

Zoning Conversions in Major Transit (MT)-Activity Center (AC) Areas

Permissive Uses

Existing Zoning	Current Housing Options				Zoning Conversion	Post-Zoning Conversion Housing Options			
	Single-family	Duplex	Townhouse	Multi-family		Single-family	Duplex	Townhouse	Multi-family
R-1	Permissive	Permissive ¹	Permissive ¹	Permissive ²	R-T	Permissive	Permissive	Permissive	Permissive ²
R-T	Permissive	Permissive	Permissive	Permissive ²	MX-T	Permissive ³	Permissive	Permissive	Permissive
R-ML	Permissive	Permissive	Permissive	Permissive	MX-L	Not allowed ⁴	Not allowed⁴	Permissive	Permissive

1 Permissive only within 1,320 feet (1/4 mile) of MS-PT areas [§14-16-4-3(B)].

2 Permissive only within 1,320 feet (1/4 mile) of MS-PT areas north of Central or east of the Rio Grande [§14-16-4-3(B)].

3 Item #30 proposes to remove single-family from MX-T. Existing single-family dwellings would become legally nonconforming.

4 Existing single-family dwellings or duplexes would become legally nonconforming.

Building Heights

Original Zoning	Current Building Height Maximum - Citywide	Zoning Conversion	Post-conversion Building Height Maximum ¹		
			Current Citywide	Proposed AC-MT ³	Proposed UC-MS-PT ³
R-1	26 feet	R-T	26 feet	N/A	N/A
R-T	26 feet	MX-T ³	30 feet	42 feet	54 feet
R-ML	38 feet ²	MX-L ³	38 feet ²	50 feet	62 feet

1 Subject to Neighborhood Edge, limiting heights to 30 feet near low-density residential development [IDO §14-16-5-9(C)].

2 Currently eligible for height bonuses for UC-MS-PT areas, workforce housing, and structured parking.

3 Item #33 proposes by-right maximums for AC-MT, bumps up by-right maximums for UC-MS-PT accordingly, and adds AC to existing height bonuses for workforce housing and structured parking.