

## TABLE OF ALLOWABLE USES

Uses	Existing Downtown Zoning	Downtown Smart Growth
<b>Multi-Family Residential (4 + units)</b>	Not Allowed	Allowed
<b>Retail/Restaurant, Office, Institutional, and other Commercial Uses</b>	Allowed	Allowed as part of a mixed use development

## TABLE OF DIMENSIONAL CONTROLS

	Existing Downtown Zoning	Downtown Smart Growth
<b>Max. Building Height</b>	45 feet	45 ft for Residential bldgs with 1 <sup>st</sup> floor commercial, 33 ft for Residential only buildings
<b>Max. FAR</b>	None / NA	2.8 for Mixed Use with ground floor commercial, 2.4 for other Mixed Use or Residential Only
<b>Min. Lot Frontage</b>	None	50 feet (Max. 300 feet)
<b>Front Yard Setback</b>	None	Min. 0 feet, Max. 10 feet if used for public space

## OTHER REQUIREMENTS

	Existing Downtown Zoning	Downtown Smart Growth
<b>Affordable Housing</b>	No Requirements	20% of total units for each project must be affordable
<b>Parking</b>	Exempt from standard parking requirements if within 300 ft of public parking lot	Same 300 ft exemption Retail / Restaurant = 0 Office or Inst. = 0 Residential = 1.25 space/unit
<b>Landscaping</b>	No Requirements	Requires landscaped buffer & 1 tree per every 5 parking stalls
<b>Design Standards</b>	None / NA	Yes
<b>Façade Step Backs</b>	None / NA	Front & rear facades of 4 story buildings must be stepped back. Min. of 5 ft at 2 <sup>nd</sup> or 4 <sup>th</sup> floor
<b>Min. Rear Yard Setback</b>	20 feet	0 ft when abuts public right of way, 15 ft when abuts residential at rear

\*Reading also has an existing Mixed-Use overlay district following the same boundary of the business-B base zoning, but has not been used since it was adopted in 2005.