

Development Standard	Current WG-C Zoning Requirements	Proposed “UPDATED” PD Standards	DRB Purview Items (Meaning DRB can eliminate, amend, or allow)
Overall Tree Requirement	A minimum 160 caliper inch/acre	A minimum 120 caliper inch/acre	
Mitigation Requirements / Planting Standards	In lieu of planting, may pay up to 20% of plantings into tree bank / Require at least 50% of total quantity of replacement trees to be native species	In lieu of planting, may pay up to 20% of plantings into tree bank / Require at least 50% of total quantity of replacement trees to be native species	
Patriots Point Road Buffer	10-foot width	5-foot width	✘
Open/Green Space	A minimum of 10%	A minimum of 12%	
Waterfront Public Walkways	A minimum width of 10 feet and an average width of 40 feet measured landward from the Critical Line	A minimum width of 10 feet and an average width of 40 feet measured landward from the Critical Line	
Pedestrian Waterfront Connections	Open area with a minimum width of 30 feet / path minimum of 8 feet	Open area with a minimum width of 20 feet / path minimum of 8 feet	✘
Waterfront Critical Line Buffer	Average width of 35 feet, minimum width of 20 feet	Average width of 35 feet, minimum width of 20 feet	
Building Site and Design	Flat Roofs are not permitted; Stucco is not allowed as a primary material	Flat Roofs are not permitted, except for false gables; Stucco is allowed as a primary material	✘
Off-site / Shared Parking	Urban Land Institute Study Required -Residential: 1.5-2 spaces	Urban Land Institute Study Required -Residential: 1.5-2 spaces	
Overall Density	12 units/acre	8 units/acre	
-Temporary Parking Standards -Subdivision Regulations -5’ reduction of sidewalk -Use of Bollards			✘