

Sec. 47-13.21. - Table of dimensional requirements for the RAC District.



EXPAND

RAC Character Area	Downtown Core	Near Downtown	Urban Neighborhood
Maximum Building Height *	None (FAA restrictions apply)	30 Floors **	6 Floors 12 Floors **
Maximum Building Streetwall Length	300 Feet	300 Feet	300 Feet
Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 18,000 for entirety of building tower up to 15 floors high / 12,500 for entirety of building tower up to 37 floors high Non-residential: 32,000	Residential: 18,000 for entirety of building tower up to 15 floors high / 12,500 for entirety of building tower up to 30 floors high Non-residential: None for entirety of building up to 9 floors high / 32,000 for entirety of building tower up to 30 floors high	Residential: 10,000 Non-residential: 16,000
Maximum Building Podium Height	9 Floors	7 Floors	6 Floors
Minimum Building Tower Step Back	None	15 Feet	12 Feet
Minimum Separation between Building Towers	60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Minimum Residential Unit Size	400 Square Feet	400 Square Feet	400 Square Feet

Notes:  
\* Refer to Section 47-13.20.F, Transition Zones, for additional criteria.  
\*\* Heights above six (6) floors and up to twelve (12) floors in the Urban Neighborhood Character Area and RAC/RPO zoning districts shall be reviewed subject to the requirements of [Section 47-24.3](#), Conditional Use Permit, except that parcels abutting Andrews Ave. and Federal Hwy. shall be exempt from Conditional Use Review for heights.