Zone	R4D Base (new zone)	R4D AHBP
Use	R4C+live/work	same
Units / acre	4 (per lot)	8 (per lot)
FAR	0.4:0.6	2
Front setback	15	15
Side Street Setback	15	15
Side Setback	5	5
Rear Setback	25	25
Front adj to R	n/a	20
Side St adj to R	n/a	n/a
Side adj to R	n/a	n/a
Rear adj to R	n/a	n/a
Eve/Parapet Height	22	22
Height overall	35	40
Impervious Cover	55	60
Building Cover	40	50
Compatibility height	n/a	n/a
Parking setbacks	Same as R4C	Same as R4C

Zone	RM1C Base (new zone)	RM1C Bonus	RM1D Base (new zone)	RM1D Bonus	RM2A Bonus	RM2B Bonus	RM3A Bonus	RM4A Bonus	RM5A Bonus	RM5B Base	RM5B Bonus
Use	Only SF, SF-Attached, Duplex	Same as RM1A	Same as RM1A	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Units / acre	Same as RM1A	52 (max)	Same as RM1A	58 (max)	60	80	Uncapped	Uncapped	Uncapped	Same as RM5A	Uncapped
FAR	Same as RM1A	2	Same as RM1A	Uncapped	Uncapped	Uncapped	Uncapped	Uncapped	Uncapped	Same as RM5A	Uncapped
Front setback	Same as RM1A	15	Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Side Street Setback	Same as RM1A	5	Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Side Setback	Same as RM1A	5	Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Rear Setback	Same as RM1A	10	Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Front adj to R	n/a		Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Side St adj to R	n/a		Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Side adj to R	n/a		Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Rear adj to R	n/a		Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Eve/Parapet Height	n/a	40	Same as RM1B	Same as base	n/a	n/a	n/a	n/a	n/a	Same as RM5A	n/a
Height overall	Same as RM1A (35)	45	Same as RM1B	55	65	65	85	120	150	Same as RM5A	Uncapped
Impervious Cover	Same as RM1A	60	Same as RM1B	Same as base	70	70	80	90	90	Same as RM5A	90
Building Cover	Same as RM1A	50	Same as RM1B	Same as base	60	60	70	80	80	Same as RM5A	80
Compatibility height	Same as RM1A	Same as RM1B	Same as RM1B	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as RM5A	Same as base
Parking setbacks	Same as RM1A	Removed	Same as RM1B	Same as base	Removed	Removed	Removed	Removed	Removed	Same as RM5A	Removed

Zone	MU2A Bonus	MU2B Bonus	MU3A Bonus	MU3B Bonus	MU4A Bonus	MU4B Bonus	MU5A Bonus
Use	None	None	None	None	None	None	None
Units / acre	65 (36)	75	90	90	120	150	Uncapped
FAR	Uncapped (1.5)	Uncapped	Uncapped	Uncapped	Uncapped	Uncapped	Uncapped
Front setback	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	10
Side Street Setback	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	10
Side Setback	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	5
Rear Setback	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	5
Front adj to R	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base
Side St adj to R	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base
Side adj to R	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base
Rear adj to R	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base
Eve/Parapet Height	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height overall	55 (45)	65 (60)	85 (60)	85 (60)	110 (75)	110 (75)	Uncapped (80)
Impervious Cover	80 (70)	Same as base	Same as base	Same as base	Same as base	95	95 (75)
Building Cover	60 (50)	Same as base	80 (75)	80 (75)	Same as base	95	95 (70)
Compatibility height	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base	Same as base
Parking setbacks	Removed	Removed	Removed	Removed	Removed	Removed	Removed

	Zone	MS2B,C Base	MS2A,B,C Bonus	MS3A,B Bonus	MS3C Base (New Zone)	MS3C Bonus	MS4A Base (New Zone)	MS4A Bonus	MS4B Base (New Zone)	MS4B Bonus
	Use	Same as D3	None	None	Same as MS3B	None	Same as MS3B	None	Same as MS3B	None
	Units / acre	Same as D3 MS3B	n/a	n/a	Same as MS3B	n/a	Same as MS3B	n/a	Same as MS3B	n/a
	FAR	Same as D3 MS3B	n/a	n/a	Same as MS3B	n/a	Same as MS3B	n/a	Same as MS3B	n/a
	Front setback	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Side Street Setback	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Side Setback	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Rear Setback	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Front adj to R	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Side St adj to R	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Side adj to R	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Rear adj to R	Same as D3 MS3B	Same as base	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Eve/Parapet Height	n/a	n/a	n/a	Same as MS3B	n/a	Same as MS3B	n/a	Same as MS3B	n/a
	Height overall	60 (45)	85 (45)	110	Same as MS3B	150	Same as MS3B	180	Same as MS3B	uncapped
	Impervious Cover	90 (80)	90 (80)	95	Same as MS3B	95	Same as MS3B	95	Same as MS3B	95
	Building Cover	80 (70)	80 (70)	90	Same as MS3B	90	Same as MS3B	90	Same as MS3B	90
	Compatibility height	Same as D3 MS3B	Same as D3 MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base	Same as MS3B	Same as base
	Parking setbacks	Same as D3 MS3B	Removed	Removed	Same as MS3B	Removed	Same as MS3B	Removed	Same as MS3B	Removed

THE ANTI-DISPLACEMENT PLAN: SLOWING GENTRIFICATION & CREATING AFFORDABLE HOMES

By
Conor Kenny &
Angela de Hoyos Hart,

AGENDA

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THE PROBLEM: MCMANSION REDEVELOPMENT

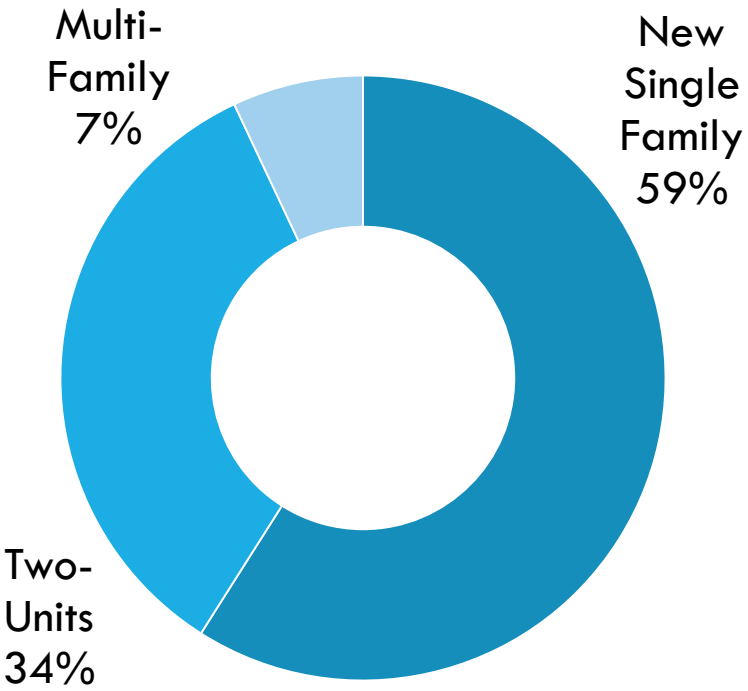
CURRENT CODE CAUSES DISPLACEMENT, GENTRIFICATION, AND THE AFFORDABILITY CRISIS BY ENCOURAGING REPLACEMENT OF SMALLER, AFFORDABLE HOMES WITH MCMANSIONS

- Austin's current code makes it more profitable to build a McMansion than a Duplex or ADU
  - Higher price for duplex or house + ADU doesn't outweigh added costs (additional kitchen, bathrooms, parking, utility fees)
  - McMansion ordinance limiting size and form + strict rules for duplexes = easy to build McMansion, hard to build duplexes
  - McMansion ordinance ends up just being the formula for building McMansions
- Traditional modest-sized Austin homes are demolished and mostly replaced with single-family McMansions, which are expensive partly because they are so big
- As residential lots are redeveloped, no units are added = no relief for high demand for homes in central city
- Result: Lots of development and displacement without lots of new housing; higher prices

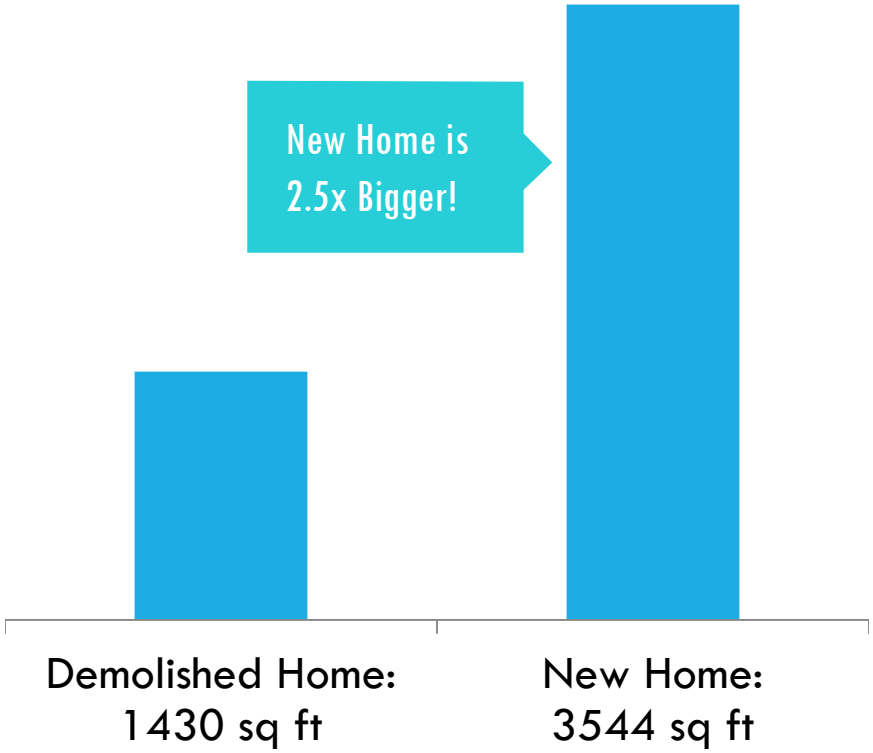
DEMOLISHED SINGLE FAMILY HOMES ARE MOSTLY REPLACED BY SINGLE MCMANSIONS

(REPLACED SINGLE FAMILY HOMES 2012-2017)

Demolished SF Homes Replaced By:



Avg. Size of Demolished vs. Replacement SF Home



SOURCE: Austin demolition and construction permit data, Development Services Division

THE PROBLEM: MCMANSION REDEVELOPMENT

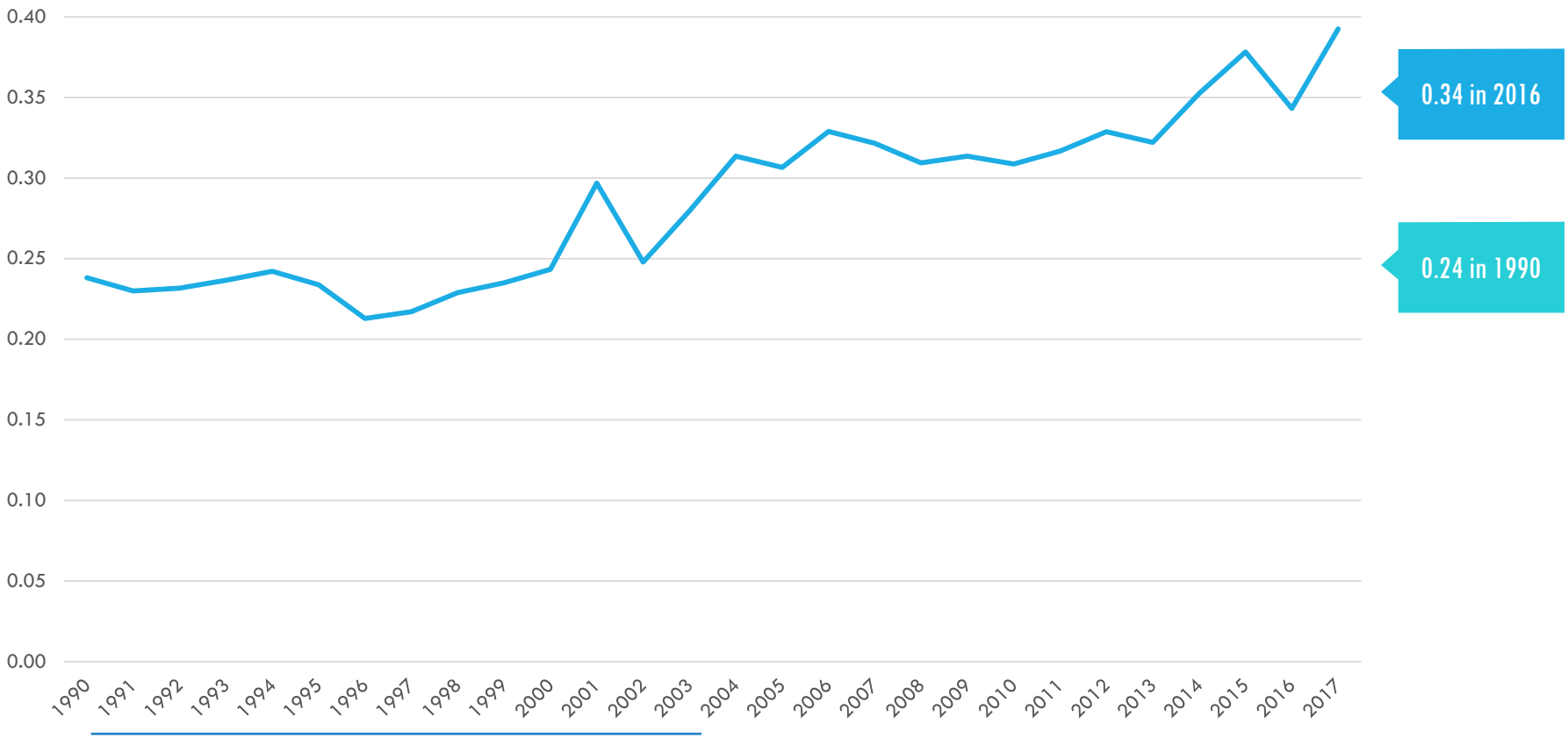
MCMANSION ORDINANCE SIZE LIMITS ARE STILL BIG ENOUGH FOR MCMANSIONS, TREAT MULTI-UNIT HOMES AND MCMANSIONS THE SAME

- Current McMansion Ordinance limits square footage of housing in central Austin to 40% of the lot area ("0.4 FAR")
- Austin homes have historically been much smaller (0.24 FAR in 1990)
- Recent construction has trended much bigger
- Multi-unit homes like duplexes and home+ADU where multiple families split the lot have the same square footage

THE PROBLEM: MCMANSION REDEVELOPMENT

FAR HAS BEEN INCREASING STEADILY AS BUILDERS MAX OUT ENTITLEMENTS

FAR FOR NEW HOMES OR NEW ADDITIONS: 42% INCREASE SINCE 1990

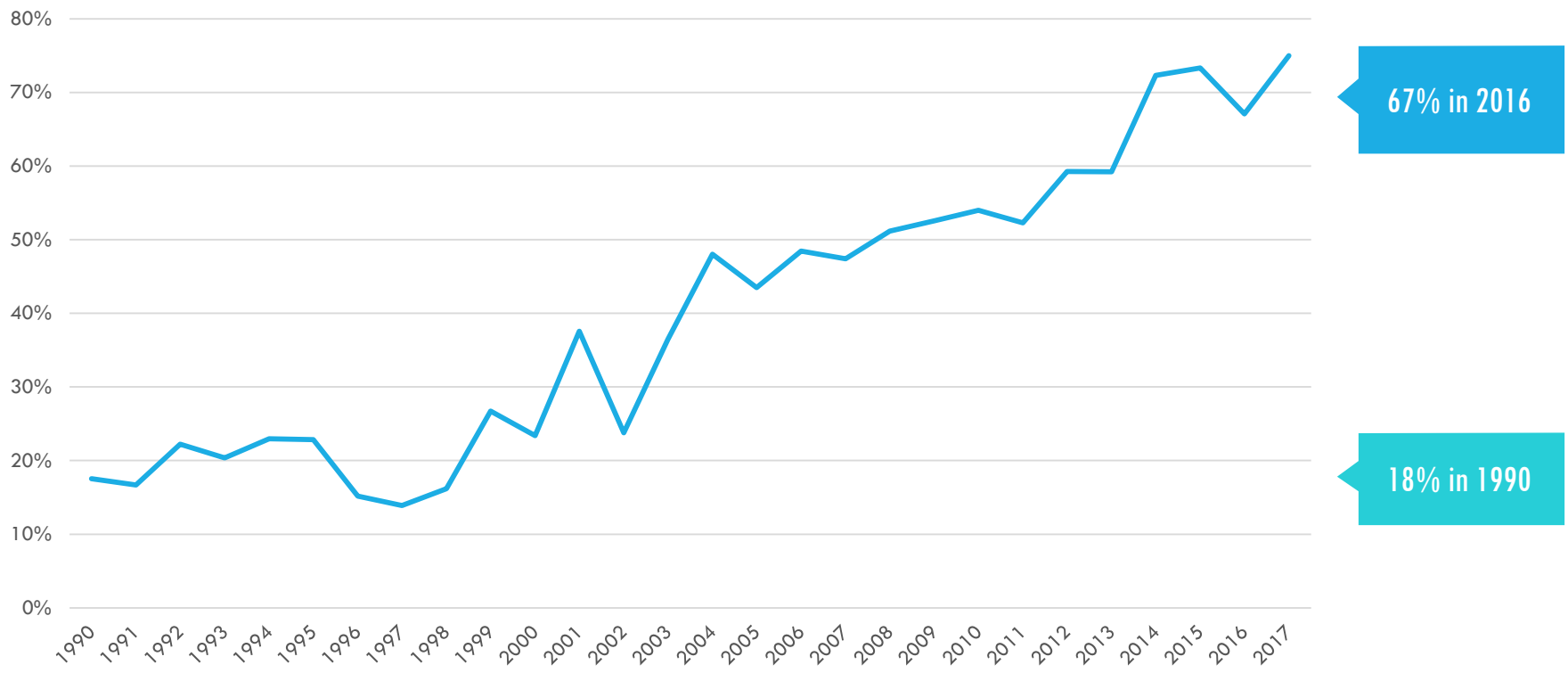


SOURCE: Travis County Assessment District data. Average FAR for new and remodel construction on residential lots on sf1, sf2, sf3.

THE PROBLEM: MCMANSION REDEVELOPMENT

THE PORTION OF HOMES MAXING OUT SQUARE FOOTAGE HAS SKYROCKETED

PERCENT OF NEW HOMES OR NEW ADDITIONS BETWEEN 0.3 AND 0.4 FAR: 3.7 X INCREASE FROM 1990 TO 2016



SOURCE: Travis County Assessment District data. FAR for new and remodel construction on residential lots on sf1, sf2, sf3.

ANTI-MCMANSION ORDINANCE

WE HAVE A MCMANSION ORDINANCE
IT'S TIME FOR AN ANTI-MCMANSION ORDINANCE

- Policy:
  - **Single family home (no ADU):** Reduce FAR to 0.3 or 1800 sq ft (whichever higher)
  - **Two units or more (ADU, duplex, etc):** Keep current 0.4 FAR
- Benefits:
  - **Leaves the door open for future ADUs:** Leaves is 500 – 1,100 sq ft. (depending on lot size) to spare if only a single family home is built
  - **Slows gentrification and displacement:** CodeNEXT consultants estimate it reduces developer lot valuation by 10% - turns many current "worth redeveloping" lots into "not worth it redeveloping"
  - **Produces more – and more modestly priced – homes:** Tips the scales towards building two units instead of one *when* a lot is going to be redeveloped.
  - **Does not decrease building capacity on a lot:** Square footage is the same for two or more units as under current code.

ANTI-MCMANSION ORDINANCE

EFFECTS ACROSS SINGLE-FAMILY USE TYPES

	All Residential Zones		
Lot Size	McMansion Single-Family	Anti-McMansion Single Family	McMansion SF Difference
5000	2300	1800	500
5750	2300	1800	500
7000	2800	2100	700
8000	3200	2400	800
9000	3600	2700	900
10000	4000	3000	1000
11000	4400	3300	1100

ANTI-MCMANSION ORDINANCE - EXAMPLES

THE HOMES ON THE LEFT ARE ILLEGAL UNDER TODAY'S MCMANSION ORDINANCE;
THE HOME ON THE RIGHT IS LEGAL TODAY, BUT WOULD BE ILLEGAL UNDER ANTI-MCMANSION

2000 sq ft homes built under former small lot amnesty in North Loop
(we could allow as separated duplex)

3600 sq ft home (0.39 FAR) built under <u>current</u> code recently described on Facebook as an example of how "CodeNEXT breaks Austin"

CITYWIDE AFFORDABLE ADU BONUS

HOW CAN WE HELP AFFORDABILITY CRISIS WHEN LOTS DO GET REDEVELOPED?

- If you build an income-restricted ADU to a lot zoned R1-3:
  - ADU size restricted by standard zone bracketing
  - ADU does not count against unit count or overall FAR calculation
  - No configuration limits on ADU – attached or detached
  - Incentive: Receive FAR bonus on main unit equal to size of affordable ADU
- Benefits:
  - **Creates affordable housing:** Lots that redevelop existing market-affordable units will produce income-restricted affordable ADUs (policy encourages bigger affordable ADUs, often about same size as home being demolished)
  - **No increase in redevelopment:** Without a city subsidy (tax abatement, subsidy from fee-in-lieu, etc.), the bonus isn't profitable, so this doesn't make lots more attractive to developers
  - **Heals gentrified communities:** Combined with Right-to-Return, this creates opportunities within the neighborhood for displaced families to return
  - **Residential-scale:** Bonus does not increase height or reduce setbacks – same as adjacent homes
  - **No increase in flooding risk:** Bonus does not increase impervious cover

CITYWIDE AFFORDABLE ADU BONUS - EXAMPLE

HOW CAN WE HELP AFFORDABILITY CRISIS WHEN LOTS TURN OVER?

On an 8,000 sq ft. lot with R1-3 zoning **allowing ADUs but not duplexes**:

- Under D3 you could build a 3,200 sq. ft. house
- With Anti-McMansion you could build:
  1) 2,400 sq ft. house; or
  2) 2,400 sq ft. house and 800 sq ft. ADU (combined max area of 3,200 sq ft – CodeNEXT allows up to a 1,100 sq ft ADU for this size lot)
- With the Citywide Affordable ADU bonus, you could build:
  1) a market-rate house of 4,300 sq ft and an income-restricted 1,100 sq ft ADU (combined max area of 5,400); or
  2) a market-rate house of 3,200 sq ft, a market-rate 1,100 sq ft ADU and an income-restricted 1,100 sq ft ADU (combined max area of 5,400)

CITYWIDE AFFORDABLE ADU BONUS - EXAMPLE

HOW CAN WE HELP AFFORDABILITY CRISIS WHEN LOTS DO REDEVELOP?

On an 8,000 sq ft. lot with R1-3 zoning **allowing duplexes**:

- Under D3 you could build a 3,200 sq. ft. house or duplex
- With Anti-McMansion you could build:
  1) 2,400 sq ft. house; or
  2) 2,400 sq ft. house and 800 sq ft. ADU (combined max area of 3,200 sq ft – CodeNEXT allows up to a 1,100 sq ft ADU for this size lot)
- With the Citywide Affordable ADU bonus, you could build:
  1) a market-rate house of 4,300 sq ft and an income-restricted 1,100 sq ft ADU (combined max area of 5,400); or
  2) a market-rate house of 3,200 sq ft, a market-rate 1,100 sq ft ADU and an income-restricted 1,100 sq ft ADU (combined max area of 5,400); or
  3) a market-rate duplex with 2,150 sq ft on each side and an income-restricted 1,100 sq ft ADU (combined max area of 5,400)

CITYWIDE AFFORDABLE ADU BONUS – AUSTIN EXAMPLES

TRIPLEXES OF THIS SIZE WERE BUILT IN AUSTIN BEFORE 1987 CODE ADOPTION

1615 Pearl St (built 1910): 5120 sq ft buiding, 9583 sq ft lot (0.53 FAR)
Citywide bonus max: 6033 sq ft (0.63)

1310 San Antonio (built 1972): 3614 sq ft building, 5632sq ft lot (0.64 FAR)
Corridor bonus max: 4250 sq ft (0.75 FAR)

CORRIDOR AFFORDABLE ADU BONUS

HOW CAN WE HELP AFFORDABILITY CRISIS WHEN LOTS TURN OVER?

- If you build an income-restricted ADU in an R1-3 zone *within ¼ mile of a corridor*:
  - Allow *two* additional ADUs – **1** market rate, **1** income restricted
  - ADU sizes restricted by standard zone bracketing
  - FAR of both ADUs exempt from overall FAR calculation and unit count (but limited to 4 units total)
  - No configuration limits on ADU – attached or detached
  - Front setback changes from 25 ft. to 15 ft. (flexibility to accommodate heritage trees)
  - Incentive: Receive FAR bonus on main units equal to size of affordable ADU
- Benefits:
  - All benefits of the Citywide Affordable ADU Bonus
  - **But this one works without public funding:** This bonus is within +/- $50,000 of being worth it for a developer, which is within reach of fee waivers or other non-cash incentives
  - **Which means developers will start producing affordable housing now:** No bonds need to be passed or fee-in-lieu generated from other sources – developers will build this one

CORRIDOR AFFORDABLE ADU BONUS - EXAMPLE

HOW CAN WE HELP AFFORDABILITY CRISIS WHEN LOTS DO REDEVELOP?

On an 8,000 sq ft. lot with R1-3 zoning **allowing duplexes**:

- Under D3 you could build a 3,200 sq. ft. house or duplex
- With Anti-McMansion you could build:
  1) 2,400 sq ft. house; or
  2) 2,400 sq ft. house and 800 sq ft. ADU (combined max area of 3,200 sq ft – CodeNEXT allows up to a 1,100 sq ft ADU for this size lot)
- With the Corridor Affordable ADU bonus, you could build (assume duplex):
  1) a market-rate duplex with 2,150 sq ft on each side;
     an income-restricted affordable 1,100 sq ft ADU; AND
     a market-rate 1,100 sq ft ADU (combined max area of 6,500)

CORRIDOR AFFORDABLE ADU BONUS – AUSTIN EXAMPLES

FOURPLEXES OF THIS SIZE ARE BEING BUILT IN MUELLER RIGHT NOW

Mueller Fourplex: 7,017 sq ft, 9677 sq ft lot (0.73 FAR)
Corridor bonus max: 7170 sq ft (0.74 FAR)

3800 Tilley St: 6816 sq ft, 7759 sq ft lot (0.88 FAR)
Corridor bonus max: 7759 (0.82 FAR)

CORRIDOR AFFORDABLE ADU BONUS - CONFIGURATIONS

`	Lot Size	Anti-McMansion Single Family	Single Family w/ ADU						Duplex					
		House	House	ADU	Income-Restricted ADU	Bonus Market ADU	Total	FAR	Unit A	Unit B	Income-Restricted ADU	Bonus Market ADU	Total	FAR
Base	2500	n/a	n/a	n/a	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-
Citywide ADU Bonus		n/a	n/a	n/a	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-
Corridor ADU Bonus		n/a	n/a	n/a	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-
Base	3500	n/a	n/a	n/a	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-
Citywide ADU Bonus		n/a	n/a	n/a	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-
Corridor ADU Bonus		n/a	n/a	n/a	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-
Base	5000	1800	1325	975	n/a	n/a	2300	0.46	1150	1150	n/a	n/a	2300	0.46
Citywide ADU Bonus		-	2300	975	975	n/a	4250	0.85	1637	1637	975	n/a	4250	0.85
Corridor ADU Bonus		-	2300	975	975	975	5225	1.05	1637	1637	975	975	5225	1.05
Base	5750	1800	1325	975	n/a	n/a	2300	0.40	1150	1150	n/a	n/a	2300	0.40
Citywide ADU Bonus		-	2300	975	975	n/a	4250	0.74	1637	1637	975	n/a	4250	0.74
Corridor ADU Bonus		-	2300	975	975	975	5225	0.91	1637	1637	975	975	5225	0.91
Base	7000	2100	1700	1100	n/a	n/a	2800	0.40	1400	1400	n/a	n/a	2800	0.40
Citywide ADU Bonus		-	2800	1100	1100	n/a	5000	0.71	1950	1950	1100	n/a	5000	0.71
Corridor ADU Bonus		-	2800	1100	1100	1100	6100	0.87	1950	1950	1100	1100	6100	0.87
Base	8000	2400	2100	1100	n/a	n/a	3200	0.40	1600	1600	n/a	n/a	3200	0.40
Citywide ADU Bonus		-	3200	1100	1100	n/a	5400	0.68	2150	2150	1100	n/a	5400	0.68
Corridor ADU Bonus		-	3200	1100	1100	1100	6500	0.81	2150	2150	1100	1100	6500	0.81
Base	9000	2700	2500	1100	n/a	n/a	3600	0.40	1800	1800	n/a	n/a	3600	0.40
Citywide ADU Bonus		-	3600	1100	1100	n/a	5800	0.64	2350	2350	1100	n/a	5800	0.64
Corridor ADU Bonus		-	3600	1100	1100	1100	6900	0.77	2350	2350	1100	1100	6900	0.77
Base	10000	3000	2900	1100	n/a	n/a	4000	0.40	2000	2000	n/a	n/a	4000	0.40
Citywide ADU Bonus		-	4000	1100	1100	n/a	6200	0.62	2550	2550	1100	n/a	6200	0.62
Corridor ADU Bonus		-	4000	1100	1100	1100	7300	0.73	2550	2550	1100	1100	7300	0.73
Base	11000	3300	3300	1100	n/a	n/a	4400	0.40	2200	2200	n/a	n/a	4400	0.40
Citywide ADU Bonus		-	4400	1100	1100	n/a	6600	0.60	2750	2750	1100	n/a	6600	0.60
Corridor ADU Bonus		-	4400	1100	1100	1100	7700	0.70	2750	2750	1100	1100	7700	0.70

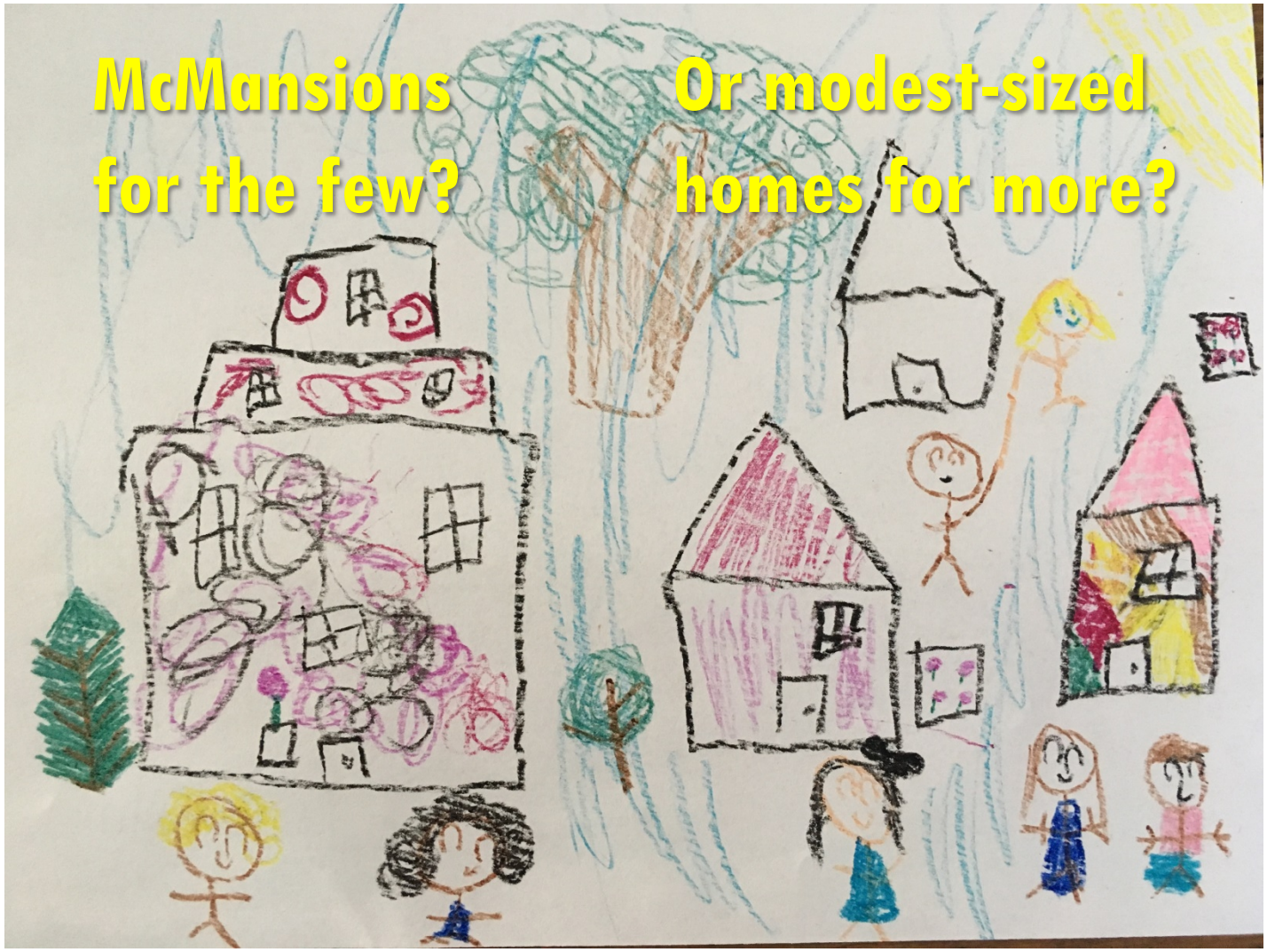
COMPLEMENTARY POLICIES

THE OTHER PIECES TO THE PUZZLE

- Right of Return
  - Council directed staff to evaluate "right of return" language
  - Affordable ADU bonus offers people displaced from neighborhoods opportunities to return within their old neighborhoods
- Don't Increase Zoning for Affordable Multi-Family Buildings
  - Older multi-family apartments are some of last market-rate affordable homes
  - CN Draft 3 generally holds line that older MF buildings (existing market rate affordable) do not have increased entitlements – Planning Commission should make sure this is 100% during mapping
- Increase Housing Capacity Outside of East Austin
  - Small-scale bonuses can only do so much – housing shortage MUST be eased to relieve pressure on East Austin and other gentrifying areas. Maxing corridor capacity all over Austin to dramatically increase supply/capacity of units critical to address displacement issues
- Remove Restrictions on Duplexes
  - CN Draft 3 removed many pointless rules on duplex configurations
  - Planning Commission should further loosen so duplexes can be close but not attached

AUSTIN IS AT THE CROSSROADS

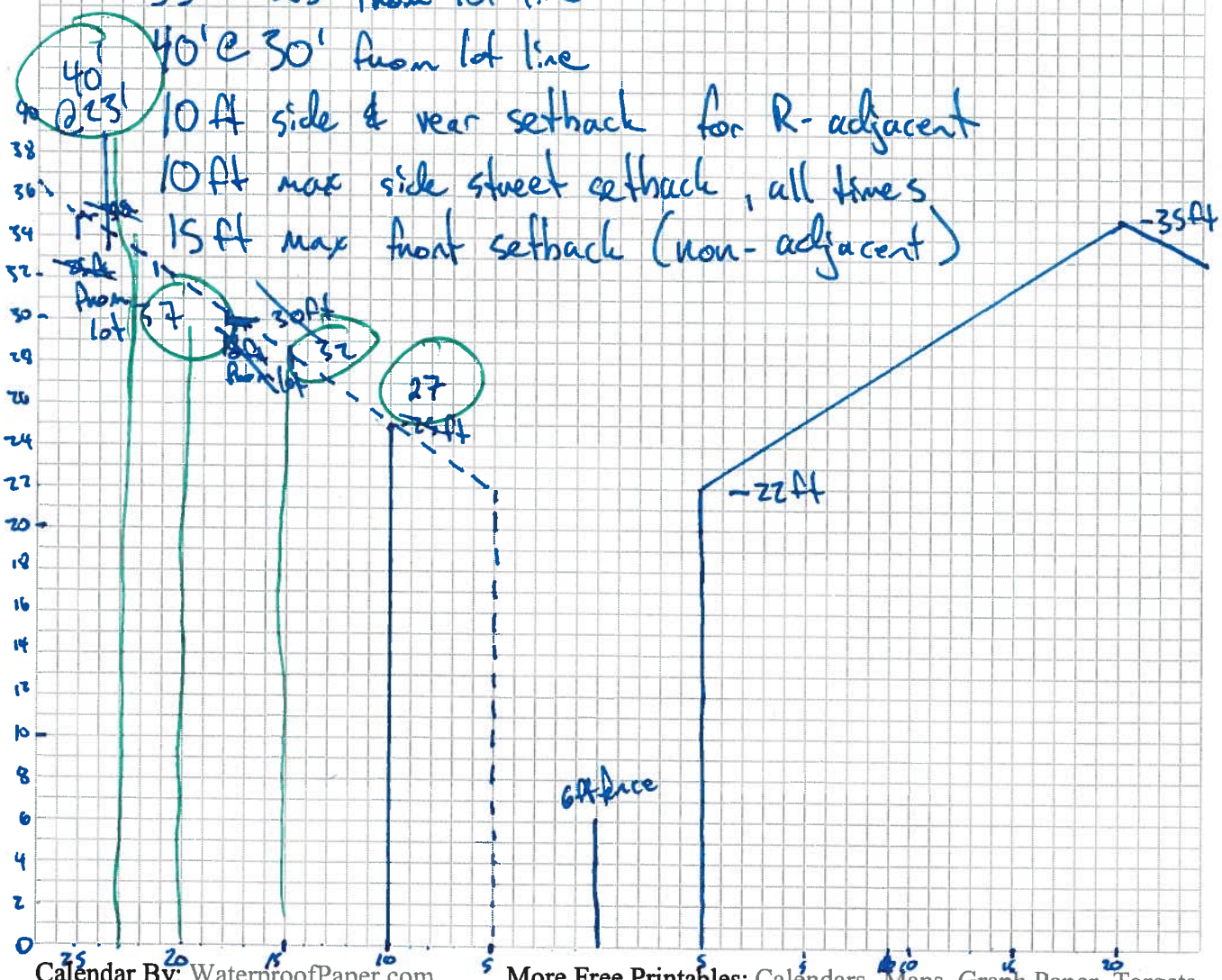
WHICH FUTURE DO YOU WANT FOR OUR CITY?

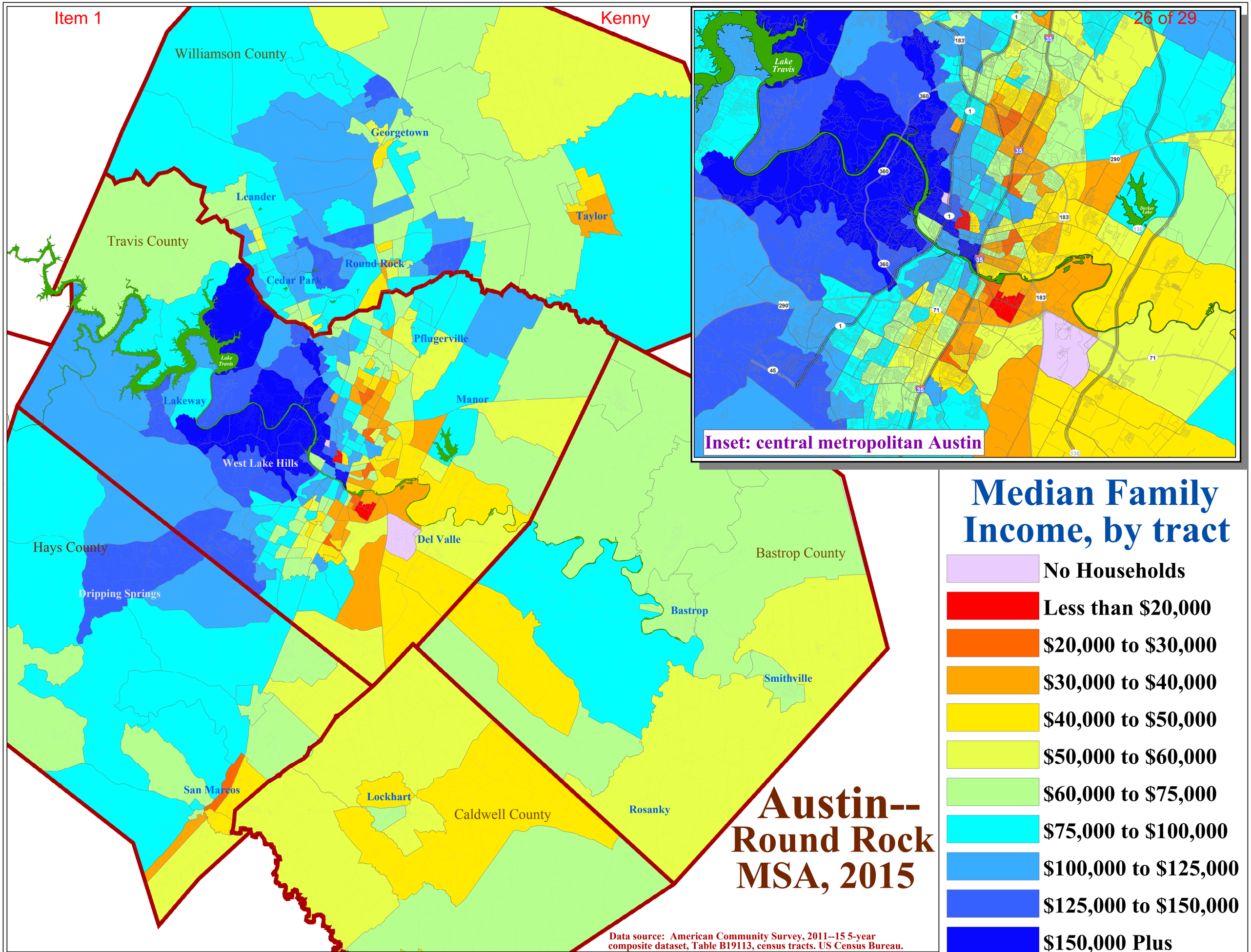


Conor Kenny Exhibit 3

MS 1, MU 1

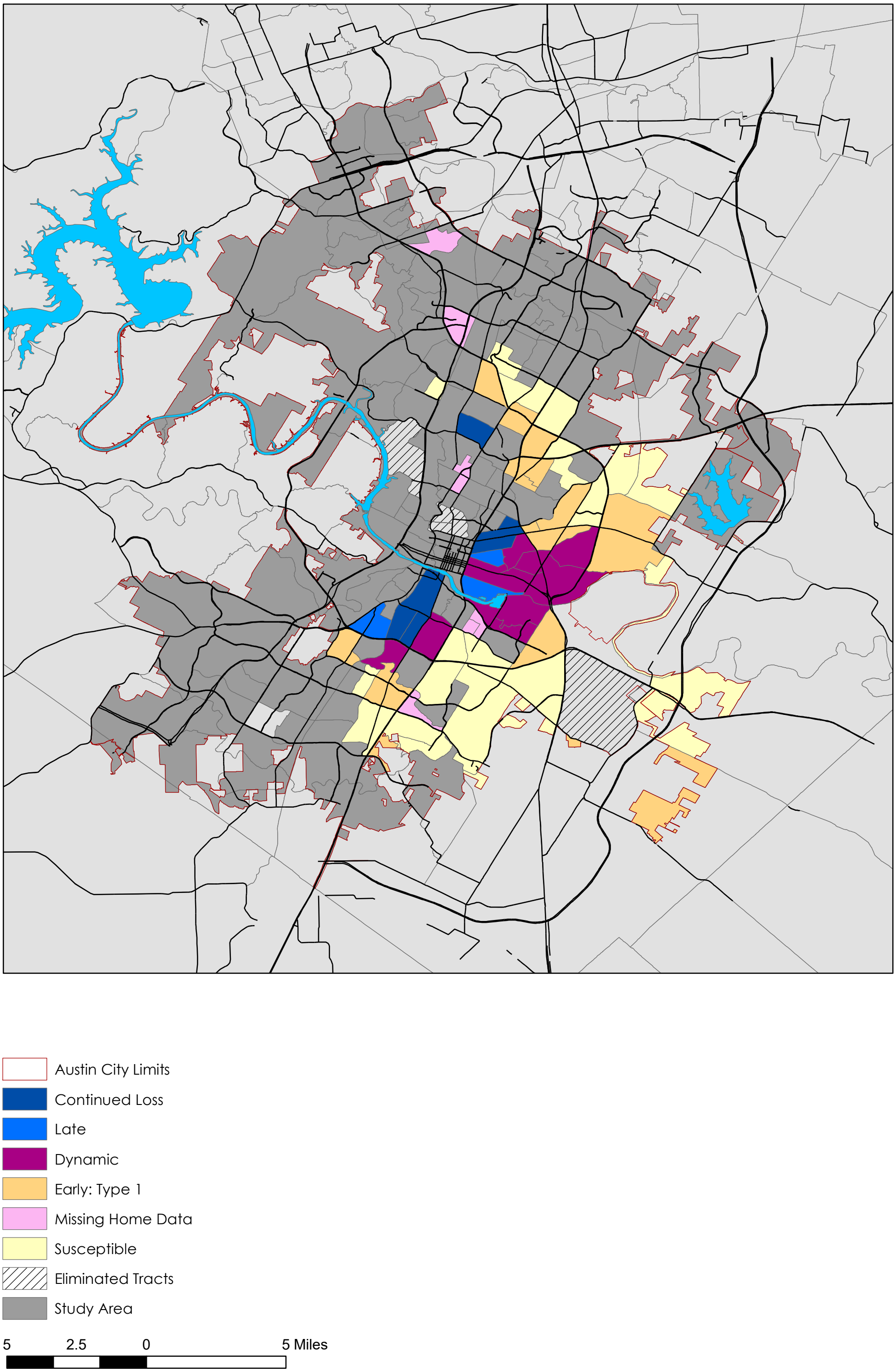
40 ft height
25' @ 10' from lot line
30' @ 18' from lot line
35' @ 25' from lot line
40' @ 30' from lot line
10 ft side & rear setback for R-adjacent
10 ft max side street setback, all times
15 ft max front setback (non-adjacent)



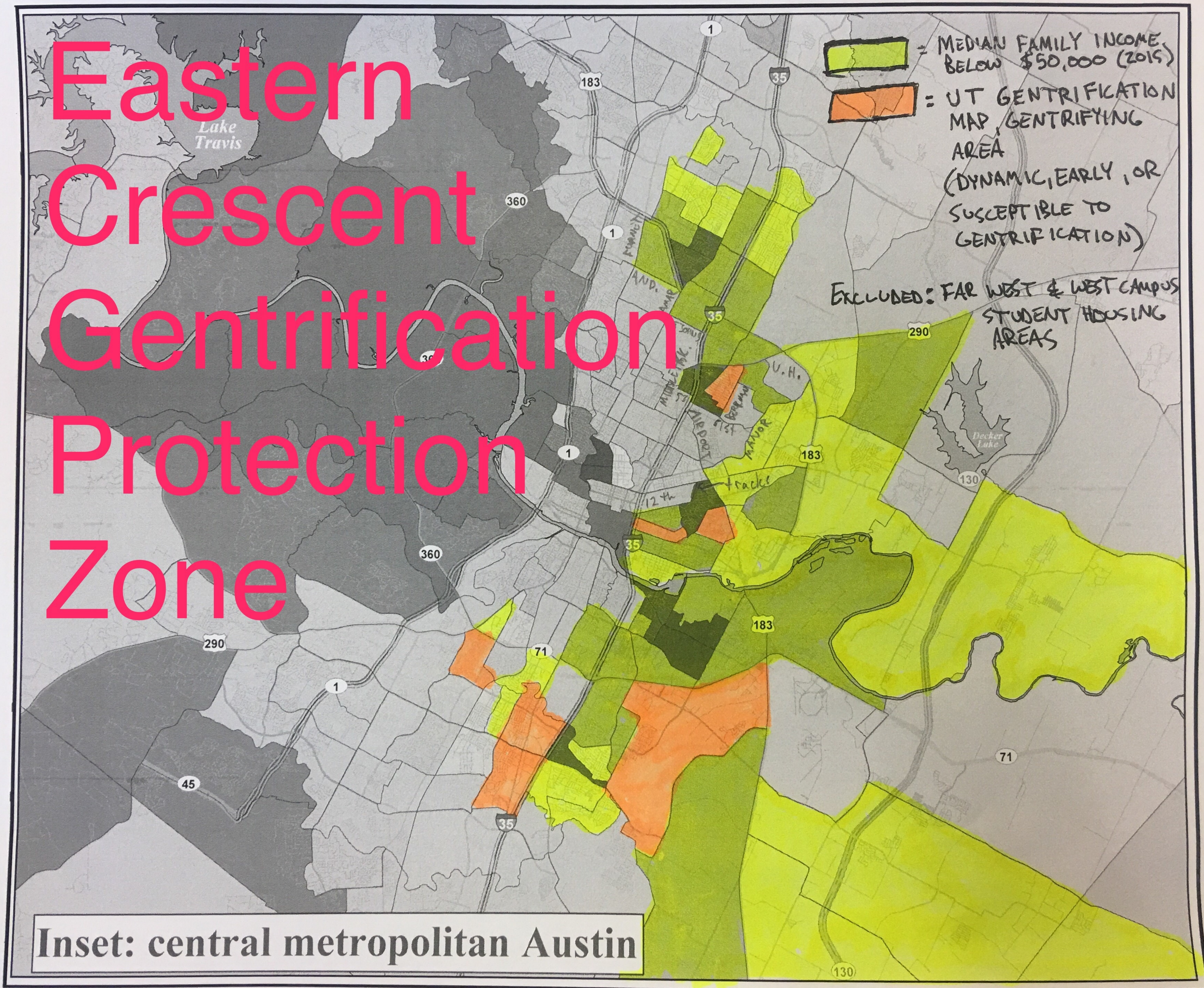


Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin. August 2017.

Neighborhood Typology (Draft May 9,2018)



Eastern Crescent Gentrification Protection Zone



Current Zone	Current Height	D3 Zone	D3 Base	D3 Bonus	Fayez1 Base	Fayez1 Bonus	App'd Base	App'd Bonus	Conor Base	Conor Bonus	Conor Base vs. Current
NO-MU/ LO-MU	35/40	MU1A	32	-	52	-	40	-	40	-	in-range
LR-MU / GR-MU / CS-MU	40/60/60	MU1B	32	-	52	-	40	-	40	-	in-range
NO-MU / LO-MU / GO-MU	35/40/60	MU1C	45	-	65	-	45	-	45	65	in-range
LR-MU / GR-MU / CS-MU	40/60/60	MU1D	45	-	65	-	45	-	45	65	in-range
LR-MU / GR-MU / CS-MU	35/40/40	MU2A	45	-	65	80	45	80	45	75	in-range
GO-MU / GO	60	MU2B	60	-	80	95	60	95	65	75	+5 ft
GR-MU	60	MU3A	60	-	80	95	60	95	75	90	+15 ft
GR-MU	60	MU3B	60	-	80	95	60	95	75	90	+15 ft
CS-CO-MU	60	MU4A	60	75	80	95	60	95	75	120	+15 ft
CS-MU / CS-1	60	MU4B	60	75	80	120	60	120	75	120	+15 ft
CH	no cap	MU5A	80		80	no cap	80	no cap	90	no cap	less

Current Zone	Current Height	D3 Zone	D3 Base	D3 Bonus	Fayez1 Base	Fayez1 Bonus	App'd Base	App'd Bonus	Conor Base	Conor Bonus	Conor Base vs. Current
NO / LO / GO	35/40/60	MS1A	35	-	55	-	40	-	40	-	in-range
LR-V / GR-V / CS-V	40/60/60	MS1B	35	-	55	-	40	-	40	-	in-range
NO-V / LO-V / GO-V	35/40/60	MS2A	45	-	65	-	45	-	45	65	in-range
LR-V / GR-V / CS-V	40/60/60	MS2B	45	-	65	80	45	80	65	90	+5 ft
LR-V / GR-V / CS-V	40/60/60	MS2C	45	-	65	80	45	80	65	90	+5 ft
GR-V / CS-V	60	MS3A	60	75	80	95	60	95	75	120	+15 ft
GR-V / CS-V	60	MS3B	60	75	80	120	60	120	75	150	+15 ft

Gray = no change from prior iteration

Common Mixed Use Building Heights

45’ (3 stick over 1 conc)

65’ (4 stick over 1 conc OR 5-story stick frame)

75’ (5 stick over 1 conc)

90’ (cold formed steel over conc)

120'