

Section 13-321.5—Floor Area Ratio

~~The~~ NOTWITHSTANDING THE PROVISIONS OF SECTION 13-321.9, THE floor area ratio of any site within a Town Center Zone shall be not more than four (4). The floor area of required on-site parking shall not be considered as part of the allowable floor area permitted by said ratio.

Section 13-321.6—Open Space Requirement

(a) Each structure having a multi-family residential use shall provide a minimum open space ratio of 0.3 for residential uses in excess of any grade level parking court. Residential open space shall include any non-public open ground area with less than fifty percent (50%) covered space and any open roof or floor area used as common residential recreation areas.

(b) Any structure more than four (4) stories high shall provide a minimum open space ratio of 0.3, with a yard measuring not less than twenty-five feet (25') on any side not facing a public street.

Section 13-321.7—Parking

(a) Each structure having a multi-family residential use shall provide one (1) parking space for each dwelling unit in excess of other NON-RESIDENTIAL use parking space requirements, as set forth in Article VIII of this Subtitle.

(b) Required parking shall be:

- (1) below grade, or
- (2) within structures at or above grade, or
- (3) in courts screened from open space areas, walkways and streets.

Section 13-321.8—Distance Between Structures

Separate structures on the same parcel shall be located not less than fifty feet (50') apart in the case of structures having residential or hotel uses, and not less than thirty feet (30') apart for structures having commercial uses; provided, that not more than twenty-five percent (25%) of any surface area with windows shall be blocked by any other structure.

Section 13-321.9—Floor Area Premiums

(a) Except as provided in subsection (b) hereof, for each square foot of open space provided for public use in excess of the minimum open space and yard requirements of this Heading, the floor area may be increased by ten (10) square feet. Such open space shall be considered as any open area at grade with less than fifty percent (50%) cover, but shall not be considered to include grade level parking courts.

(b) For lots exceeding twenty thousand (20,000) square feet, the floor area ratio may be increased by 0.2 for each two thousand (2,000) square feet of any additional open space ~~provided~~ NOT REQUIRED.

(c) Floor area may be increased ~~equal to any additional public parking area provided (including that necessary for any premium floor area allowed)~~ IN AN AMOUNT EQUAL TO THE AREA OF ANY PARKING PROVIDED OVER AND ABOVE THAT REQUIRED BY ARTICLE VIII OF THIS SUBTITLE.