

**Union Square Neighbors Zoning Petition
Summary Comparison to October 12 City Petition**

City's Proposed Zoning

Union Square Neighbors Proposed Changes

Building Size & Configuration

In PUD C District
Allows FAR of 4.0

In PUD C District
Allows FAR of 3.0. Allows FAR of 3.5 for property within 120 of centerline of Bow St., Washington St. or Somerville Avenue.

In PUD C-1 District
Allows building heights up to 12 stories / 140 feet

In C-1 District
Allows building heights up to 5 stories / 60 feet. Allows 6 stories/70 if east of Prospect Street, with floorplate limits above 50 feet

Allows FAR of 4.0

Allows FAR of 3.5. Allows FAR of 4.0 if located east of Prospect Street

Waivers of Dimensional Standards
unlimited waivers

Waivers of Dimensional Standards
limits waivers in PUD C and PUD C-1

Setback next to Residential
Eliminates protection for adjacent residential property

Setback next to Residential
Maintains protection for adjacent residential property

Map Changes

Includes large portion of RA and RB zones in Artist Overlay district. Includes some RA lots in PUD C

Does not include any lots in RA or RB zones.

Design Guidelines

Parking Lots Screening: No design guideline specified

Parking should be screened both visually and acoustically from neighbors

Individual building entrances: no design guideline specified

Buildings should be designed with frequent individual front entrances along the street.

Affordable Housing

12.5% with up to 50% of units set-aside for artist housing

12.5% with up to 25% of units set-aside for artist housing for income-eligible artists