the

Commission to indicate whether these concepts are generally acceptable. The text templates will be subsequently submitted for your approval.

The proposed retail zoning tools are as follows:

Area restrictions or requirements:

- Floor space caps to achieve local retail goals. Such caps would limit the size of new retail spaces developed in some portion of the total zone or some portion of each project.
- A requirement that a minimum percentage of the ground floor of new buildings be built for retail use.
- Ground floor occupancy limits for uses that are inconsistent with a vital retail streetscape.

Design standards

- Minimum clear ceiling height;
- Active retail/window space;
- Minimum distance between building
- Ground Floor Retail adaptability development standards.
 - These standards would ensure that space initially occupied by large retail tenants could later be utilized in the long term by smaller businesses.
- Limits on office or residential lobby entrances relative to overall retail frontages.