

## Memorandum

To: Members of the Zoning and Planning Committee  
From: Councilor Lisle Baker  
Date: July 28, 2023  
Subject: Zoning amendments for consideration on Monday the 31<sup>st</sup>.

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The following are my recommendations for some amendments for consideration in preparation for the discussion on the 31<sup>st</sup>.

As requested, I have ordered these proposals as the Planning Memo suggested. At the Committee meeting on the 31<sup>st</sup>, I can provide a brief rationale, recognizing that they be modified further as part of the discussion, or if amendments proposed by others help respond to purposes of the amendments more effectively.

### 1. Approval Process (review thresholds)

*Proposal: Have a minimum parcel size of 5,000 square feet for VC or MRT projects.*

*Proposal: Reduce the VC special permit threshold to 25,000 square feet of lot area.*

### 2. Dimensional Standards for Buildings

*Proposal: If possible, clarify that the distance by which height is measured cannot involve alternation of existing grade.*

*Proposal: Limit the allowed height in VC and MRT projects to the current height limit of abutting residential zones, whichever is lower, if within 50 foot of such zones, unless modified by special permit.*

### 3. Dimensional Standards for Sites

*Proposal: Require setbacks of VC and MRT projects to match “new lot” standards of abutting residential zones if within 50 feet of such zones, whichever setback is greater, unless modified by special permit.*

### 4. Design Standards for Sites

*Proposal: Allow parking in front setback of VC projects by special permit for commercial uses on site.*

### 5. Parking Requirements (vehicular and bicycle)

*Proposal: Restore vehicular parking requirements of 1 space per each VC or MRT unit, waivable by special permit, for properties within 50 feet of residential zones.*