

Summary of Ford Master Plan and Zoning Text Amendments from Planning Commission

	Description	Planning Commission Recommendation
1a	Addition of Townhome to the Allowable Building Type in the F1 Zoning district	Recommend approval
1b	Adjust Townhome minimum lot width from 30' to 20'	Recommend approval
1c	Adjust Townhouse maximum building width from 150' to 350'	Recommend to adjust Townhouse maximum building width from 150' to 350' for F2-F4, but not F1 districts
1d	Adjust Townhouse Maximum lot coverage by building from 50% to 60%	Recommend approval of staff recommendation with added language from footnote (b) <i>The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking, and access constitutes "common" properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.</i>
1e	Adjustments to the Townhouse minimum setbacks, for properties only adjacent to the shared bike/ped paths, from 10' to 4'	Deny amendment
2a	Adjustment to allow Multi-Family Medium building types in the F2 zoning district	Recommend approval
2b	Adjustment to allow Multi-Family Medium building types in the F5 zoning district	Recommend approval
2c	Adjustment to allow Supportive Housing in the F6 zoning district	Recommend approval
3a	Adjustment to the minimum commercial in the F6 zoning district to 0%	Deny; Keep minimum commercial in F6 at 10%
3b	Adjustment to allow Religious Institution, Place of	Deny

	Worship in the F1 zoning district.	
4a	Adjustment to the Maximum Lot Coverage by Buildings allowed from 70% to 95% for all applicable building types listed in Table 6.2	Recommend approval of staff recommendation of a new foot note: <i>Portions of a parking structure that are less than one story above grade, as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations.</i>
4b	Adjustment to allow all usable rooftop space to count towards the Minimum Lot Coverage for Open Space.	Recommend approval of staff recommendation with amended language. <i>Where a rooftop surface above the third floor includes Functional Green Roof Area, <u>visible from the public right-of-way if below the third floor</u>, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least one (1) foot from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses.</i>
5	Adjustment to the Woodlawn Ave roadway section.	Deny amendment
6	Addition of F Districts to Section 64.502 of the Zoning Code	Recommend approval
7	Adjust Lot District Boundary Adjustments to Match Platted Streets	Recommend approval