

Proposed Text Amendment (Table IV)

TO AMEND APPENDIX B TABLE IV (AND FOOTNOTES) AS FOLLOWS:

1. Amend the column heading “Floor Area Ratio” to read “Non-Residential Floor Area Ratio”
2. Amend Minimum Yard Dimensions (Front, Side, and Rear) relating to the C-G Zone to replace the current requirement with the following standards:

Front: 10 feet from the Curb Line (15 feet from the Curb Line on Ground Floor Retail Streets²)

Side and Rear: None required within 70 feet of a Curb Line; if provided at least 15 feet; Beyond 70 feet of a Curb Line: 15 feet from any Property Line. The Zoning Board may, by Special Permit, reduce the setback requirement for the ground floor only (or up to a height of 20 feet above the finished grade, whichever is less) if it finds that (i) the ground floor is used for non-residential uses (including residential amenity space or lobbies) only and (ii) the reduction of the setback does not create a non-compliance for abutting properties with regard to Light and Air.

3. Amend Footnote 2 to read:

~~Deleted (217-12)~~ To ensure proper alignment with existing adjacent *Buildings and Structures*, the Front Setback may be modified to promote a generally consistent *Street Wall*; however, the Front Setback shall not be less than ten (10) feet from the Curb Line.

[The remainder of Table IV remains the same.]