Exhibit C2: Zoning Code Amendments Related To Residential Floor Area Requirement

60 Zone 4

60-010 Purpose

Zone 4 provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. The substantial residential component is intended to achieve a site that is active during the day and during the evening, supports retail and other commercial space that is developed on the site, and supports the site as a

transit-oriented place. For that reason, a 50 percent minimum residential floor area requirement is established. With its central location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.

60-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 2.9	Example of 12-story building with FAR = 5.2 (note: graphic scale to change to accommodate taller building)		
Floor area ratio (FAR)	2.9	TDRs: 0.05 Incentive Program: 2.25	5.2				
Height	5 stories	TDRs: 1 story Incentive Program: 6 stories	12 stories				

60-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled "Use". When you have located the use that interests you, read across to find regulations that apply to that use.

	Maximum FAR			ntial a	Maxim Heig	ximur leight		sno	aped	Parking ratio: unit	
Use	Base	w/TDRs	w/Incentive Program (IP)	Min Resider Floor Are	Base	w/TDRs	w/IP	Max. Impervi Surface	Min. Landsca Area	of measure (min. required, max. allowed)	Special Regulations
Residential											
Multi-Family Structure	2.5	2.5	4.0	50%	5	6	12	85%	20%	Unit (1.0, 2.25)	1.An applicant may use an alternative method to meet the 50% minimum residential floor area requirement for a

Exhibit C2

		M	Maximum FAR				Maximu Heigh		snoi	aped	Parking ratio: unit		
Section	Use	Base	w/TDRs	w/Incentive Program (IP)	Min Residential Floor Area	Base	w/TDRs	w/IP	Max. Impervious Surface	Min. Landscaped Area	of measure (min. required, max. allowed)	Special Regulations	
	Mixed-Use Residential Dormitory SRO	-									space per 4 units for projects of 6 units or more Bed (0.75, 0.75) Bedroom (0.5,	proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50% residential floor area requirement, which is described in 60-010, Purpose. —2. Height not to exceed 125' through Overlake Village Incentive Program.	
	Housing Services for the Elderly	-									1.0) 1. See Special Regulations	 Height not to exceed 125' through Overlake Village Incentive Program. Parking requirements are as follows: a. Multi-family housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) 	
General sales or services													
	General Sales or Services	.4	.47	1.0	50%	4	5	10	85%	20%	3. 4. 5. 1,000 SF GFA	 The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales, rental and service; c. Rental storage and mini-warehouses. d. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. d. Limited to less than 75,000 square feet gross floor area in a single use. d. Height not to exceed 126' through Overlake Village Incentive Program. d. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments. d. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) d. Parking for the following uses may be reduced as described below provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking: a. Parking for sit-down and carry-out restaurants may be reduced to not less than 2 spaces per 1,000 square feet gross floor area; b. Parking for restaurants, cafes or delis with less than 750 square feet gross floor area may be reduced to zero spaces. 	
	Hotels, Motels and Other Accommodation Services	.4	.47	1.0	50%	4	5	12	85%	20%	1.0)	leight not to exceed 135' through Overlake Village Incentive Program.	
	Manufacturing and Wholesale Trade												
	Manufacturing and Wholesale Trade	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA 2 (2.0, 3.0)	 Wholesale trade establishments and warehouse and storage services not permitted. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. Height not to exceed 126' through Overlake Village Incentive Program. 	

2

Exhibit C2