

CD Zone - Text Amendment Comparison Chart

Zoning Standard	Existing	Proposed
Min. Lot Area	15 acres	Unchanged
Use	Office Daycare	Adds Gymnasium or Physical Culture Establishment
Review Process	Site Plan	Special Exception
Building Coverage	12%	Percent Unchanged For every square foot of building coverage over, floor area must be reduced by 5 square feet. *Note 40% impervious standard still applies *Note Floor Area is best control for intensity of development
Impervious Coverage	40% or closer to conformity	40% Unchanged but if legally nonconforming, must move closer to conformity AND for every square foot of non-conforming surface area, floor area must be reduced by 0.6 foot
Height	3.5-4 stories	Unchanged
Buffer	N/A	50-100 Feet between building or outdoor use and residential district
Yard Requirements	100' from residential district 50' from non-residential district/Merritt Parkway/street frontage	Unchanged
Floor Area Ratio	0.4	Unchanged Maximum must be reduced if building coverage or impervious coverage exceed maximum permitted
Parking	1 per 3 employees or 3 per 1,000 SF	Unchanged
Parking Impact	N/A	No net increase in parking on campus
Signage	1 sign facing each street not to exceed 60 SF	Total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. No illuminated signs facing residential districts
Design	N/A	Must be consistent with color palette, materials, design, general massing and architectural features of existing historically or culturally significant buildings
Findings	N/A	Allows ZB to hire independent consultants at applicant's expense in accordance with BOR Resolution *lighting – requires no adverse impact on adjacent residential area and limits outdoor lighting to safety and security only *screening – requires outdoor uses to be screened *noise – allows ZB to require noise attenuation measures *site plan design – potentially adverse impacts from outdoor uses may not be more impactful than as of right uses.