

## MRC-1 vs. MRC-2-C comparison: Howell Mill Road

**MRC-1** consists of low density residential and commercial uses along corridors intended to serve a single neighborhood or small group of adjacent neighborhoods.

**MRC-2** consists of medium density residential and commercial uses along corridors intended to serve a group of adjacent neighborhoods.

The following shows development controls for MRC-1 and the proposed MRC-2-C legislation:

### Development controls

#### Density: (Sec. 16-34.010):

- MRC-1: Base FAR: Nonresidential: 1.0, Residential: 0.696, Combined: 1.696
- MRC-2-C (legislation): Nonresidential: 1.0, Residential: 0.696 (typical)

#### Density FAR Bonus (Sec. 16-34.010):

- MRC-1: No commercial FAR bonus.
- MRC-2-C: FAR bonus if 20% of footprint to be either retail or restaurant (@ 1 s.f. non-resid. to 2 s.f. resid. bonus).

#### Height (Sec. 16-34.026(2) & .027(2)):

- MRC-1: Limited to 35' ht. < 150' of residential, then 52' ht. >150' & <300' of residential and limiting transitional height plane with maximum height of 225 feet.
- MRC-2-C (legislation): Limited to 35' < 40' of residential, 52' between 40'-150' of residential. Otherwise, typical maximum height of 80 ft.

#### Prohibited uses: (Sec. 16-35.011(5)):

- MRC-1: Drive-thrus prohibited.
- MRC-2-C (legislation): Drive-thrus limited to number existing.

#### Ground Floor Uses: (Sec. 16-34.026(1.c)):

- MRC-1: Non-res. uses located on or below the street-level floor only & residential concurrency if non-resid. > 20,000 s.f. or 0.5 times net lot.
- MRC-2-C (legislation): No restriction.

#### Open Space (Non-Residential) (Sec. 16-34.010):

- MRC-1: 10% open space if <½ acre lot minimum; otherwise >½ acre lot 20%
- MRC-2-C: Same as MRC-1, except a min. of 10% of useable open space shall be provided as uncovered, accessible, and at finished grade & Only a max of ½ open space located at rooftop level(s) shall count toward meeting such requirements.

#### Parking (Restaurant) (Sec. 16-34.021(f)):

- MRC-1: 1 space per 100 s.f. of restaurants.
- MRC-2: 1 space per 300 s.f. of restaurants.

