

1. Limitations on floor area occupied by dwelling units vs. common space

Purpose: While the number of dwelling units is limited by 5.28.22, residents have expressed concerns about the impacts of unit size.

Approach: For projects that are particularly large (20+ units) and particularly dense (more than twice the Gross Floor Area allowed under normal zoning), require that a *maximum* of 75% of the total Gross Floor Area can be occupied by individual private residential units.

The remaining 25% (*minimum*) must be dedicated to:

- Residential common space (e.g., hallways, stairways, lobbies, fitness/recreational spaces, common storage areas, above-grade parking, laundry or other resident services)
 - Approved non-residential uses
- ⇒ *Note that mechanical rooms, utilities, and below-grade parking are not counted as Gross Floor Area*

2. Additional clarification of intent

Purpose: The proposed changes to 5.28.2 include new restrictions related to dwelling unit density and size, which become more restrictive for projects that are significantly larger and more dense than the surrounding neighborhood. An additional clause to the statement of intent clarifies that the purpose of these restrictions is to

Current Petition Language:

Intent of this Section:

- (a) To allow the economic reuse of buildings that may be substantially out of compliance with the dimensional requirements of the zoning district within which they are located, especially as they are converted to residential use.
- (b) To encourage the preservation of buildings of historic or cultural significance by providing opportunities for reuse of the structures.

Proposed New Clause:

- (c) To establish a framework of development standards and criteria within which existing non-residential buildings that are out of scale and character with surrounding residential uses can be converted to housing of an appropriate style and density while limiting potential negative impacts on neighbors.