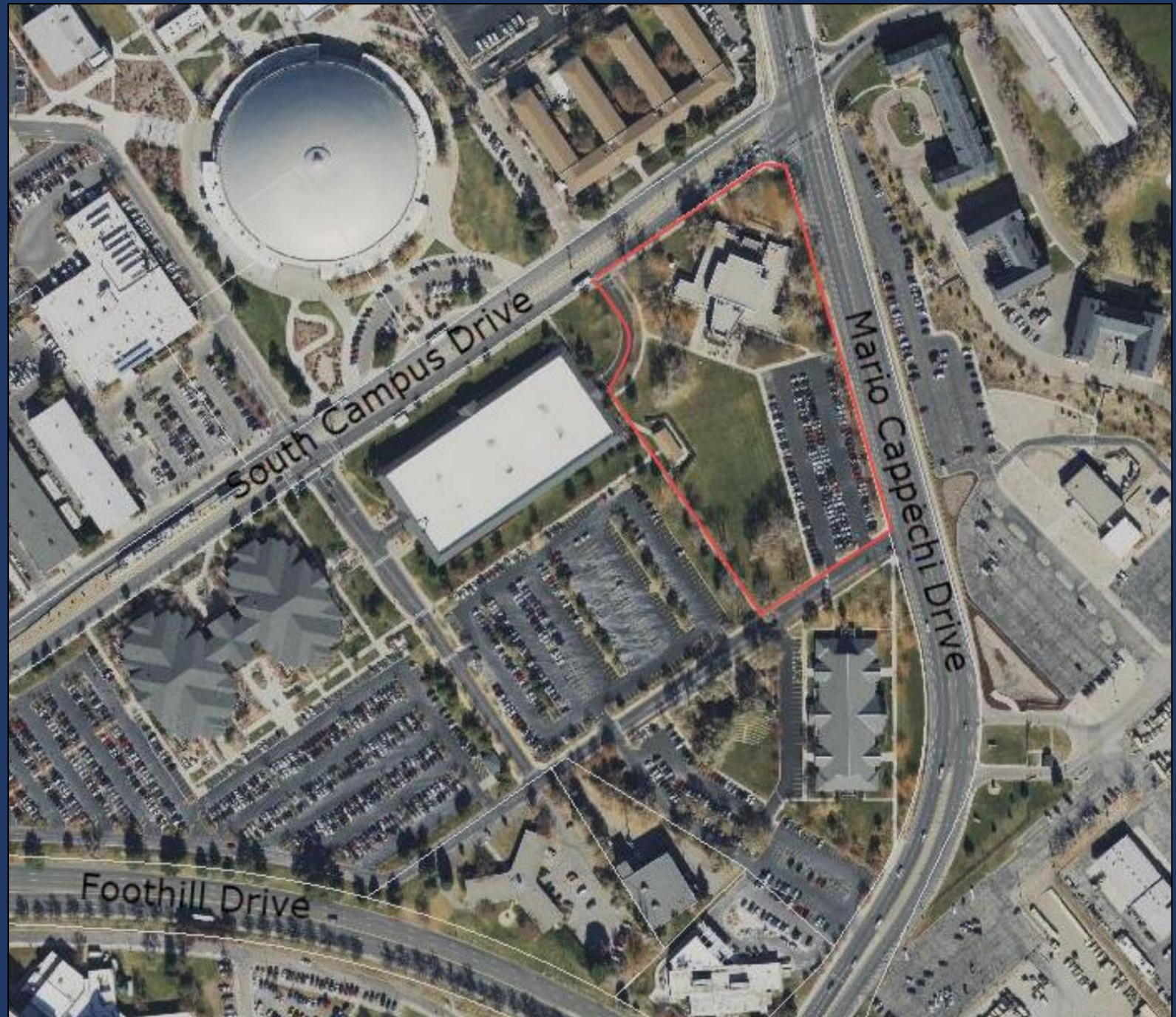


University Ivory House Zoning Map Amendment





R-MU (Residential Mixed-Use) and I (Institutional) Zoning Comparison

| Lot and Bulk Standards | I (Institutional) –Existing Zoning | R-MU (Residential/Mixed Use) |
|---------------------------|---|---|
| Maximum Building Height | 35' buildings taller than 35' but not more than 75' may be approved through design review. For each foot height over 35', each required yard shall be increased 1'. | 75' maximum. For buildings taller than 75', up to 125' if allowed in 21A.24.170.F3, may be authorized by design review. |
| General Yard Requirements | Front yard: 20' Corner side yard: 20' Interior side yard: 20' Rear yard: 25' | Front yard: No setback. Corner side yard: No setback. Interior side yard: No setback. Rear yard: 25% of lot depth but not larger than 30'. |
| Minimum Open Space | 40% | 20% |

Planning Commission forwarded a positive recommendation for the requested rezone of the subject property from I (Institutional) to R-MU (Residential Mixed-Use). The Planning Commission also approved the requested Design Review and Planned Development on July 28, 2021.

