

Executive Summary East Falls NCA Update

- **Updates include** expansion of overlay boundaries to add commercial properties on Conrad St. and the area between Cresson and Vaux St.
 - This only impacts commercial properties and does not affect any properties currently zoned for residential development.
 - This could also include a remapping of these properties from CMX-1 to CMX-2.
- **Adding Art Commission approval for signs**
- **Adding new language for façade review**
 - This will help new development align with the existing character of the East Falls commercial area.
- **Changes to CMX-3 Lots:**
 - CMX-3 Lots are in the section of Ridge Ave. between Kelly Drive ramp and Calumet St.
 - Increasing minimum height in CMX-3 properties to 35 feet or three stories
 - Adding occupancy percentage requirement along Ridge Ave. for CMX-3 lots to promote continuous building frontage.
- **CMX-2.5 lots:** Required side yards when building next to an adjacent detached building on Midvale between Cresson St. and Conrad St.
- **Administrative updates including:**
 - Reordering of sections for consistency
 - Removing CMX-2 dwelling unit calculation section (this didn't functionally apply to anything)
- **Address Parking:**
 - Removed parking reductions for car share and bicycle parking.
 - Removed special exception approval for parking on non-abutting lots that is within 1,000 ft.
- **Landscaping:**
 - Updated Kelly Drive landscape buffer section to be consistent with recent updates to landscape code.
 - Reference existing requirements for required number of trees, shrubs, perennials, and ground cover.
 - Requires review of landscaping by planning commission and use of plants on the PCPC plant list (aligns with goals of EFDC Reconnect to the River Plan)