

Project		Project 1: Elmwood Bryant ¹		Project 2: Day Care Center ¹				Project 3: Utica Townhomes		Project 4: Utica Marketplace	
Address/Building Name		451 Elmwood		125 Hodge		489 Elmwood		180-188 West Utica		204 West Utica	
Zone		N-2C Mixed-Use Center		N-2R Residential		N-2E Mixed-Use Edge		N-2E Mixed-Use Edge		N-2E Mixed-Use Edge	
Building Type		Commercial Block (§3.2.5)		Stacked Units (§3.2.11)				Attached House (§3.2.2)		Commercial Block (§3.2.5)	
Principal Uses		General Retail & Service, Professional Offices & Multiple Unit Dwellings		Day Care Center ² & Single Unit Dwelling		Day Care Center (addition)		Single Unit Dwellings		General Retail & Service, Restaurant & Multiple Unit Dwellings	
Category	Standard	Allowed	Projected	Allowed	Projected	Allowed	Projected	Allowed	Projected	Allowed	Projected
Lot Dimensions	Lot Area (min)	1,000 SF	17,860 SF	1,800 SF	27,400 SF	1,800 SF	16,370 SF	900 SF	55,825 SF	1,000 SF	75,248 SF
	Lot Width (min/max)	15'/120'	189.85'	25'/60'	69.2'	30'/120'	110'	15'/40'	224.5'	15'/120'	302.5'
Lot Coverage	Building Coverage (max)	90%	96%	70%	40%	70%	33%	70%	conforms	90%	conforms
	Impervious Coverage (max)	100%	96%	80%	does not conform	80%	does not conform	80%	does not conform	100%	conforms
Building Setbacks	Front Yard (min/max)	0'/0'	0'	+/- 5' from established front yard line	25'	+/- 5' from established front yard line	35'	+/- 5' from established front yard line	3'	0'/0'	0'
	Build-to Percentage, Front Façade (min)	85%	100%	85%	conforms	85%	does not conform	85%	does not conform	85%	conforms
	Side Yards (min total)	N/A	N/A	20% of lot width	5.5'	N/A	N/A	N/A	N/A	N/A	N/A
	Corner Side Yard (min/max)	0'/0'	0'	3'/15'	N/A	0'/15'	N/A	3'/15'	N/A	0'/0'	N/A
	Build-to Percentage, Corner Side Yard (min)	85%	100%	N/A	N/A	N/A	N/A	N/A	N/A	85%	N/A
	Interior Side Yard (min/max total)	0'/30'	0'	3'/30'	5.5'	3'/30'	does not conform	0'	does not conform	0'/30'	2'
	Interior Side Yard, End Unit (min)	N/A	N/A	N/A	N/A	N/A	N/A	3'	conforms	N/A	N/A
Rear Yard (min)	0'	0'	15% of lot depth	40% (60' of 150')	15% of lot depth	17% (26' of 150')	15% of lot depth	16% (41' of 250')	15% of lot depth but need not be greater than 15'	0'	
Building Height	Building Height (max)	3 stories, 44'	5 stories	3 stories, 40'	2 stories	3 stories, 44'	1 story	3 stories, 40'	3 stories	3 stories, 44'	4 stories
	Building Height (min)	2 stories	5 stories	2 stories	2 stories	2 stories	1 story	2 stores	3 stories	2 stories	4 stories
Story Height	Finished Ground Floor Level (min/max)	0'/2'	0'	0'/4'	0'	0'/4'	0'	0'/4'	varies, 4' max	0'/2'	0'
	Ground Story Height (min)	15'	15'	10'	10'	10'	10'	N/A	N/A	15'	15'
Transparency	Ground Floor Transparency, Front Façade (min)	70%	conforms	30%	conforms	30%	conforms	20%	conforms	70%	conforms
	Ground Floor Transparency, Corner Side Façade (min)	40%	conforms	30%	N/A	30%	N/A	20%	N/A	40%	N/A
	Upper Floor Transparency, Front & Corner Façades (min)	25%	conforms	25%	conforms	25%	N/A	20%	conforms	25%	conforms
	Ground Floor Blank Wall Width, Front Façade (max)	10'	N/A	10'	N/A	10'	N/A	N/A	N/A	10'	40'
	Ground Floor Blank Wall Width, Corner Side Façade (max)	30'	N/A	30'	N/A	30'	N/A	N/A	N/A	30'	N/A
	Ground Floor Window Sill Height, Front & Corner Façades (min/max)	0.5'/2.5'	2'	N/A	N/A	N/A	N/A	N/A	N/A	0.5'/2.5'	1'
Pedestrian Access	Main Entrance Location (required)	front façade	front façade	front or corner side façade	front façade	front or corner side façade	front façade	front façade	front façade	front façade	front façade
	Entrance Spacing Along Front Façade (preferred)	at least 1 entrance every 30'	conforms	at least 1 entrance every 30'	conforms	at least 1 entrance every 30'	does not conform	N/A	N/A	at least 1 entrance every 30'	conforms
Additional Standards		Elmwood Village Standards: A commercial establishment may have a gross floor area of no more than 3,500 SF on the ground story and 7,000 SF overall.		Elmwood Village Standards: A commercial establishment may have a gross floor area of no more than 3,500 SF on the ground story and 7,000 SF overall.				Attached House Specific Standards: A grouping of attached houses may not exceed 120' in aggregate width. ¹ Demolitions: Demolition is prohibited for any principal building in an N-2E zone or is a contributing structure to a National Register historic district.		Elmwood Village Standards: A commercial establishment may have a gross floor area of no more than 3,500 SF on the ground story and 7,000 SF overall. Demolitions: Demolition is prohibited for any principal building in an N-2E zone or is a contributing structure to a National Register historic district. Frontage Elements Standards: A plaza is only permitted through major site plan review in this zone.	
Footnotes		¹ The lot width, building coverage and max building height variances were approved on April 18, 2018.		¹ This project is on a split zoned lot. If the lots are combined the N-2E zone would prevail. ² A day care center requires a use variance to operate in an N-2R zone.				¹ The grouping of 8 units measures 160' in aggregate width.			

Project		Project 5: Maternity, Dispensary, Annex & Service Buildings				Project 6: Variety Tower, Tanner, Alfiero & Open Space ¹			Project 7: Parking Ramp			
Address/Building Name		Maternity (MH) Building	Dispensary (D) Building	Annex Building	Service (C) Building	Variety Tower	Tanner Building	Alfiero Building	489 Elmwood			
Zone		N-2E Mixed-Use Edge	N-2E Mixed-Use Edge	N-2E Mixed-Use Edge	N-2E Mixed-Use Edge	N-2E Mixed-Use Edge	N-2E Mixed-Use Edge	N-2E Mixed-Use Edge	N-2E Mixed-Use Edge			
Building Type		Stacked Units (§3.2.11)	Stacked Units (§3.2.11)	Stacked Units (§3.2.11)	Stacked Units (§3.2.11)	Tower (§3.2.12)	Tower (§3.2.12)	Stacked Units (§3.2.11)				
Principal Uses		Multiple Unit Dwellings	Multiple Unit Dwellings	Multiple Unit Dwellings	Assembly	Hotel, Multiple Unit Dwellings	General Retail & Service, Restaurant & Multiple Unit Dwellings	Professional Offices	Parking Structure			
Category	Standard	Allowed	Projected		Allowed	Projected		Allowed	Projected	Allowed	Projected	
Lot Dimensions	Lot Area (min)	1,800 SF	existing non-conformity ¹		N/A	existing non-conformity ²		1,800 SF	existing non-conformity ²			
	Lot Width (min/max)	30'/120'			N/A							
Lot Coverage	Building Coverage (max)	70%			100%							
	Impervious Coverage (max)	80%			100%							
Building Setbacks	Front Yard (min/max)	+/- 5' from established front yard line			0'/0'						+/- 5' from established front yard line	
	Build-to Percentage, Front Façade (min)	85%			85%						85%	
	Side Yards (min total)	N/A			N/A						N/A	
	Corner Side Yard (min/max)	0'/15'			0'/0'						0'/15'	
	Build-to Percentage, Corner Side Yard (min)	N/A			85%						N/A	
	Interior Side Yard (min/max total)	3'/30'			0'/30'						3'/30'	
	Interior Side Yard, End Unit (min)	N/A	N/A		N/A							
	Rear Yard (min)	15% of lot depth	0'		15% of lot depth							
Building Height	Building Height (max)	3 stories, 44'	1.75 times the width of the widest adjacent thoroughfare		3 stories, 44'							
	Building Height (min)	2 stories	N/A		2 stories							
Story Height	Finished Ground Floor Level (min/max)	0'/4'	0'/2'		0'/4'							
	Ground Story Height (min)	10'	18'		10'							
Transparency	Ground Floor Transparency, Front Façade (min)	30%	70%	conforms	existing non-conformity ³	30%	conforms					
	Ground Floor Transparency, Corner Side Façade (min)	30%	40%	N/A		30%	N/A					
	Upper Floor Transparency, Front & Corner Façades (min)	25%	25%	conforms		25%	conforms					
	Ground Floor Blank Wall Width, Front Façade (max)	10'	10'	TBD		10'	TBD					
	Ground Floor Blank Wall Width, Corner Side Façade (max)	30'	30'	30'		30'	N/A					
	Ground Floor Window Sill Height, Front & Corner Façades (min/max)	N/A	0.5'/2.5'	TBD		N/A	N/A					
Pedestrian Access	Main Entrance Location (required)	front or corner side façade	front façade	front façade		front or corner side façade	front façade					
	Entrance Spacing Along Front Façade (preferred)	at least 1 entrance every 30'	at least 1 entrance every 30'	TBD		at least 1 entrance every 30'	TBD					
Additional Standards		Demolitions: Demolition is prohibited for any principal building in an N-2E zone or is a contributing structure to a National Register historic district.				Frontage Elements Standards: The UDO does not define terrace as an allowable frontage element. Demolitions: Demolition is prohibited for any principal building in an N-2E zone or is a contributing structure to a National Register historic district.						
Footnotes		¹ These structures are existing non-conformities and no changes are planned for the façades.				¹ 187 Bryant is proposed to be demolished to create open space. ² Variety, Tanner and Alfiero are existing non-conformities. ³ Tanner is an existing non-conformity and no changes are planned for the façade.						