

Central City (Formerly Downtown) Special Planning District/Rezoning Frequently Asked Questions

My property is in a residential neighborhood. Why is it being rezoned?

The entire Central City (Formerly Downtown) Specific Plan Area is being designated as a “special planning district”, where minor modifications are being adopted that make housing easier to develop in the Central City. The focus of these changes is on commercial corridors and in the Central Business District (CBD). Residential properties are generally zoned R-1B and R-3A. These properties would not be directly impacted by the rezoning. The rules for these zones will remain unchanged.

How are the R-1B and R-3A zones impacted?

The R-1B and R-3A zone (which comprise most of the residential areas in the Central City) are not being changed by the Special Planning District.

What is meant by “supportive heights and densities?”

Allowable heights and densities in zones primarily located in the Central Business District and Commercial Corridors would be adjusted to reflect changes in building codes and construction standards.

The maximum heights of the following zones will increase as follows:

- The General Commercial (C-2) Zone will increase from 65 to 85 feet.
- The Office (OB) Zone will increase from 35 to 65 feet.
- The Residential (RMX) Zone will increase from 45 to 65 feet

The maximum density of the Office (OB) will increase from 36 dwelling units an acre to 65 dwelling units an acre.

A map of these zones can be found at the end of this document.

Will this zoning change affect my current property taxes or create new fees?

No. No new fees are being proposed and any new fees/taxes will require a vote. Property taxes would be adjusted after the property is sold.

What happens if my business is listed as a prohibited use?

The list of prohibited uses would apply to new uses, not existing ones. If your current business is one of the listed uses, it would be “grandfathered.”

The following uses are prohibited in the OB, C-1, C-2, C-3, C-4, RMX, M-1, and M-2 Zones if located within a half-mile of a light rail station platform or streetcar line:

- Stand-alone surface parking lot;
- Auto—sales, storage, rental that includes inventory that is displayed
- Drive-through restaurant;
- Equipment rental, sales yard;
- Gas station;
- Mini-storage;
- Towing service, vehicle storage yard; and
- Accessory drive-through facility.

These uses are not consistent with the urban grid and are better suited for suburban locations.

Are you trying to turn midtown into downtown?

No. The focus of the Specific Plan will be on development in existing corridors and centers. No significant changes are proposed for historic neighborhoods. The Central Business District will continue to be the location where the highest, most urban development will occur.

What are maximum parking requirements for?

A maximum amount of parking for new development (1 space per 250 square feet of building) is being created so that more space is devoted to active, neighborhood supportive uses instead of parking spaces.

What are private open space requirements?

Since 2013, we have required new apartments and condos to provide 100 square feet of private open space per home. In denser urban environments, open space is provided through, parks, streetscapes, cafes and other public and private open space.

New development will pay park impact and land dedication fees to acquire and maintain parkland and facilities.

